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Hawkesbury City Council Committee Business Papers

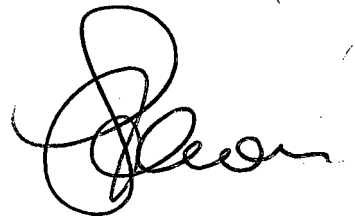
Meeting Date 25 FEB 1992

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."*

P 23 wording

A handwritten signature in black ink, appearing to read "Dean", located in the top right corner of the page.

HAWKESBURY CITY COUNCIL

BUSINESS PAPER

SPECIAL MEETING - 27TH FEBRUARY, 1992

Your Ref:

Our Ref: February 21, 1992

HAWKESBURY CITY COUNCIL



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

Mr.G.Falson,
Divisional Manager Environment &
Planning,
Hawkesbury City Council,
Council Chambers,
WINDSOR, N.S.W. 2756

Dear Sir :

A SPECIAL MEETING of Council will be held
in the Council Chambers, Windsor on THURSDAY, 27TH FEBRUARY, 1992
commencing at 3.00 p.m. for the transaction of the following business :

SCHAFFER CORPORATION LIMITED - EXTRACTIVE
INDUSTRY (DA 365/90)

Your attendance would be appreciated.

Yours faithfully,

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

G.M.McCully,
Town Clerk/General Manager

**CONTINUATION OF QUARRYING AND THE PROCESSING OF
SANDSTONE, INCLUDING THE INSTALLATION AND USE OF A
SANDSTONE SAWING PLANT**

Applicant:	Schaffer Corporation Limited (DA 365/90)
Land and Location:	Part Portion 106, Parish of Meehan, Lot 4 DP 556534 and Lot 1 DP 437699, Singleton Road, Kurrajong.
Area:	55.65 hectares
Zoning:	Hawkesbury Local Environmental Plan 1989 Rural 1(b)
Advertising:	Adjoining owners notified with 86 objections being received.
Date Received:	3rd December, 1990.

REPORT

Background

On 14th August 1990 Council considered a similar application to the one now proposed and resolved to refuse the application for the following reasons:

1. Not in keeping with the Rural/Residential character of the area.
2. Increase in the extractive area will cause a substantial impact on the western and northern properties.
3. Time frame of the thirty years for quarrying is far too long.
4. No buffer zone from the northern property.
5. Increased traffic over thirty years will cause road safety problems.
6. The proposal will cause an unacceptable noise nuisance.
7. That the application is not in the public interest and should be located in a more remote area.

Subsequently, the applicant requested a reconsideration of the matter and Council at its Ordinary Meeting of 9th October 1990 resolved that *"the applicant be invited to submit a new application incorporating the following changes from that previously submitted:"*

1. Reduced time to no longer than ten years.
2. Reduced area of extraction commensurate with No.1 as above, and, in any case being no closer than 100 metres from the adjoining land owned by Egan.
3. The application indicating a proposed inland use after extraction and proposal for site restoration after each stage of extraction.

4. The application not propose any works of any kind, including maintenance, outside the operating hours of 7.30am - 5.00pm Monday to Friday.
5. The survey and pegging out of the proposed extractive site to ensure no encroachment.
6. Sealing of the road to the foot of the quarry.

As a result of the above resolution, the applicant lodged a fresh application on 3rd December 1990. This application was reported to a Special Meeting of Council on 18th June 1991 and, as a result of this meeting, Council resolved to approve the application subject to a number of conditions.

On 17th July 1991 Coral Francis Egan and Evelyn Frances Egan lodged an appeal against Council's decision to approve the development application in the Land and Environment Court of New South Wales.

The Egan's Solicitor advised Council that " ... apart from the merit issues, our clients will also be raising legal issues in the appeal relating to Council's non-compliance with certain mandatory provisions of the Environmental Planning & Assessment Act 1979".

On 25th September 1991, Schaffer Corporation also lodged an appeal against Council's determination of their development application, seeking that the Court declare the consent void as Council had not complied with certain mandatory provisions of the Act in relation to advertising the application.

The basis of the appeal was that Council had not placed the "Development Proposal" sign on the land (in fact the sign was placed 12m from the front boundary) and, secondly, that the applicant's name had not been included on the sign.

Based on legal advice, the development application was again advertised by means of adjoining owner letters; "Development Proposal" signs on the land; and advertisements in the paper. Extra care was taken so as not to breach the mandatory requirements of the Act in relation to advertising procedures. The advertising period concluded on 29th November 1991.

On 6th December 1991 the Land and Environment Court heard Schaffer Corporation's appeal against Council's determination of their development application. The Court ordered that:

- (a) the consent was void;
- (b) C. F. Egan and E. F. Egan be joined as respondents to the proceedings.

As a result of the Court ordering that development consent No.365/90 was void, Schaffer Corporation lodged an appeal in the Land and Environment Court on 10th December 1991 against Council's deemed refusal of the development application. The matter is set down for hearing from 18th May to 29th May 1992.

The purpose of this report is to provide Council with an assessment of this application so that in the event of Court proceedings, which are very likely, the Court is aware of Council's position in the matter.

The Proposal

The applicant has provided the following information.

"The existing quarry has been excavated at least 25 metres to 30 metres into the ridge on which it is situated providing substantial acoustic screening of existing and proposed quarrying and processing operations. The expanded quarry will cover an area of approximately sixteen hectares and has a floor area of approximately twelve hectares at the sixty three metre AHD level. Approximately 4.5 million tons of sandstone has been delineated for extraction on the project site over the next ten years, assuming a base quarry level of sixty three metres AHD. The company estimates that approximately 250,000 tons of the sandstone to that level is suited to the manufacture of dimension stone products.

Future quarrying would be undertaken in a matter similar to that of the existing operation with the exception that blocks for sandstone sawing may eventually be cut from the quarry face by a water jet or similar cutting system. In the mean time, all sandstone would be ripped and pushed by bulldozers. Select oversize rocks would be set aside for sawing. No blasting would be undertaken during the remainder of the quarry's life.

The quarry would be developed with final face gradients of 40 degrees with a seventeen metre face and intermediate depressions every six metres to assist in the long term rehabilitation of the quarry. As the quarry is developed, the perimeter would be progressively rehabilitated to ensure maximum possible reduction in visual impact.

Processing of the sandstone would continue to be undertaken by mobile crushers situated on the quarry floor. The sandstone sawing plant would be located in the north eastern corner of the quarry to ensure maximum screening for noise and visual impact.

The quarry and processing plants would operate five and a half days per week; 7am to 5pm weekdays and 7am to noon Saturdays (Public Holidays excluded). Company owned trucks, loaded prior to 5pm on the previous afternoon would be despatched between 6.30am and 7am on the following day. Maintenance work would be carried out in facilities to be established on the quarry floor. To facilitate a reduction in the possible nuisance and noise associated with maintenance, the company will also undertake certain maintenance off the site and will reduce the hours of maintenance at the quarry to conform with the hours of operation.

As a self regulating measure the quarry gates will be opened at 6.30am and closed for all work at 5.15pm Monday to Friday and 12.15pm on Saturdays. No work will be carried out on Sundays or public holidays. Should it become necessary to carry out specific work or maintenance outside the hours of operation, prior approval of the Council will be obtained.

The sandstone products would be transported from the site by company trucks, sub contractors or other individuals. Each would transport about one third of total production. Present truck traffic from the quarry averages 130 movements per day and peaks at approximately 210 per day. When full

production of crushed sandstone and sawn sandstone blocks is achieved, truck movements are anticipated to average 208 per day and peak at 344 per day.

The operator currently employs 15 persons on site and a further 12 subcontractors for product delivery. The expanded operation, when at full capacity, would employ 31 persons plus subcontractors for product delivery."

The applicant has also provided a statement in relation to Council's resolution on the matter dated 9th October 1990. The applicant states as follows:

"This Environmental Impact Statement is essentially an amended version of the April 1990 document but incorporates the company's responses to a range of issues raised in the discussions with Aldermen of Hawkesbury City Council and surrounding residents during and after the assessment of the first Environmental Impact Statement. The principal amendments to the first Environmental Impact Statement are as follows:

- * the approval time sought is ten years*
- * a buffer of 100 metres is proposed between the northern quarry limit and the northern property boundary. The quarry boundary has been changed slightly and the quarry limit reduced in area by approximately 2.3 hectares*
- * all plans have been amended to accurately show the northern property boundary*
- * alternative plans for maintenance are proposed reflecting the company's proposal not to undertake any maintenance outside approved working hours*
- * the location of the proposed sawing plant has been moved to an area within the quarry which would provide greater acoustic protection*
- * updated statistics*
- * final quarry slopes have been reduced from 45 % to 40%*
- * all soil would either be placed in a designated stockpile or placed on a previously quarried area to assist in the rehabilitation of that area*
- * the internal haul road would be sealed from the weighbridge to the floor of the quarry*
- * additional rehabilitation is proposed specifically along the northern boundary of the quarry to reduce the potential for siltation of the creek north of the quarry*
- * a commitment by the company/the operator to meet regularly with neighbours to ensure all issues of concern are discussed*
- * further details are provided on the procedures for controlling discharging excess water from the project site."*

Statutory Situation

Extractive industries are permissible on the site with Council consent.

The proposal is defined as "designated development". The Environmental Planning and Assessment Act 1979 and Regulations specify procedures which Council must observe prior to the determination of an application for designated development. These procedures have been carried out and the matter may be determined by Council.

Public Notification

Council wrote to 25 adjoining residents advising them of the current proposal. Eighty nine (89) submissions have been received in response to the public notification carried out by Council. The names of people who made submissions are shown in Appendix 1 to this report. The grounds of objection contained in the written submissions are summarised below:

Grounds of Objection	Number of times raised
- Increased truck traffic leading to traffic hazard	62
- Truck noise	58
- Dust pollution from trucks and quarrying (Silica dust)	52
- Local roads, especially East Kurrajong Road, are not designed for truck traffic	44
- Spillage from trucks causes a hazard on roads	29
- Quarry trucks break up roads	19
- Back loading of trucks with soil will further degrade roads	19
- Quarry trucks cause a hazard to schoolchildren at East Kurrajong Primary School	18
- Diesel fumes	17
- Inaccurate data for truck movements east along East Kurrajong Road	11
- Dangerous intersection of corner of East Kurrajong Road and Putty Road	8
- Early morning disturbance from truck noise and/or quarry operations	6
- Possible later use as a rubbish tip	3
- Quarry trucks cause hazard on ferries	3
- Quarry noise	46
- Quarrying will cause scarring of the landscape	41
- Quarry is incompatible with rural/residential uses	37
- Quarry devalues nearby properties	30
- Not in the public interest	28
- Incompatible with scenic attributes of area	23
- Negative impacts on wetlands	22
- Threat to the environment	21
- Polluted water from the site	20
- Loss of amenity	19
- Unacceptable impact on local flora and fauna	16
- Increased siltation of local watercourses	16
- Blasting should be prohibited and allegations of blasting	16
- Applicant has not complied with previous conditions of consent	12
- Incompatible with zoning objectives	12
- Council has not enforced past conditions - no confidence in Council	11
- Noise from sandstone saw plant/lack of noise data	9
- Cumulative affect of nearby Readymix Quarry must be considered	8
- Should be located in a more remote area	8
- Ten year quarrying period is too long	8
- Scale of operation is too large	6
- "Protected Lands" should not be mined	6

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- Disruption to amenity of area due to "out of hours" work	4
- Two areas quarried simultaneously - this aspect not covered in EIS	3
- No financial or employment benefit to local residents	3
- Hours of operation are too long	3
- Proposal has not been justified	3
- Liquid fuel depot on the site is prohibited use in the Rural 1(b) zone	2
- Unauthorised crushing and screening has occurred on site since 1982	2
- Processing of sandstone is prohibited on the land	2
- Socially and economically detrimental	1
- Delays in rezoning of the locality	1
- Quarry boundary should be pegged prior to determination of DA	1
- Circumstances of the case	1
- Provisions of the Environmental Planning and Assessment Act 1979 have not been complied with	1
- Not a thorough assessment of all issues raised in previous EIS dated (April 1990)	1
- Alternatives to proposal have not been adequately discussed	1
- Consequences of not proceeding with the development have not been adequately discussed	1
- Serious inadequacies and deficiencies in the EIS prevent proper evaluation	1
- SPCC in their letter of 21/2/92 have advised Council that the noise data in the EIS is insufficient	1
- No comparison of economic benefits vs adverse impact suffered by adjoining landowners	1
- Socioeconomic factors have not been adequately discussed	1
- Hours of operation are unacceptable as they are not in accordance with Council's resolution of 9/10/90	1
- Hours of operation will be breached (applicant has not complied with conditions)	1
- Council should purchase site as per original consent	1
- Inappropriate noise level readings (wet on dam mornings)	1
- Increased ground vibration	1

Planning Assessment

As this matter has a legal history, the planning assessment will be formally structured as per Section 90 of the Environmental Planning & Assessment Act, which lists matters that the consent authority should consider in determining a development application.

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 been submitted to the Minister in accordance with Section 37 and details of which have been notified to the relevant authority; and
- (iv) any development control plan in force under Section 72 applying to the land to which the development application relates;

The land is zoned Rural 1(b) pursuant to Hawkesbury Local Environmental Plan 1989.

The objectives of this zone are:

- (a) to primarily provide for agricultural uses and animal establishments;
- (b) to ensure that development does not create unreasonable demands, in the present or in the future, for provision or extension of public amenities infrastructure;
- (c) to prevent the establishment of traffic generating development along main and arterial roads; and
- (d) to ensure that development maintains the rural character of the locality and to minimise disturbance to the landscape through clearing, earthworks and access roads.

The proposal being defined as an extractive industry is permissible with Council consent. Extractive industries are only permissible with Council consent in two zones, namely, Rural 1(a) and Rural 1(b).

In terms of the objectives of the zone, the subject land and surrounding land consist mainly of Hawkesbury sandstone vegetation. Such land is incompatible with a broad range of agricultural and grazing activities. Land to the north of the quarry contains the flood plain of Roberts Creek. The proposal would not preclude the use of this land for agricultural purposes or for animal establishments.

The proposal will not create unreasonable demands for the extension of public amenities infrastructure.

The proposal does not have direct vehicular access to a main road.

The Roads and Traffic Authority has requested certain works to improve the intersection of East Kurrajong Road (No.2) and Singleton Road.

Extractive industries are only permitted within Rural zones in the City of Hawkesbury, therefore it cannot be argued that they are not part of the rural character of an area. The existing quarry workings cover a surface area of approximately 7 ha. The final quarry limit will extend this area to 16 ha. The amount of material won which will be won from the quarry is substantial (4.5 million tonnes). Extraction of the same amount of material in another area would more than likely require more than 9 ha. of clearing and earthworks as the existing pit provides easy access to the sandstone resource. Also, the location of the existing and proposed quarries are such that it is well shielded from most vistas.

In conclusion, the proposed development is considered to be consistent with objectives of the zone.

No draft planning instrument or development control plan is relevant to the assessment of this application.

- (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;

The land is not affected by a conservation agreement entered into under the National parks and Wildlife Act, 1976.

the impact of that development on the environment (whether or not the subject or 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;

Noise

The proposal has the potential to generate noise from the following activities:

1. Trucks travelling from the quarry and travelling towards the weighbridge and site entrance.
2. Empty trucks entering the quarry site.
3. Trucks leaving the quarry site.
4. Earthmoving machinery within the site.
5. The crushing plant on the quarry floor.
6. The proposed sandstone sawing plant.

One objector to the proposal has engaged another noise consultant to assess the Sections in the Environmental Impact Statement dealing with noise. The noise consultant has listed a number of deficiencies in the Environmental Impact Statement and his report has been valuable as an assessment tool.

The prediction of noise levels at some future time at adjoining properties is a complicated exercise. Whether these predicted levels are then considered acceptable involve further calculations and assumptions. In a nut shell, there are two criteria which are used in assessing whether the noise impacts of a proposal are acceptable. These area:

1. That noise from any single source does not intrude greatly above the prevailing background noise level; and

2. That the background noise level does not exceed the level appropriate for the particular locality and land use.

It is apparent from the data supplied by the EIS that the first criteria will be breached in those situations where quarrying is occurring above the eighty metre AHD contour as there is limited noise attenuation available apart from existing vegetation. Once quarrying goes below the eighty metre level then the quarry rim will significantly reduce noise levels.

The applicant has agreed to a two fold approach to minimise the noise associated with high level workings. That is, normal operating hours will apply to those areas where there is a minimum 7 metre high bund wall. Where such a level of noise attenuation is not present, the hours of operation will be restricted to between the hours of 9.00am and 3.00pm.

In relation to the second criteria, the acceptable background levels set by the SPCC for a rural/residential land use should not exceed 45dBA. The subject site adjoins a major thoroughfare and therefore the acceptable levels should be raised slightly to say 47dBA. There is little doubt from both the EIS and especially the objectors noise consultant's report that some adjoining residences will be affected by noise during the quarry operations. However, using the State Pollution Control Commission's Guidelines the proposal conforms with the upper limits of the acceptable noise limits criteria.

There will be noise pollution associated with the proposal, however, the magnitude of the pollution is not great enough to warrant refusal of the application.

The EIS mentions that a water jet cutter would be used at some future time in the quarrying operation. The objector's noise consultant indicates that such a cutter would have unacceptable noise characteristics. It is recommended that the introduction of a water jet cutter to the operations should be the subject of a separate development application.

Similarly, insufficient noise data is available for the sandstone saw as it is to be custom built for this operation. The same approach should be adopted as in the previous application where the applicant would be required to build the saw and test it on site. If the saw was to meet SPCC Guidelines then the applicant would submit a noise consultant's report and details of operating procedures for future approval by Council. The applicant has agreed to this procedure.

The sealing of the internal haul road will significantly decrease noise associated with trucks.

The noise impacts due to increased truck traffic do have potential to decrease the amenity of residents in the East Kurrajong Road. This will be addressed in a following section.

In conclusion, the SPCC was requested to comment on both the sections dealing with noise in the EIS as well as the objectors noise consultant's report. The SPCC has replied by stating:

"It is likely that an approval would be given by the commission subject to certain conditions which the Commission feels that the company would be able to comply with."

Air Pollution

A number of objections to the proposal raised the concern that the proposal would cause silica dust to be emitted into the atmosphere with the consequent possibility of residents in the area contracting silicosis.

This aspect was not raised by the SPCC as an area of concern in its comments to the application and, in discussions with the Department of Mineral Resources who are the controlling authority for working conditions for employees at mines, it was indicated that, whilst there are conditions to be met by companies to safeguard their employees, insofar as enclosing of cabins on certain vehicles, etc., the possibility of silica dust causing nuisance or endangering health to others in the locality is too remote to be of concern. A condition will also be imposed requiring that all loads be covered prior to trucks leaving the site. This was not stipulated on the original consent issued in 1973.

An undertaking was included in the EIS accompanying the application that the applicant would wash truck wheels to minimise dust and debris leaving the site. This, in fact, may cause more debris to be deposited on the road. It may be that the length of the paved access road from the quarry face to East Kurrajong Road may be sufficient in itself to minimise dust and debris being deposited on the local roads and it may be more appropriate to waive this undertaking so that the situation can be monitored for a period of say, three months. This has been covered as a condition of consent.

The amount of diesel exhaust generated on site is negligible in the context of overall traffic movements on Putty Road.

Water Pollution

The applicant has proposed to clear approximately 2 to 3 hectares of trees on protected lands as defined by the Soil Conservation Service in NSW. The service has no objection in principle to the clearing of this land, however, it has provided conditions to the applicant on how this is to be carried out.

The proposal has the potential to cause sand, silt and clay fractions to be washed from the site onto adjoining properties and eventually into Halls & Irwins Wetlands. Both the Soil Conservation Service and the Water Resources Commission have provided guidelines on how to minimise the potential of soil erosion from the site. These guidelines can be converted into conditions of consent in such a way that discharges from the site can be relatively easily monitored. Their comments are reproduced in a following section dealing with public authority submissions.

The applicant will also be required to install grease and oil separators especially in the vicinity of the workshop to minimise pollution on downstream properties.

The sedimentation dam on the site has a storage capacity in excess of 8,000 cubic metres which would provide a storage capacity of at least 500 cubic metres per hectare for the final area covered by the quarry. The size and location of the sedimentation dam is satisfactory and it will be required that it be maintained to the abovementioned capacity as a condition of consent.

the effect of that development on the landscape or scenic quality of the locality;

Part of the quarry workings are visible from the Singleton Road when travelling south. The expanse of workings visible from the road are minor when compared to the extensive natural stands of Hawkesbury sandstone vegetation which dominates the landscape in this locality. Given the small area of the quarry both existing and proposed which will be able to be viewed from a public place (Singleton Road) the impact on the scenic quality of the area is minor.

The setting of the quarry is such that visual impact on adjoining properties is well shielded by rock outcrops and natural bushlands. The quarrying techniques as outlined in the EIS ensure that bushland is maintained on the quarry rim.

The revised EIS provides for a 100 metre wide buffer from the northern quarry limit to the northern property boundary. The immediate objector to the north has provided photographs which showed extensive quarry workings that are visible from their property. Some of the photographs are taken from a sandstone ridge on the opposite side of Roberts Creek. No houses are located on this land.

The design of the quarry is such that the vast majority of the quarry would not be able to be viewed from adjoining properties.

the effect of that development on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality;

This head of consideration does not apply to this proposal.

the social effect and the economic effect of that development in the locality;

The proposal being the extension of a quarry has little social effect in the locality. That is, the proposal may influence the lives of individuals or families (and this is discussed under the heading of amenity), however, the proposal has little effect on relationships between human beings in the community.

The economic effect of the proposal in the locality can be considered in a number of ways. It is unlikely that a quarry producing sandstone products could be located closer to Richmond/Windsor and the general Sydney market within the City boundaries (i.e. there are no sandstone outcrops at Windsor). This being the case, the location of the quarry enables it to be more competitive in the market.

A number of objectors have raised the concern that extension of the operating life of the quarry will devalue property values in the area. Research has shown that the majority of houses in the locality have been erected since the start of the quarry operations. Quite a number of the residences being constructed in the 1980s. These properties were often purchased with the knowledge that the quarry was operating at the time, consequently, the purchase price reflected the existence of the quarry. If the proposal is approved the status quo will not change in that the quarry will continue to operate as it has done for the past twenty years.

A point has been raised by objectors that should this application be not approved then the status quo will only remain during the currency of the present consent, i.e., until August 1993, after which property values may increase by virtue of the quarry no longer operating. Whilst it is conceded that property values may increase as a result of inactivity of the quarry, it is considered that such would be very difficult to quantify and would not likely cause a significant change in valuation such as would outweigh all other issues and warrant refusal of the application.

the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;

The physical characteristics of the site enable the quarry to be developed with minimal impact on the landscape. The size of the quarry is not excessive when compared with other sandstone quarries in the metropolitan area.

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;

The size and shape of the land does not preclude the proposal, in fact, it provides a satisfactory buffer.

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;

The land is within a high bushfire risk area, however, the activity will not increase the fire hazard to any degree, in fact, it can be argued that by removing vegetation the proposal will help to create a buffer to adjoining properties to the east. None of the other factors are relevant.

the relationship of that development to development on adjoining land or on other land in the locality;

The quarry proposal is well buffered by the parcel of land upon which it is located. The connection between the proposal and adjoining lands is through such issues as air, noise and water pollution, visual impact and traffic impact. All these issues are covered under other heads of consideration.

As stated previously, the proposal is not considered to be incompatible with the use of surrounding lands given the zoning is rural.

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;

The entrance of the quarry site is from East Kurrajong Road, Section 2, and is approximately 200 metres from the intersection of East Kurrajong Road and Singleton Road. The matter was referred to the Regional Traffic Committee who have identified that the abovementioned intersection needs to be improved. That is, a traffic device needs to be provided at the intersection so that trucks coming from Wilberforce along Singleton Road cannot cut the corner. The device will also prevent trucks turning right out of East Kurrajong Road, Section 2, into Singleton Road. This can be covered as a condition of consent.

The layout of the quarry, as well as office and maintenance buildings, is satisfactory in terms of parking, manoeuvring and loading/unloading.

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;

The proposal will substantially increase truck movements to and from the site. The applicant has indicated in the EIS that:

"Virtually all the products are currently delivered by trucks turning right from the project site onto East Kurrajong Road (Section 2) and then left into Putty Road. Trucks only turn left into East Kurrajong Road (Section 2) or right into Putty Road when delivering local orders."

The majority of complaints regarding safety and noise are by the residents on or users of East Kurrajong Road (Section 2). This road is of a local rural road standard and does not have the optimum design (vertical/horizontal alignment) or width to sustain an increase in truck traffic. Council now has the opportunity to prohibit usage of East Kurrajong Road (Section 2) by trucks operating out of the Schaffer Quarry. This can be achieved as a condition of consent. This action will overcome the

majority of concerns regarding traffic hazard and traffic noise in the locality. If quarry products are required for destination via the Sackville Ferry the trucks will be required to travel along main roads to reach this destination (i.e. Singleton Road and Sackville Road).

It would be unreasonable, however, not to permit the use of East Kurrajong Road (Section 2) by the applicant's trucks where road repairs are required by Council. This aspect can be covered as a condition of consent.

The Roads and Traffic Committee also stated that:

"The levee of 2 cents per ton towards roadworks levied in 1972 be reviewed to a more realistic levy. The committee considers 3 cents per ton per kilometre a more appropriate levy."

In regard to the above, the applicant would be required to pay a levy to Council of 46 cents per pay load ton. This levy would be allocated to the repair and maintenance of State and Regional roads which are traversed by trucks associated with the proposal. The amount has been calculated in accordance with RTA requirements and as provided in recent land and environment court decisions.

The company, of its own volition, has indicated that it is prepared to relinquish its current consent, which is not due to expire until August 1993, within three months of the issue of the subject consent, subject to the road levy being deferred until the time when the existing consent would expire.

That is, the company is prepared to relinquish its current consent within three months and then operate on the terms of the new consent which would benefit Council insofar as the new conditions and, arguably would not cause Council to lose anything for road royalties as, in theory, even if the new consent is issued, it does not have to be actioned until June 1993, with the company being able to rely on its existing consent until that time. This is considered to be a significant negotiation with the company and, particularly, since they are also prepared to pay an amount of ten cents per tonne royalty until August 1993, in lieu of the current two cents being paid.

In conclusion the capacity of the road system is adequate to carry peak volumes of traffic when the quarry is fully operational.

whether public transport services are necessary and, if so, whether they are available and adequate for that development;

This consideration is not applicable in this case.

whether utility services are available and adequate for that development;

Utility services are available and adequate for the proposal.

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;

The quarry operations are proposed to be staged with the emphasis to be on progressive rehabilitation. The EIS provides satisfactory guidelines for the rehabilitation for the various stages. Put simply, the quarry faces will be benched. The bench or flat parts will be topsoiled, sowed with grasses, then acacias and, finally, eucalypts will be encouraged. To ensure that the proposal conforms with the rehabilitation specifications in the EIS it is recommended that the applicant submit a yearly account of rehabilitation works in the form of a yearly "works as executed" drawing showing both the stage of quarrying as well as the stages of progressive rehabilitation.

The company, after negotiation, is further prepared to provide a cash bond of \$10,000 in respect of the restoration required as part of the EIS for each stage, with the Council being able to redeem part or all of the bond if it is not satisfied that restoration is being carried out in accordance with the EIS and with the bond to be made to be "topped up" by the company should it wish to continue operation.

The EIS concludes the section on rehabilitation by stating;

"The company's products are often despatched to sites where excess soil is present. It is the company's intention wherever possible, to back load with imported soils for use in the long term rehabilitation. These soils will be placed either directly onto areas requiring rehabilitation or onto the designated top soil stockpiles. No materials other than topsoil are to be back loaded to the quarry. It is proposed that the use of the imported soil be confined mainly for the revegetation of the quarry floor."

The importation of soil onto the site is not supported because from experience it is difficult to control the quality and quantity of soil being imported to the site. In fact, some fill may be contaminated and thus effect downstream wetlands. Furthermore, imported fill can also contain a variety of weeds which may be detrimental to the surrounding natural bushland. Enough overburden and topsoil exists on site to rehabilitate the land.

The applicant has indicated that when finally rehabilitated the quarry floor would have an area of approximately 12 hectares and would be suitable for subdivision into rural residential lots. The quarry haul road could be incorporated into the subdivision.

This may be a feasible option, however, the drainage of the site would need to be carefully designed. This is for future examination and does not prohibit the determination of the proposal.

No significant trees or other vegetation preclude the proposal from proceeding.

whether that development is likely to cause soil erosion;

Advice has been received from the Soil Conservation Service and excerpts are produced as follows:-

Excerpt from letter dated 29th November 1991:

"The document has been reviewed and the site inspected as outlined in our letter of 18th February 1991. The Service has no objection to the proposed development providing these comments are considered. A copy of this previous correspondence is enclosed. Also enclosed is correspondence forwarded to the proponent, outlining remedial measures required to the existing operation's sediment control measures.

The spillway and downstream batter of the sedimentation dams was of particular concern at that time. This matter was brought to the attention of the Service by Mr. Halpin and remedial measures have been recommended. The spillway is an essential part of the design of the sedimentation dam, to cater for the discharge from the site. These works are of great importance in relation to site stability and should be implemented and then maintained in a functional state. Their importance is highlighted by the terrain below the spillway and the impracticality of installing sediment control measures."

Excerpt from letter dated 18th February 1991:

"The document has been reviewed and the site inspected. The Service has no objection to the proposed development providing the following additional comments are considered:

- i) p29, Section 3.2 Topography *"Figure 3.1 shows that some ..., the area is minimal". It is stressed that the statement "The area of land defined as 'protected' on Figure 3.1 has been clarified in terms of the area where slopes exceed 18 degrees, that is the area is minimal", is incorrect, in that the area affected by protected land legislation is that which is mapped as protected land, regardless of the existing slope. The conditions pertaining to protected land have been outlined in a letter to R.W. Corkery Pty. Ltd. (19/3/90). A copy of this letter is attached for your information. The clearing of less than 2 ha. of protected land (p34 of EIS) must therefore relate to the areas mapped as protected land.*
- ii) p48, Section 4.2 Water Pollution Controls *The Sedimentation dam does not have a constructed spillway and the downstream batter is eroding. This matter was brought to the attention of the Service by Mr. Halpin and remedial measures have been recommended (see letter to Mr. J. Halpin 7/2/91). The spillway is an essential part of the design of the sedimentation dam to cater for the discharge of water from abnormal rainfall events.*
- iii) p27, Section 2.14.1 Rehabilitation *Discussions with Mr. Halpin indicate that the proposed small depressions to remain in the batters are to be constructed as the batter is being formed. It is recommended that the direct seeding of native trees and shrubs at the time of sowing of other grass species be considered. The Service has successfully utilised this procedure*

in the rehabilitation of quarry faces within the Metropolitan area.

- iv) p28, Section 2.14.1 *It is noted that imported soils are to be placed either directly on areas to be rehabilitated or on the quarry floor. Soil testing for the physical and chemical properties of the topsoil is essential prior to its testing of both subsoil and topsoil."*

The Soil Conservation Service comments are endorsed and have been included as conditions of consent. It should be noted that the quarry operator has constructed a temporary spillway, in solid rock, from the existing sedimentation dam to comply with the Soil Conservation Service requirements.

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;

Roads and Traffic Authority

"The Committee raises no objection to the amended application for the continued use of an existing sandstone quarry at East Kurrajong provided the following points are addressed:

1. *The levy of \$0.02 cents per tonne towards roadworks originally levied in 1972 be reviewed to obtain a more realistic levy.*

The Committee considers \$0.3 cents per tonne per km a more appropriate levy.

2. *All trucks leaving the site should have their wheels washed to minimise dust and debris being deposited on Putty Road. All loads leaving the site should also be covered.*
3. *A median strip be constructed on East Kurrajong Road (Section 2) at Putty Road to improve traffic conditions. Cost to be borne by the developer."*

State Pollution Control Commission

"The premises are scheduled under both the Clean Air Act and the Noise Control Act. Therefore, the Company will be required to make application to the Commission for a Pollution Control Approval prior to any alterations in the method of operation or for installation of further equipment. It is likely that an approval would be given subject to certain conditions which the Commission feels the Company would be able to comply with."

Water Resources Commission

"Previous concerns about chemical pollution have been adequately addressed in the EIS.

The Department is concerned about the effectiveness of measures taken to avoid solids entering Roberts Creek. After site inspection and detailed discussions with the Soil Conservation Service, it is recommended that:

- a) the suspended soil concentration of water discharged from the sedimentation dam should not exceed 50 mg/l (NSW SPCC guideline);*
- b) suitable measures to minimise sediment transportation should be installed to the satisfaction of the Soil Conservation Service and the SPCC if water discharged from the sedimentation dam contains more than 50 mg/l of suspended solids; and*
- c) a mechanism to monitor and review the effectiveness of all environmental safeguards should be incorporated as a condition of consent to the subject development application."*

Department of Planning

"...The Department has examined the submissions and considers that this proposal is appropriate for determination by Council, taking into account the various matters that have been raised. Council will be aware that the determination of the proposed development should take into account all those matters specified in Section 90(1) of the Environmental Planning and Assessment Act, 1979.

In this regard it is noted that considerable concern has been expressed in the submissions about the adequacy of the EIS. Council should, in the circumstances, satisfy itself that it has adequate information to determine the application. Your attention is drawn to the SPCC's letter to Council dated 21 February 1991.

It is noted that a number of the submissions express concerns about the ability of the proponent to manage the environmental impacts of the development and also the ability of the Council to enforce controls on the development.

Under the circumstances, should Council determine to grant approval, it should satisfy itself as to the good faith and ability of the proponent to comply with and implement controls that protect the environment. Additionally, the Council should examine its own position and consider its own willingness and ability to monitor and enforce any such controls.

Council is reminded that conditions attached to a consent should be specific enough to allow any member of the public to observe their compliance. The consideration by Council of a condition requiring a bond equivalent to the estimated cost of rehabilitation works to be lodged with a responsible body may be appropriate. Similarly, a sunset condition may be appropriate.

If Council proposes to refuse the application, it should still consider the need for rehabilitation measures.

It is noted that considerable concern has been expressed in the submissions about the transport impacts of the subject operation and its proposed expansion on the condition and safety of Putty Road and East Kurrajong Road. In this regard, the requirements of the Roads and Traffic Authority as outlined in their letter dated 1 February 1991 should be incorporated into any consent granted by Council.

It would be appreciated if a copy of the Council's determination could be forwarded to the Department for our information."

The advice of the Roads and Traffic Authority, the State Pollution Control Commission and the Soil Conservation Service of NSW have been discussed in previous sections.

The Department of Water Resources' comments are noted and have been included as conditions of consent.

The Department of Planning's comments are also noted, especially those which relate to the company's ability to comply with and implement controls that protect the environment. The Department's comments regarding Council's position are also worthy of comment.

Numerous objectors have stated that the operators of the quarry in the past have not complied with Council requirements nor the conditions of consent.

Council's records show that Council officers have investigated the site on many occasions after allegations of out of hours work and noise problems. Sometimes these allegations were found to be incorrect and at other times the applicant was advised to adhere to the conditions of consent or face legal proceedings.

The loose wording of the original 1973 consent also made it difficult to enforce problems with the quarry such as traffic hazard and spillage of loads.

Council has also, over the last ten years, become more aware of its responsibilities as an environmental "policeman" and accordingly new consents are more strictly conditioned and enforced.

the existing and likely future amenity of the neighbourhood;

Many aspects of the amenity of the locality have been covered in previous sections, i.e. dust, visual impact and general quarry noise.

Residents concerns in relation to the disruption to the amenity of the area due to out of hours work is acknowledged. The applicant's proposed starting time of 6.30am for trucks loaded the previous day would be difficult to police. That is it would be difficult for Council to ascertain whether trucks leaving the site at 6.30am were loaded in the morning or were loaded the previous evening. A more effective means

of controlling our to hours work would be to stipulate a single opening and closing time for the quarry.

Negotiations were held with the Company in relation to restricting the quarry operating hours to between 7am to 5.15pm Mondays to Fridays and from 7am to 12.15pm on Saturdays with no work to be carried out on Sundays or public holidays.

The Company has indicated that the quarry industry relies on early starting times so that material can be provided at an early time at construction sites. The Company has suggested that there could be an additional gate on the property which restricts access to the extraction site and that rucks could be allowed to enter the site generally but not the extraction site which, in turn, would obviate their need to park on the road and therefore cause less nuisance to nearby houses. This has apparently been utilised on other extraction sites with success and the suggestion is supported.

Furthermore, the application contains the statement that all maintenance on site will be carried out within the proposed operating hours with the proviso that urgent repair or work (e.g. flood control), may be required out of hours and on these occasions Council approval would be sought. This is acceptable and can be conditioned.

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;

This head of consideration does not apply in this case.

any submission made under Section 87 ("designated" development submissions); the circumstances of the case; the public interest; and any other prescribed matter;

The majority of concerns expressed by objectors have been covered in this report. This section will comment on the remaining concerns which do not neatly fit into the abovementioned categories.

Quarry trucks cause hazard to schoolchildren at East Kurrajong Primary School

East Kurrajong Public School is located some 5 km from the proposed quarry. Numerous trucks travel along East Kurrajong Road and, as the principal supply route from the proposed quarry is Singleton Road, it is unlikely that the truck traffic generated by the proposal will cause a significant hazard to children at the school.

Blasting

The EIS specifically states that no blasting will take place. The consent is linked to the EIS and no extra specific condition is required.

No Justification of the Proposal

The applicant has justified the proposal by stating the following:-

"The consequences of not proceeding with quarry extensions beyond August, 1993, are as follows;

- 1. A resource of approximately 4.5 million tons of sandstone would not be extracted, resulting in greater costs for construction companies, home builders and local councils.*
- 2. The owners and staff of Halpin Quarries Pty Ltd would be forced to look elsewhere for future employment. The local community would lose a substantial prospective economic benefit.*
- 3. Some of the demand for replacement products would be met by the Ready Mix Quarry, located two kilometres beyond the company's quarry on East Kurrajong Road (Section 2). This would result in increased traffic levels on this section of the road.*
- 4. The opportunity to produce a range of sandstone pavers and blocks within the Hawkesbury City Council area would be lost."*

The applicant's remarks in this regard are supported.

Increased Ground Vibration as a Result of the Proposal

No evidence exists to support this allegation.

Cumulative Effect of Nearby Ready Mix Quarry

The two quarries are located within 2 kilometres of each other. The cumulative noise, air pollution and traffic impacts are not of such significance as to warrant refusal of the application, especially since the proposal only uses 200 metres of East Kurrajong Road (Section 2).

Proposal Should be Located in a More Remote Area

The Hawkesbury sandstone formation extends for many hundreds of square kilometres, west and north of the subject land. Numerous sites have the potential to be developed for a quarry but given the locations and extent of works of the existing quarry, there are economic and environmental benefits for the proposal.

Delays in Rezoning of the Locality

Not relevant as zoning changes do not rely solely on location of individual land uses.

Ten Year Quarry Period is Too Long

Given the scale of works proposed, ten years is a reasonable period to carry out the works.

Processing Sandstone is Prohibited on the Land

The applicant has consulted with the Department of Planning who have advised that "As development consent is required for the proposal, and it is a designated development within the meaning of Schedule 3 of the Environmental Planning and Assessment Act Regulation, 1980, as amended, an Environment Impact Statement must accompany the Development Application to Hawkesbury City Council."

The information supplied in the Environmental Impact Statement provides the basis for categorising the development. It is considered that the overall development complies with the definition of extractive industry as contained in the model provisions of the Environmental Planning and Assessment Act, 1979. Put simply, extractive industry is the winning of extractive material. Extractive industries may take the form of dredging operations, quarrying operation and various other forms of land excavation. The processing of extractive material on the same site as the winning of the material, may also constitute an extractive industry. The nature and extent of the processing activity determines how consent authorities define the proposed activity on a site.

In this case, the dominant purpose for which the applicant seeks consent is the winning or quarrying of the sandstone. The secondary purpose of the activity is the preparation of that material for sale. This preparation includes crushing, screening and sawing extractive material into a saleable commodity. As these activities are derived from the primary activity on the site it is considered that the processing of extractive material is part of the overall extractive industry on the site.

Liquid Fuel Depot Prohibited on the Site

The storage of fuel is ancillary to the principal use of the land which is for the purpose of an extractive industry. Without a reasonable fuel store, the proposal would be difficult to manage in an economical manner.

Unacceptable Impact on Flora and Fauna

The proposal results in the removal of 9ha of Hawkesbury Sandstone habitat. No rare or endangered species will be affected. On a regional scale the impact of removing this habitat is negligible.

Unauthorised Crushing and Screening has occurred on site since 1982

Council has received advice from its Solicitors that, given the history of the matter, Council would be unsuccessful in taking legal action.

CONCLUSION

The steep nature of the topography in the vicinity enables the proposal to be visually as well as acoustically shielded. The close proximity to a main road (approximately 200 metres minimises conflicts with residential traffic).

The sandstone won from the quarry is extensively used in the district and economically there are flow on effects to the local community. The quarry proposal has been designed in such a way as to minimise environmental pollution.

There will be noise impact experienced by adjoining residents, however, the quarry operators will be required to take all practical measures to minimise these noise effects.

On balance the proposal has been well designed and is located in an area that enables a minimum of people to be affected by an activity that is needed by the community.

IT IS RECOMMENDED THAT:-

Approval be granted

1. The extraction operation, including rehabilitation works is to be carried out in accordance with the details contained in the Environmental Impact Statement, prepared by Robert Corkery dated November, 1990.
2. Further approval is required from Council prior to installation and operation of any cutting mechanisms as specified in the Environmental Impact Statement. Such approval will only be granted after it has been demonstrated, in the form of a noise impact assessment acceptable to both Council and the State Pollution Control Commission, that the apparatus can be contained on site in a satisfactory manner.
3. Compliance with any requirements of the State Pollution Control Commission.
4. Compliance with any requirements of the Soil Conservation Service of NSW, especially the requirements specified in their letter dated 18th February, 1991.

5. Operations involving extraction, processing and transportation of raw materials shall not take place on the land except between 7.00am and 5.15pm, Monday to Friday and between 7.00am and 12.15pm, Saturday and at no time on Sundays and Public Holidays. In this respect there shall be erected a gate between the road boundary and the extraction site, which is not to be opened until 7.00am, and a further gate on the road boundary which is not to be opened until 6.30am but which, after opening, may permit the passing of unladen trucks to enable them to be contained on site awaiting the opening of the 7.00am gate.
6. Quarrying operations which are carried out above the 80m (eighty) AHD contour shall only take place between the hours of 9.00am - 3.00pm unless there is provided a noise attenuation earth or quarry face bund of minimum 7m (seven) in height. Such bund is to be positioned so as to minimise noise emissions and shall apply in addition to requirements of the State Pollution Control Commission.
7. No trees are to be cleared or lopped outside the limits of the proposed excavation without prior approval of Council.
8. The access road to the quarry floor shall be sealed prior to the completion of Stage 1.
9. Parking shall be provided for 23 (twenty three) vehicles in accordance with Council's regulations and parking policy. Parking spaces, access ways 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. Submission of a building application, plans and specifications complying with Ordinance 70.
11. The applicant shall construct a traffic device at the intersection of Singleton Road and East Kurrajong Road, Section 2, such work shall not commence until plans have been submitted to and approved by the Manager of Engineering Services and the Roads and Traffic Authority, should that be required. The works are to be completed within 6 (six) weeks of approval of the engineering plans.
12. From the 1st July, 1993, the applicant shall pay or procure payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 46 (forty six) cents per tonne of all extracted materials transported from the subject site and in respect of the said contribution the following provisions shall apply:-
 - (i) The said contribution shall be calculated and paid monthly from the date on which the development consent became effective.

- (ii) The said contribution will be indexed and adjusted annually as from the date the consent became effective in accordance with the Road Construction Index applicable to each year ending 30th June, for the duration of the development consent and the said adjustment to the contribution shall take effect from and including July each year for the duration of the consent.
- (iii) On or before the 14th 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 extracted materials transported from the property during the immediately preceding months and the Council will then as soon as it can conveniently do so issue to the applicant or its consenting assignee an invoice for the contribution payment payable for the month, which payment the applicant or its consenting assignee will pay to the Council within 14 (fourteen) days of the date thereof.
- (iv) The Council has the right to inspect and have the original records relating to any of the extracted material, including numbers and types of laden trucks and trailers and load quantities transported from the property, audited by any person nominated by its internal accountant at any time as and when he may by written so require.
- (v) The Council will pay all of the said contribution payments into a specially identified trust account for payment towards the rehabilitation, restoration, repair and/or maintenance of State and regional roads used by trucks transporting material from the quarry.

From the consent date until 30th June, 1993, the contribution rate shall be 10 (ten) cents per tonne.

- 13. Prior to leaving the site, all loaded trucks shall have their payloads fully covered by a suitable material to prevent spillage from the truck onto the road.
- 14. Council reserves the right to impose a condition to have a facility whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
- 15. The sedimentation dam on the floor of the quarry shall be constructed to a capacity of 500 (five hundred) cubic metres per hectare of disturbed area.
- 16. The sedimentation dam shall be cleared out if it does not meet the specifications in Condition 15.
- 17. Water emanating from the sedimentation pond shall not have a suspended solid concentration exceeding 50mg (fifty) per litre.

18. Stormwater run-off from the workshops shall be directed through oil and grease separators.
19. Works as executed drawings shall be submitted for Council's information every 12 (twelve) months from the date of the issue of consent. The works as executed drawings shall show quarrying as well as rehabilitation works.
20. No fill shall be imported to the site.
21. The consent is limited to a period of 10 (ten) years. Any further extensions will require separate application and consideration by Council at that time.
22. No trucks entering or leaving the quarry shall travel along that section of East Kurrajong Road, Section 2, which is located east of the access road to the quarry apart from trucks delivering material for works associated with East Kurrajong Road, Section 2, or with properties fronting that road.
23. All maintenance and repair to plant and equipment shall take place only between 7.00am and 5.15pm, Monday to Friday and 7.00am to 12.15pm, Saturday and at no time on Sundays and public holidays.
24. Suitable measures to minimise sediment transportation shall be installed to the satisfaction of the Soil Conservation Service and the State Pollution Control Commission if water discharged from the sedimentation dam contains more than 50 mg/l of suspended solids.
25. The applicant shall provide a report once every 3 (three) months, prepared by a qualified professional, in relation to the quality of water flowing off the site from the sedimentation dam.
26. The applicant shall pay to Council a bond in the amount of \$10,000 (ten thousand) in a form acceptable by Council, such bond to be utilised by Council in the event of there not being satisfactory restoration for each stage as incorporated within the Environmental Impact Statement. Should the bond be utilised by Council, the amount is to be "topped up" by the applicant within 2 (two) months otherwise further extraction cannot continue.
27. The existing development consent on the land is to be relinquished within 3 (three) months of this consent date.

28 Inspect at regular intervals
+ costs by applicant.

29 Further consider if warranted

APPENDIX 1

Antrum M
Andrew K
Bullot R E & H A
Bryant D L
Bryant G W
Crosby J & G
Chaseling S & C
Chinner S H
Cooke L & K
Cutts J H
Chellingworth E
Chapple D J & J A
Chellingworth B
Dolan S
De Paoli A
De Paoli G
Donohoe D & G
Dolan P
Douglas C
Diehm J
Deasy B
Danes R
Douglas I
Edwards J N & R J
Egan C F & E F
Forster M
Ferguson P S & L A
Ferguson S
Gracie G & E
Greenhalgh R & J
Giteau Mr C & Mrs C & C
Gordon H & Harvey J
Hinder P K & J L
Highnam D
Hammond E
Henderson R
Ironside N
Janson C A & J C
Kennedy E
Knapman M & R D
Lloyd P
Linfoot G
Latta P J
Larking S & M
Lloyd E F
Lance K
M.O.S.E.S.
Melville S

Martello C
McDonald K
Mohr G
McGowan T & D
Milligan C
Milligan A E
McGloin N
McGovern R A A
McGovern R L
Moerig A A M & M
Millen F
Magdi Mr & Mrs
Nepean/H'bury Catch. Man. Council
Packer L
Packer J
Rowell S & P
Raphael N M & A P
Rutter A & E
Rankin G
Ross R A
Rothwell S
Rees B
Rees P
Rees D
Rees K
Rees M
Rees S
Soil Conservation Service
State Pollution Control Commission
Sullivan N
Spence D
Small E
Stephenson E B
Taylor C & V
Tanner C
Taylor P A
Thorn K & B
Water Board
Williams I & L, Burns L, Moran R
Water Resources
Department of Planning

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

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

At its meeting of 8th October, 1991, Council approved of town house development for Pearview Developments Pty. Limited on land owned by D & B. Horacek. The approval contained a number of conditions including the following:

"Arrangements satisfactory to the Manager of Engineering Services are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application."

Subsequent to the consent issuing, correspondence has been received from Solicitors on behalf of the applicant, and a number of discussions have taken place, all indicating that the applicant has not been able to obtain the easement across at least one of the downstream properties, as is required to adequately drain the proposed development.

The applicant and owner of the land have both requested Council to intervene and to resume the easement required. It should be noted that there are existing drainage works already in place on where the proposed easement would be and that the creation of an easement would be merely formalising an existing situation.

Both the landowner of the development property and the owner of the downstream property have been written to indicating that the matter would not be presented to a Council Committee meeting until such time as matters raised by Mr. Martin, the owner of one of the downstream properties, could be assessed. Mr. Martin raised the legality of Council's resumption of the easement and, accordingly, the matter has been discussed with Council's Solicitor as to Council's powers. The Solicitor advises that Council has the power, under the Local Government Act, to resume the easement and that its condition imposed as a result of development consent was a normal condition with the initial onus on the applicant to secure the easement required as a result of Council's conditions. Should agreement not be able to be reached, Council may start resumption proceedings to acquire the easement. It should be noted that Council is not obliged to do this but that this is also not an untoward action, particularly where valuable residential land might be sterilised from development in accordance with Council's Local Environmental Plan.

Both parties were written to sometime ago indicating that they would be further advised the date of the General Purpose Committee meeting to which the matter would be put. Mrs. Horacek and the applicant are anxious that the matter be resolved and have requested Council's consideration at today's General Purpose Committee meeting. It should be noted that at the time of writing this report, Mr. Martin has tried to be contacted, however, to no avail. Because of Council's letter to him indicating that he would have adequate notice, it is not recommended that the Committee make any recommendation on this matter today but that it be referred for further consideration at the next General Purpose Committee meeting.

✓ IT IS RECOMMENDED THAT the information be received and the matter be deferred for consideration at the General Purpose Committee meeting in March 1992.

*Report to include
Public interest v Private interest rights*

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...

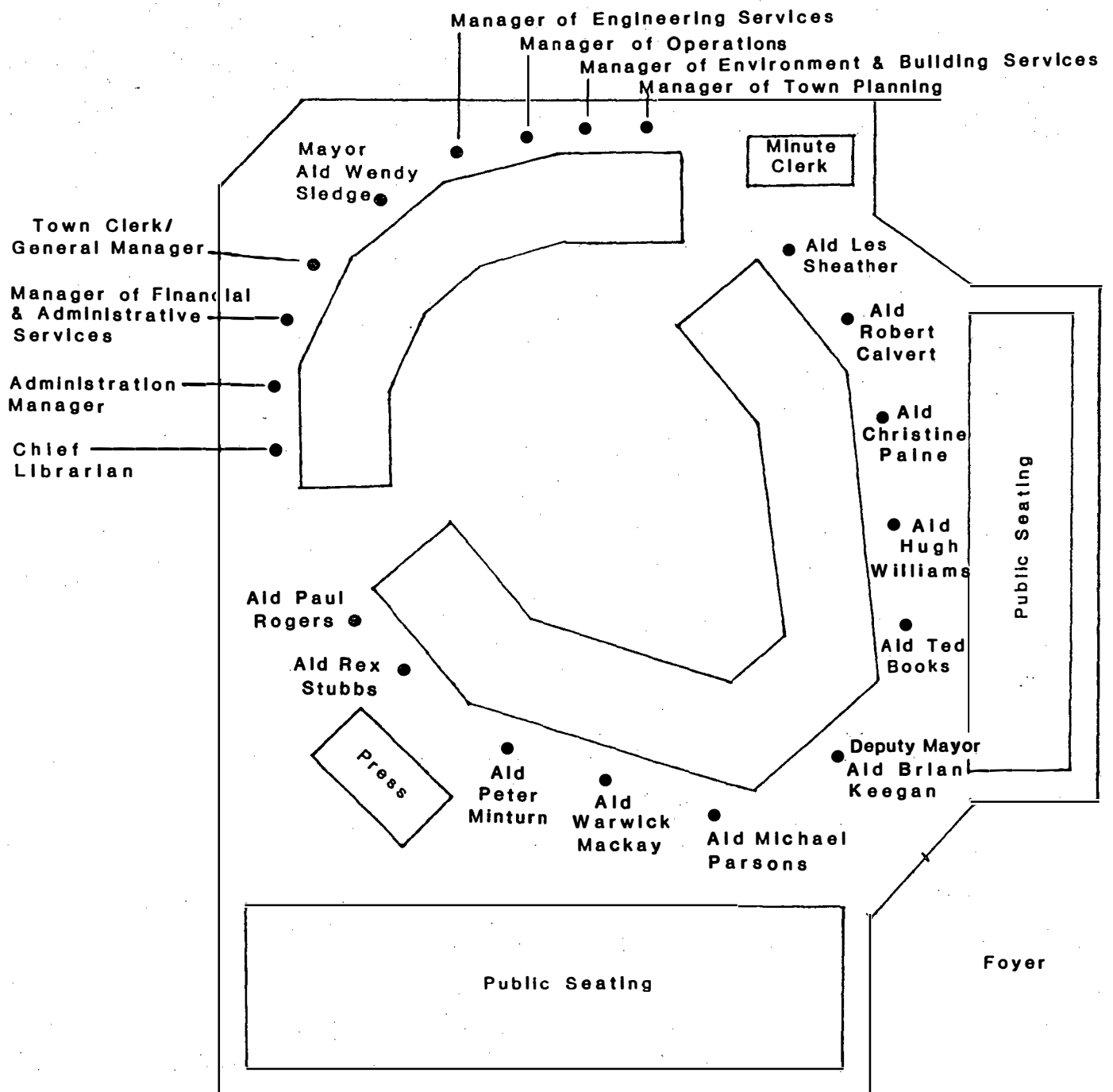
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 January, 1992, commencing at 9.30 am.

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

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

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

RESOLVED on the motion of Alderman Sheather seconded by Alderman Calvert that the Minutes of the General Purpose Committee Meeting held on 26th November, 1991, be confirmed.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Calvert that the Minutes of the General Purpose Committee Meeting held on 9th December, 1991, 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 December, 1991, be received and the revised estimates of cost be adopted.

2. MEETING - WISEMANS FERRY CLOSURE - BRIDGE TO BRIDGE SKI RACE, GR30/20 PT 1

1. IN VIEW OF the report it would seem appropriate for Council not to grant the closure of the Wisemans Ferry service for the Bridge to Bridge race in the foreseeable future and to inform the N.S.W. Water Ski Association of this intent.
2. To, with respect, suggest to the Association that the race revert back to the "super class" first away tradition.
3. To invite the N.S.W. Water Ski Association, along with a representative of the Maritime Services Board for discussion with Council if required.

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3. MAINTENANCE WORKS - 1991/92 LOCAL ROADS. GG21/71 PT1

THAT THE FOLLOWING works be approved -

Clergy Road, Wilberforce	south west from Castlereagh Road	\$ 11,500 (Eleven thousand five hundred)
Tizzana Road	2.6 (two point six) km from Sackville Road	\$ 28,275 (Twenty eight thousand two hundred & seventy five)
Scheyville Road	1.05 (one point five) km through to Old Pitt Town Road	\$ 12,285 (Twelve thousand two hundred & eighty five)
West Portland Road	1.0 (one point zero) km from Roberts Creek to Laws Farm Road	\$ 11,700 (Eleven thousand seven hundred)
Creek Ridge Road and Spinks Road	Kurmond Road-Mitchell Drive Reconstruction of deformed pavement	\$ 15,566 (Fifteen thousand five hundred & sixty six)
Total		\$ 79,326 (Seventy nine thousand three hundred & twenty six)

4. SIGNS & MARKINGS ON REGIONAL AND LOCAL ROADS. GG21/35 PT1

THAT THE ROADS & Traffic Authority be advised that Council is prepared to further consider the principle of the management of the installation and maintenance of signs and markings on regional and local roads subject to:-

- a) Further advice regarding the level of funding to be provided in 1992/93 and future years.
- b) The establishment of an inventory of lines and markings in the Council area.
- c) Full details of the proposed contract system being established for the erection and maintenance of signs and markings.
- d) Advice from RTA and Police regarding the legal responsibilities to Council from the new arrangements.

5. 1992 RESEAL PROGRAMME. GF4/8 PT1

THAT THE FOLLOWING programme of works be approved as Council's 1992 Reseal Programme:-

Bowen Mountain -

Bowen Mountain Road	Grose Vale Road to Wattle Street	\$ 22,523 (Twenty two thousand five hundred & twenty three)
Bellbird Crescent	Lt. Bowen Road to Wattle Street	\$ 3,432 (Three thousand four hundred & thirty two)
Wattle Street	Bellbird Cres. to Bowen Mountain Rd	\$ 2,789 (Two thousand seven hundred & eighty nine)

East Kurrajong -

East Kurrajong Road, Section 1	0.0 (zero point zero) to 0.4 (zero point four) km, 4.27 (four point two seven) to 6.70 (six point seven nought) km (measured from Comleroy Road)	\$ 30,352 (Thirty thousand three hundred & fifty two)
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Freemans Reach/Kurmond -

Kurmond Road	0.92 (zero point nine two) to 2.82 (two point eight two) km, 3.62 (three point six two) to 3.76 (three point seven six) km, 8.0 (eight point zero) to 8.36 (eight point three six) km, 9.6 (nine point six) to 10.25 (ten point two five) km (measured from Putty Road)	\$ 32,712 (Thirty two thousand seven hundred & twelve)
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Glossodia -

Mitchell Drive	Full length	\$ 19,305 (Nineteen thousand three hundred & five)
Creek Ridge Road	Putty Road to Old East Kurrajong Rd	\$ 37,752 (Thirty seven thousand seven hundred & fifty two)

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Grose Vale -

Avoca Road	Full length	\$ 12,870
	(Twelve thousand eight hundred & seventy)	

Kurrajong -

Hermitage Road	Mill Road - Douglas Farm Road	\$ 10,725
	(Ten thousand seven hundred & twenty five)	

North Richmond -

Keda Circuit, northern leg (slurry seal)	Matheson Avenue to Matheson Avenue	
		\$ 15,991
	(Fifteen thousand nine hundred & ninety one)	

Maraylya -

Pitt Town-Dural Road	MR181 to Pebbly Hill Road	\$ 36,255
	(Thirty six thousand two hundred & fifty five)	
Whitmore Road	Pebble Hill Road to end of seal	\$ 14,274
	(Fourteen thousand two hundred & seventy four)	

Pitt Town/Cattai -

Bathurst Street, P/Town	MR181 to Buckingham Street	\$ 5,685
	(Five thousand six hundred & eighty five)	
Mitchell Park Road	Full length	\$ 13,943
	(Thirteen thousand nine hundred & forty three)	

Richmond -

Southee Road	Full length	\$ 21,041
	(Twenty one thousand & forty one)	

Windsor -

Anschau Crescent	Full length	\$ 1,024
	(One thousand & twenty four)	
Ross Street	Full length	\$ 8,093
	(Eight thousand & ninety three)	
James Meehan Street	Full length	\$ 9,388
	(Nine thousand three hundred & eighty eight)	

Harris Street	Full length	\$ 7,508
		(Seven thousand five hundred & eight)

Wilberforce -

Pitt Town Ferry Road	0.3 (zero point three) km at King Road	
	0.3 (zero point three) km at dead end	\$ 6,338
		(Six thousand three hundred & thirty eight)

Total \$ 312,000
(Three hundred & twelve thousand)

6. BIKEWAY - DIGHT STREET, RICHMOND - ROYAL AUSTRALIAN AIR FORCE, RICHMOND. 421/R PT1, GR30/9 PT1, GA20/3 PT1.

THAT THE RAAF Base, Richmond be advised that approval is given for the construction of a bikeway/pathway in Dight Street, Richmond, subject to the requirements of the Manager of Engineering Services.

7. FLOOD AND STORM DAMAGE ON LOCAL ROADS IN JUNE, 1991 - ROADS & TRAFFIC AUTHORITY. GG21/91 PT1.

THAT THE ADVICE of the grant for flood and storm damage on local roads in June, 1991, be received and the grant be accepted in accordance with the General Conditions of Contract to Councils.

8. SPEED ZONES - BELLS LINE OF ROAD - ROADS & TRAFFIC AUTHORITY. 243/R PT2

THAT FURTHER REPRESENTATIONS be made for the return to the 80 (eighty) km/hour speed limit for the 70 (seventy) km/hour zone established in the non-urban area between Kurrajong Heights and Bilpin.

9. 1991/92 DRAINAGE LOAN PROGRAMME, GW20/2 PT1

THAT THE DRAINAGE programme, North Street, Windsor; 102-104 Lt. Bowen Road; Windsor Street, Richmond; Laws Farm Road and work on the College drainage system at a cost of \$100,000 (One hundred thousand) be approved.

10. PARK IMPROVEMENT PROGRAMME, GP10/7 PT1

Mr. Murant addressed the Committee regarding the McMahons Park amenities building.

THAT THE PARKS Improvement Programme be approved.

11. WORTH OIL RECYCLING PTY LTD - DISCHARGE OF TRADE WASTE FROM PREMISES CNR BLACKMAN CRESCENT AND FAIREY ROAD, SOUTH WINDSOR. BA 1245/88

THAT WORTH OIL Recycling Pty Ltd be granted a 6 (six) months' interim licence and enter into an agreement for discharge of their trade waste to Council's sewer in accordance with the following conditions:-

Maximum discharge per day - 25,000 (twenty five thousand)l
Maximum weekly discharge - 100,000 (one hundred thousand)l
pH 6.7 (six point seven) - 7.5 (seven point five)
Mineral oil - Nil
Petroleum hydrocarbons - maximum 5 (five) mg/l
Daily mass limit - 24 (twenty four) grams
Total Phenols - maximum 5 (five) mg/l
Daily mass limit - 8 (eight) grams
5 (five) day B.O.D. - 250 (two hundred and fifty) mg/l
Suspended Solids - 50 (fifty) mg/l

Testing of key indicators to be undertaken on the basis of one sample per 100,000 (one hundred thousand) litres of discharge or at least fortnightly during the period of discharge, with provision of four full analysis during the interim period.

Payment at the rate of 0.95 (zero point ninety five) cents/kl discharge plus the full cost of all testing, including sampling and testing undertaken by Council.

A suitable foolproof locking device be installed in the final connection in agreement with the applicant and the Council.

The applicant undertake further enquiries in the reuse of discharge water as a resource and Council assist in those enquiries.

Report of the Local Traffic Committee Meeting held on Friday 17th January, 1992, in the Council Chambers at 10am.

PRESENT:

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

Also Present - Mr. R. Gilmore, Manager of Engineering Services
Mr. S. Dixon, Town Planning Department
Miss E. Hanlon, Town Planning Department

APOLOGIES:

Mr. G. Kevill, Roads & Traffic Authority

The Committee adjourned to hold an onsite inspection and re-convened at 11.10am.

CONFIRMATION OF MINUTES:

Moved by R. Searle, seconded by G. Thompson that the Minutes of the previous meeting held on 15th November, 1991, be confirmed.

DEVELOPMENT APPLICATIONS

1. JOHN GOLLAN - LOTS 1-4 DP22500, 503 BELLS LINE OF ROAD, KURMOND - EXTENSION OF AWNING OVER EXISTING SERVICE STATION. DA337/91

THAT THERE ARE no further traffic requirements in respect to the proposal.

2. GEORGE EL KHOURI - LOT 5 DP38183, NO 140 WINDSOR STREET, RICHMOND - 4 X 2 BEDROOM UNITS. DA188/91

THAT A "NO STANDING" zone be provided 4 (four) metres either side of the crossing.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

CORRESPONDENCE

3. MRS J. THOMPSON - CHAPEL STREET, RICHMOND. 347/R PT1

THAT THE PROBLEM of traffic in Chapel Street cannot be treated in isolation and that action should be taken by Council for a LATM study for Richmond, embracing the area bounded by and including Bourke Street, Lennox Street, Old Kurrajong Road and Francis Street.

4. HAWKESBURY CITY COUNCIL - RICHMOND SWIMMING CENTRE - EAST MARKET STREET. GP80/1

THAT A "NO STANDING" zone be established in East Market Street for a distance of 10 (ten) metres either side of Brentwood Avenue.

5. WINDSOR COUNTRY VILLAGE - PEDESTRIAN CROSSING. 236/R

THAT THE RTA be requested to upgrade the speed signs on Bandon Road to an oversized sign and further, extend the 60 (sixty) km zone out to the vicinity of Camberwell Road.

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6. HAWKESBURY CITY COUNCIL - DIGHT STREET, WINDSOR. 422/R PT1

THAT THE PROPOSAL is acceptable in principle, subject to:-

- a) Detailed design of the intersection of George and Dight Streets, so that traffic moves through the intersection at a safe speed.
- b) Submission of a detailed application in regard to the pedestrian crossing. Provision of a school crossing may be applicable to the situation.
- c) Provision of disabled parking as close to the Library entrance as possible.
- d) Provision of a kerb side restriction to provide for school buses that serve the primary school.
- e) Appropriate signage to be provided in Macquarie Street to advise traffic that they cannot enter into Dight Street.

7. KURRAJONG PUBLIC SCHOOL - PARKING AT SCHOOL. 722/R PT1

THAT THE PLAN be referred back to the Kurrajong Public School for amendment as suggested and resubmission to Council.

8. HON. K.R. ROZZOLI MP - PEDESTRIAN CROSSING - GEORGE STREET, WINDSOR. 731/R PT3

THAT THE INFORMATION be received.

9. BOYANA PTY LTD - LOT 1 DP730903, 244 RICHMOND ROAD, CLARENDON - TOURIST FACILITY. DA341/91

1. THAT CONSIDERATION BE given to the development of the intersection of Richmond Road and Racecourse Road to provide for deceleration and

turning vehicles, with payment for the cost of the works through Section 94 charges.

2. That prior to detailed consideration, the revised plan of the development be resubmitted to the Local Traffic Committee.

10. ROADS & TRAFFIC AUTHORITY - FATAL ACCIDENTS. GT230/1 PT1.

THE INFORMATION BE received.

11. MR. FITZPATRICK - AVOCA ROAD, GROSE VALE. 104/R

THAT AN ADVANCED intersection warning sign be provided in Avoca Road.

12. MR. D. REID - PECKS ROAD, NORTH RICHMOND. 1604/R

THAT THE MATTER be referred to RTA with a request for the erection of 60 (sixty) kph signs in Pecks Road at the western end in the vicinity of Tyne Crescent for traffic travelling in both directions.

Date of Next Meeting: 14th February, 1992

The meeting terminated at 1pm.

THE REPORT BE received and the recommendations be adopted with the exception of Item 2.

SECTION 2 - PLANNING AND DEVELOPMENT

1. A:INTEGRATED HOUSING - B:SUBDIVISION - DEPARTMENT OF HOUSING - LOT 1398, DP 802879, N^o 7 BOUNTY CRESCENT, BLIGH PARK, DA297/91

- A. THAT THE APPLICANT'S SEPP N^o 1 objection to the minimum lot size be supported.
- B. That Council write to the Department of Housing seeking its agreement to the following requirements:

Integrated Housing

1. The development is to comply in all respects with the requirements of Ordinance 70.
2. Parking spaces and accessways shall be constructed with a sealed pavement and drained to Council's requirements. The area of the proposed footway/road widening shall be sealed with pavers and shall be constructed to full road standards and include a concrete edging strip.
3. 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.
4. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape.
5. The fence for Unit 5 facing the internal driveway shall be a feature fence having a minimum height of 1.8m (one point eight).
6. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning. Such landscaping shall be completed prior to occupation of the development and adequately maintained.
7. Payment of a contribution of \$6,908 (six thousand nine hundred and eight), based on \$1,727 (one thousand seven hundred and twenty seven), per additional dwelling being a contribution for open space and community facilities as a consequence of the development.

Subdivision

1. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
4. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
5. Payment of a linen release fee of \$260 (two hundred and sixty).
6. The dedication, free of cost to Council, of road widening to the requirements of Council's Manager of Engineering Services.
7. The construction of vehicular access, free of cost to Council, to each lot in the subdivision, such construction to be to the requirements of the Manager of Engineering Services.
8. The provision of interallotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council. All interallotment drainage is to be a minimum of 150mm (one hundred and fifty) with easements a minimum of 1.0m (one point zero) wide.
9. Satisfactory arrangements being made with the Council for the provision of sewerage reticulation to each lot in the subdivision.
10. 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 Manager of Engineering Services.
11. A design, checking and inspection fee of \$182 (one hundred and eighty two), must be paid when submitting engineering plans for approval prior to construction.

- C. That the Department be required to pay a sewer headworks contribution to Council of \$12,000 (twelve thousand) prior to occupation of the development.
- D. That upon receipt of the Department's agreement to the above requirements listed in Part B of the recommendation, consent be granted generally in accordance with the plans and supporting documentation submitted with the application.

2. DUPLEX - MR AND MRS G BELL - LOT 969, DP 788674, N^o 11 THOMAS PLACE, BLIGH PARK. DA314/91

THAT CONSENT BE granted subject to:-

- 1. The development be carried out generally in accordance with plans referenced Sk1 and Sk2 dated 21st November, 1991.
- 2-11 Standard Conditions (DA's) - 1 (\$3,270 (three thousand two hundred and seventy)), 6 (\$1,727 [one thousand seven hundred and twenty seven]), 16, 31, 40, 56, 62, 70, 73, 104.
- 12. The internal driveway shall have a minimum width of 6.0m (six point zero) and be perpendicular to the street frontage.
- 13. The internal and side boundary fences shall be 1.8m (one point eight) high so as to provide privacy.
- 14. The roof shall be of a 'hip' design to the satisfaction of the Divisional Manager of Environment and Development.

3. RELIGIOUS RETREAT HOUSE - S NICOLA - LOT 9, DP 786253 SINGLETON ROAD, PUTTY. DA228/91

A. THAT CONSENT BE granted subject to:-

1. The development, being a place of public worship, shall generally be in accordance with plans dated May, 1991, referenced 98/91/1 and in accordance with the documentation being for a maximum of 4 (four) monks.
 - 2-6 Standard Conditions (DA's) - 31, 32, 33, 39, 40.
 7. An adequate on-site area for parking is to be constructed to the satisfaction of the Divisional Manager of Environment and Development. Details to be submitted for approval with the Building Application.
 8. No trees over 3m (three) in height shall be removed without the approval of the Division Manager of Environment and Development. Such approval to be sought subsequent to the pegging of building works.
 9. Details of vehicular access to the proposed building is to be submitted with the Building Application and to the satisfaction of the Manager of Engineering Services.
 10. Satisfactory documentation is to be obtained from the relevant authorities for the provision of electricity to the site. Details to be submitted concurrently with the Building Application. The applicant to undertake to provide electricity at the time of development.
- B. A report be brought forward to the Ordinary Meeting in relation to whether or not Council can allocate a dedicated space for the place of worship.

4. NEW SHOPFRONTS - OLD WINDSOR POST OFFICE - R PONT - LOT 1, DP 771874, N^o 180 GEORGE STREET, WINDSOR. DA340/91

THAT COUNCIL REJECT this application due to the significant heritage of this building.

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5. MARKETS - CRAFT (SUNDAY) - HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - LOT 187, DP 45754 (HAWKESBURY SHOWGROUND LAND) RACECOURSE ROAD, CLARENDON. DA216/91

Miss Wilson addressed the Committee on behalf of the applicant.

Mr.H.Hordern addressed the Committee on behalf of the Windsor & District Chamber of Commerce.

THAT THE APPLICATION be refused as the landowner has not given its consent to the application being made.

THAT COUNCIL GIVE due consideration to the Arts and Craft people who approached the Committee to-day, in conjunction with consultation with the Windsor & District Chamber of Commerce, and that Council support the running of the Arts & Craft Market on Sundays in the Windsor Mall.

6. VILLA UNITS - V GOBBO - LOT 7, SECTION J, N° 64 CHURCH STREET, SOUTH WINDSOR. DA326/91

Mr.V.Gobbo, the applicant, addressed the Committee.

A FURTHER REPORT be submitted to the Ordinary Meeting.

7. SUBDIVISION - G R OWEN - LOT A, DP 157156, N° 23 EARL STREET, WILBERFORCE. SA194/91

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

- A. THAT THE APPLICANT'S objection under State Environmental Planning Policy N° 1 not be supported.
- B. That the application be refused for the following reasons:-

1. The subdivision does not comply with the 10ha (ten) minimum allotment size for land zoned Environmental Protection 7(d1) (Scenic) under Hawkesbury LEP, 1989.
2. Subdivision is prohibited within land zoned Environmental Protection 7(a) (Wetlands).
3. The subdivision of dual occupancy dwellings is prohibited under Clause 11(4) of Hawkesbury LEP, 1989.
4. The subdivision would create an undesirable precedent.

8. TOWNHOUSES - YAMAGA HOLDINGS PTY LTD (D CHRISTOU) - LOT 7, DP 38394 AND LOT B, DP 405514, N^o 131 LENNOX STREET, RICHMOND, DA265/91

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

Messrs. S. & G. Pandu addressed the Committee as objectors.

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

1. The development shall be carried out generally in accordance with the amended plan submitted on 24th December, 1991.
- 2-11 Standard Conditions (DA's) - 31, 6 (\$12,089 (twelve thousand and eighty nine)), 56, 73, 74, 130, 50 (18 (eighteen)), 11, 18 (6m (six)), 19.
12. Adequate and suitable solid garbage 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.
13. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the Building Application. Such fencing shall be to a height of 1.8m (one point eight) and 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.

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14. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager of Environment and Development prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building. Additional plantings shall be included along the vehicular accessway detention adjacent to all property boundaries and surrounding basins 4 (four) and 7 (seven).
15. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the Building application. On site detention shall be provided to maintain post development flows for storms of all recurrences up to the 1 in 100 year flood frequency level at or below the predevelopment discharge.
16. Detention basins 4 (four) and 7 (seven) as shown on Plan N^o 47115-2 shall be fenced with childproof fencing with a self-locking gate. Details to be submitted for Council's consideration with the building application.
17. The existing dwelling and development is to be demolished and all material to be disposed of in an approved manner. All services associated with the existing dwelling are to be suitably capped off.
18. The window of the dining room being replaced with glass doors to enable access to the rear courtyards.
19. The detention basins shall be maintained to Council's satisfaction.

9. ACCOMMODATION FOR AGED PERSONS - TAMS MANAGEMENT PTY LTD (C G KHOURI) - PART LOT 311, DP 752061, N^o 50 COLLITH AVENUE, SOUTH WINDSOR. DA322/91.

Mr.H.Khouri, the applicant, addressed the Committee.

THAT THE APPLICATION be approved in principle subject to further discussions with the Divisional Manager Environment and Development and the applicant on Conditions Nos. 2, 12, 13 and B, before the Ordinary Meeting.

10. STAGE I - DWELLING - STAGE II - PROFESSIONAL CHAMBERS - G WHITE - LOT 6 DP719159 N^o 508 WINDSOR ROAD, WILBERFORCE, DA324/91.

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.20 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, B.N.Keegan, M.G.Parsons, R.G.Calvert, C.A.Paine, P.J.Minturn, H.J.M.Books, L.C.Sheather, P.E.Rogers, and H.Williams.

Mr.White addressed the Committee on site.

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

1. The development, being the erection of a dwelling and professional chambers, shall generally be in accordance with Plan N^o 38290/B, dated 3rd December, 1991.
2. The proposed professional chambers shall not be used at any time for habitable purposes.
- 3-13 Standard Conditions (DA's) - 17, 19, 31, 32, 50 (5 (five)), 54, 56, 70, 73, 85, 100.
14. Appropriate landscaping and/or screening shall be provided to reduce the visual impact of the professional chambers; details of which shall be submitted with the building application.
15. Operating hours shall be limited to 8.00am to 6.00pm, Mondays to Friday, and 9.00am to 5.00pm, Saturdays and Sundays. Any alteration of these hours will require Council consent.
16. No auctions shall be carried out on the site.
17. Only 3 (three) people shall be employed on the premises at any time.
18. No property advertisements shall be displayed on the building or in the vicinity.

19. The habitable floor level of the dwelling shall be at a level of not less than the 1 in 100 year flood level (15.9m (fifteen point nine), Australian Height Datum).
 20. The applicant is to formally relinquish his consent for professional chambers on Lot 2, D.P. 709165.
- B. A report be prepared on the definition of "real estate/agent" and its applicability within residential zones.

11. SELECTIVE CROPPING AND CLEARING OF LAND - HOWARD HARRIS - LOT 181 AND 182, DP 184741 AND LOT 1, DP 701978 HERMITAGE ROAD, KURRAJONG. DA316/91

Mr.H.Harris, the owner/applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.20 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, B.N.Keegan, M.G.Parsons, R.G.Calvert, C.A.Paine, P.J.Minturn, H.J.M.Books, L.C.Sheather, P.E.Rogers, and H.Williams.

Mr.Harris addressed the Committee on site.

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

1. Compliance with any requirements of the Soil Conservation Service of New South Wales. In this respect the concerns of the National Parks & Wildlife Service shall be forwarded by Council to the Soil Conservation Service with a request that such concerns be taken into consideration.
2. Selective clearing only shall be undertaken on Middle Island on an area to be identified by the applicant in map form and agreed to by the Divisional Manager Environment & Development prior to any clearing taking place.
3. A separate development application shall be lodged for any clearing other than identified in Condition No. 2 above.
4. No clearing shall occur on slopes greater than 25% (twenty five).

5. A minimum of 500 (five hundred) trees per hectare shall be left standing. These trees shall represent a range of age classes as well as a reasonable mix of species.
6. An officer of the Soil Conservation Service shall be requested by the applicant to be present during clearing works along with the Divisional Manager Environment and Development or his nominee.

12. LANDFILL - A ENCARNACAO - LOT 2 DP581859 BRICKFIELD ROAD, SOUTH WINDSOR, DA287/91

A SITE INSPECTION be carried out.

The Committee inspected the site at 6.35 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, B.N.Keegan, M.G.Parsons, R.G.Calvert, C.A.Paine, P.J.Minturn, H.J.M.Books, L.C.Sheather, P.E.Rogers, and H.Williams.

A. THAT THE APPLICATION be refused on the following grounds:-

1. The proposal has the potential to cause detrimental impact on adjoining properties.
2. The filling of the land to the scale proposed has the potential to cause soil erosion.
3. The filling of the floodplain to the extent proposed decreases its ability to act as a natural buffer zone for incoming stormwater.
4. Unacceptable environmental impacts.
5. Not in the public interest.

B. A further report be brought to Council as to whether Council is able to require any of the existing fill to be lawfully removed.

C. A report be prepared for Council's consideration as to the appropriateness of a Development Control Plan regulating fill material in the area bounded generally by Brickfield Road, Day Street, Mileham Street and the Railway Line.

13. 7 SHOPS - ALEX O'GRADY - LOTS 1 & 2 DP568290 AND LOT 23 DP17017 BELLS LINE OF ROAD, NORTH RICHMOND. DA235/91

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.45 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, B.N.Keegan, M.G.Parsons, R.G.Calvert, C.A.Paine, P.J.Minturn, H.J.M.Books, L.C.Sheather, P.E.Rogers, and H.Williams.

A. THAT THE APPLICATION be approved subject to:-

- 1-12 Standard Conditions (DA's) - 4 (\$115,200 (one hundred and fifteen thousand two hundred) at \$9,600 (nine thousand six hundred) per space), 19, 22, 31, 32, 35, 38, 70, 73, 87, 100, 131 (A1/89/6, dated 20th January, 1992).
13. The submission of a subdivider/developer certificate (a certificate under Part 2, Division 2, Section 27 of the Water Board Act 1987) to Council prior to the issue of a building permit.
14. The construction of a pipeline to drain the water from the footway at the rear of the property down the arcade and into the existing pit in Bells Line of Road fronting the property, together with the dedication of an easement over the pipeline free of cost to Council. Details to be submitted with the building application.
15. A garbage storage area for all 7 (seven) shops shall be shown in an internal location within Shop 1. Details to be submitted with the building application.
16. The brick wall which forms a barrier on the existing walkway on the adjacent lot to the west shall be demolished at the applicant's expense. Prior to demolition approval shall be obtained from adjoining landowners as well as details being provided to Council to ensure that the demolition does not pose structural problems for the building.
17. A common advertising sign for all the shops in the development shall be provided in the landscaped area fronting Bells Line of Road.
18. A separate development application shall be lodged for any first floor additions.

- B. That a further report be brought forward on a future Development Control Plan for the North Richmond Shopping Centre and in particular the location of carparking and loading/unloading facilities.

14. VILLAS - BERALA PASTORAL CO (M TOLHURST) - LOT 6 DP36298 N^o 35 ARGYLE STREET, SOUTH WINDSOR. DA338/91.

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

1. The development shall be carried out generally in accordance with the plan dated 14 December 1991.
- 2-10 Standard Conditions (DA's) - 1 (\$5,450 (five thousand four hundred and fifty)), 31, 56, 70, 73, 6 (\$3,454 (three thousand four hundred and fifty four)), 22, 23 (\$250 (two hundred and fifty)), 55.
11. Construction of Council's standard residential footway and layback vehicular crossings to suit the access to the site.
12. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
13. Construction of concrete kerb and gutter and all necessary drainage together with the widening of the sealed pavement to 5m (five) over the frontage of the side lane together with any work necessary to make this effective.
14. Fencing which fronts Argyle Street and the side lane shall be feature fencing as indicated on the plan dated 14 January 1992.
15. All boundary and internal fences shall be to a height of 1.8m (one point eight) and at least lapped and capped in quality.

15. BILPIN DISTRICT - SUBDIVISION POTENTIAL. LEP5/89, LEP9/91

Messrs.J.Funnell, T.Dingle, J.Cross, W.Shields and F.Knowd of Bilpin, addressed the Committee.

THAT THE BILPIN Association be advised that Council still requires the question of subdivision to be considered along with the City Tourism Plan to identify whether there is a recognised Tourism theme that may be promoted and thus allowing some further subdivision. Further that this matter be re-tabled for determination after the establishment of the City Tourism Plan.

16. TRIMMING OF TREES - 313 MACQUARIE STREET, SOUTH WINDSOR; APPLICANT/OWNER; MR B HART. P1341/960 PT1

THAT THE APPLICATION be refused.

17. RIVERBANK REVEGETATION PROGRAMME. GR60/12 PT1

THAT THE INFORMATION be received.

18. UNAUTHORISED DWELLING - LOT 3, DP 505128 PITT TOWN BOTTOMS ROAD, PITT TOWN (K SMITH). P1631/740

Mr.C.Chesser addressed the Committee.

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, B.N.Keegan, M.G.Parsons, R.G.Calvert, C.A.Paine, P.J.Minturn, H.J.M.Books, L.C.Sheather, P.E.Rogers, and H.Williams.

Mr.Chesser addressed the Committee on site.

A FURTHER REPORT be brought forward on possible existing use rights pertaining to the land.

19. ENDANGERED FAUNA (INTERIM PROTECTION ACT). P160/GT 120

THAT THE INFORMATION be received.

20. ABORIGINAL LAND CLAIM N° 3454. GA10/2 PT1

THAT THE LANDS Department be informed that Council has identified the land for a particular use.

21. TREE REMOVAL - PROSPECT ELECTRICITY. GE20/31

THAT THERE BE a review with Prospect on the pruning of ornamental trees in the City area.

22. DUAL OCCUPANCY SUBDIVISION. SEPP N° 25/SECTION 94

THAT THE INFORMATION be received.

23. PRIVATE SEWAGE TREATMENT SYSTEMS. G90/3

THAT COUNCIL RECEIVE the report and adopt the programme as indicated.

Further that Council submit to WSROC and the Nepean/Hawkesbury Catchment Management Council a request for the recommendation to be implemented by other Catchment Councils.

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 JANUARY, 1992.

24. WASTE DISPOSAL DEPOTS. GW1/1, GW1/2

THAT THE WASTE depot facilities be available for residents and/or proprietors of premises within the Hawkesbury City Council area only and that the following tipping charges apply:

	<u>Present</u>	<u>Proposed</u>
1. Car Boots, Station Wagons	0.70 (seventy)	\$2.00 (two)
2. Small Trailers, Small Utility Trucks and Small Panel Vans	\$2.00 (two)	\$3.00 (three)
3. Trucks at rate per m ³ carried	\$18.00 (eighteen)	\$25.00 (twenty five)
4. Car Bodies	at cost	at cost
5. Recycled appliances Commercial only/ New Charge per appliance	\$5.00 (five)	

25. STATE RAIL AUTHORITY - DEVELOPMENT OF LAND AT RICHMOND RAIL STATION. L9/89, L14/91

THAT COUNCIL ENDORSE, in principle, the ultimate provision of commuter parking at East Richmond with Richmond Rail Station being provided with a bus/rail interchange and that the State Rail Authority and Metropolitan Lands Office be requested to have joint discussions concerning development of the facilities.

26. PASSENGER VESSEL - OPERATION FROM WINDSOR WHARF AREA. DA138/91

Mr.Wakeling, the applicant, addressed the Committee.

THAT CONDITION NO. 7 stand. Condition No. 6 be amended to read :

- "6. *The applicant shall tidy up and keep maintained the area around the wharf.*"

Condition N^o 8 be replaced with the following:-

- "8. *The applicant is to liaise with Mr I Clayton of Deerubin and Captain Cook Cruises concerning the compilation of a suitable shared use of facilities timetable. This timetable is to be agreed to by each operator and submitted to Council prior to operation of the vessel. Further that Council act as facilitator at these discussions.*"

27. TOURIST FACILITY AND SERVICE STATION CONVENIENCE STORE - LOT 1 DP730903, CORNER RICHMOND AND RACECOURSE ROADS, CLARENDON. BOYANA PTY LTD (MR J SGRO). DA341/91.

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

THAT THIS PROPOSAL in its present form not be supported as its form and character is considered to be objectionable in the context of the Windsor/Richmond area.

28. CARAVAN PARK EXTENSION, COMMERCIAL ROAD, VINEYARD, (LA-VINA CARAVAN PARK - I McERLANE) - AMENDMENT TO CONSENT. 166/90

The Mayor advised that Mrs. McErlane had not had an opportunity to read the business paper and wished to address the Committee on the matter.

CONSIDERATION OF THE application be deferred to the next General Purpose Committee Meeting to enable the applicant to address the Committee.

29. UNITS - LOT 5, DP 38183, N^o 180 WINDSOR STREET, RICHMOND
GEORGE EL KHOURI PTY, LTD. DA188/91

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

1. The development shall be carried out generally in accordance with the plans dated 1st May, 1990, and as amended on 19th November, 1991.
2. All water from the site is to be drained to the kerb and gutter in Windsor Street.
3. The creation of a 3.0m (three) wide easement along the western boundary of the site free of cost to Council prior to occupation of the development.
- 4-9 Standard Conditions (DA's) - 6 (\$6,108 [six thousand one hundred and eight]), 22, 50 (5 [five]), 31, 34, 61.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
11. Mirrors shall be placed on the northern property boundary to provide visibility to the east and west for vehicles leaving the site. Details to be submitted for consideration with the Building Application. Such mirrors are to be maintained in working order at all times to the satisfaction of the Divisional Manager Environment and Development.
12. Clothes drying facilities being provided to Council's satisfaction, either by way of external clothes lines or fixed internal clothes dryers. Details to be submitted with the Building Application.
13. Payment of an amount of \$19,200 (nineteen thousand two hundred) to Council, being a contribution towards the 2 (two) parking spaces which shall be deleted as a result of providing adequate sight distances, based on \$9,600 (nine thousand six hundred) per space. Payment shall be made prior to the release of building approval.

That further recommendations come from the Divisional Manager Environment and Development in relation to Condition 11, that is the entry on to the footpath area.

SECTION 3 - FINANCE1. ACCOUNTS PAID, STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE, FORM 2, AND SCHEDULE OF INVESTMENTS

Alderman Keegan declared an interest in Cheque No. 6618.

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.	6431	-	7226	\$3897723.41
Trust Fund Nos.	374	-	422	\$282603.75
FID General Fund	469111	-	469120	\$1091859.31
98P General Fund	37034	-	37038	\$2898975.00
98P Bank Trust Fund	425415	-	425418	\$660000.00
FID Account Trust Fund	25410	-	25411	\$210000.00
				\$9041161.47

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

Alderman Sheather declared an interest in Cheques Nos. 7651 and 7869.

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.	7227	-	8234	\$4168913.45
Trust Fund Nos.	423	-	561	\$911258.56
FID General Fund	469121	-	469129	\$576317.40
98P General Fund	37039	-	37040	\$3906737.47
98P Bank Trust Fund	425419	-	425421	\$646230.11
FID Account Trust Fund	25412	-	25415	\$302967.58
				\$10512424.57

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 JANUARY, 1992.

3. BUSINESS INFORMATION SERVICE. GL20/41 PT1.

THAT THE STRATEGY outlined by the Consultant for establishment of a business information service be adopted.

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

4. WOMEN'S COTTAGE - 22 BOSWORTH STREET. GC283/61 PT1

Ms.D.Newton and Ms.M.McDermott of the Management Collective of the Women's Cottage, addressed the Committee.

THAT THE WOMEN'S COTTAGE be granted a lease of the said Bosworth Street premises for a period of 3 (three) years with a 3 (three) year option and the upgrading of the premises happening as soon as possible.

5. STIMULUS EARLY INTERVENTION GROUP - REIMBURSEMENT BUILDING APPLICATION FEE. P1950/210 PT1.

THAT A DONATION of \$110 (one hundred and ten) be made to the Stimulus Early Intervention Group.

6. CAPITAL ASSISTANCE PROGRAMME - DEPARTMENT OF SPORT, RECREATION AND RACING 1991/92. GG21/47

SUBJECT TO THE applicant organisations contributing their proportion towards costs, an amount of \$40,759 (forty thousand seven hundred and fifty nine) be made available from Section 94 Contributions to meet Council's commitment to these projects.

7. SULLAGE REMOVAL SERVICE. GR10/7 PT1.

THAT A REBATE of \$282.15 (two hundred and eighty two dollars fifteen) be granted to those pensioners receiving a sullage collection service in accordance with Council's previously adopted Policy.

QUESTIONS WITHOUT NOTICE

Alderman Rogers advised that he had received a phone call this morning that seven Jacaranda trees that had been planted opposite Tamplin Field were not secured by staking and had recently been cut during the mowing of Tamplin Field and asked if these could be replaced and staked.

Alderman Rogers referred to a complaint that he had received from a resident in relation to seeking to go to the South Windsor tip at 4.20 p.m. and was told that the tip closed at 4.30 p.m. and sought a clarification. Alderman Rogers stated that the same resident had occasion on the following day when it was raining, to ring the Council and was told by reception, when enquiring as to whether the tip was open, that it was. He subsequently went to the tip and it was closed because of the rain.

The Divisional Manager of Environment and Development undertook to advise Alderman Rogers in this regard.

Alderman Rogers asked for a report to be prepared in relation to a non smoking policy in the whole of the local government area of Hawkesbury as to Council's responsibility taking into account the occupational health and safety considerations. Suggesting that consideration be given to contacting the North Sydney Council.

Alderman Parsons again asked the question regarding the North Street drainage and if this could be reported back to him.

Alderman Parsons referred to allegations that the conditions of approval are not being met in regard to the McGraths Hill landscape supply yard and asked if the Divisional Manager of Environment and Development had any information regarding the representations that he had made.

The Divisional Manager of Environment and Development said that he would be reporting on the matter to the next Committee Meeting as there had been further

representations from both objectors and also the landowner, who wanted the matter clarified. He also undertook to advise Alderman Parsons what is happening in this regard.

Alderman Keegan drew attention to potholes in Park Road, Mulgrave.

Alderman Keegan asked for a report on McGraths Road and Collith Avenue, South Windsor.

Alderman Keegan asked if Mr. Vaughan at Pitt Town Road could be requested to carry out a tree planting exercise around the perimeter of his land.

The Mayor suggested that this be brought forward to the February meeting as a Notice of Motion.

Alderman Keegan stated that Council did agree to put certain signs at the ramp at South Creek and sought advice as to the present position in this regard.

The Manager of Operations advised that pollution advice signs had been erected - one near the boat ramp on the upstream side and one on Blacktown Road.

Alderman Keegan stated that he felt that signs should be erected at the ramp forbidding swimming and that he would be bringing this up as a Notice of Motion.

Alderman Keegan asked if it is true now that Prospect Council has to make an application every time it has to erect or change a pole.

The Divisional Manager of Environment and Development stated that he had only heard of this through the media about a recent decision in the Land & Environment Court and the Blue Mountains Council and undertook to clarify the matter and report to the Ordinary Meeting of Council.

Alderman Paine referred to an article in yesterday's newspapers that "there will be no reason to query any sudden reluctance by ratepayers in the Hawkesbury City area to put out newspapers and plastic bottles for recycling. The Council is considering a proposal to charge constituents \$19 for the service," and asked if this was true or false.

The Mayor advised that Council had resolved to apply for a small increase in rates to do this, which went to the Minister. This was rejected. Council appealed and was again refused. This will be reported to the next meeting of Council.

Alderman Calvert referred to Pages 51 and 52 of Council's investments and noted that the interest rates are some 8% now. He asked if this has been allowed for in the Estimates and if not will there be a shortfall in funds.

The Town Clerk/General Manager stated it is likely, although the Estimates are always couched conservatively and the Divisional Manager Financial Management did expect that the interest rate could be that low this year. An examination of the budget papers will show that interest on investments is quite small compared to previous years.

Alderman Sheather referred to the extension of Woods Road and stated that there are lots of problems in relation to traffic movement. To extend Woods Road through where the development is going would give another set of traffic lights at the other end of Woods Road. If it is not intended for traffic to flow down Woods Road, then Council should be looking at alternatives.

The Mayor suggested that this be included in the question regarding Collith Avenue.

The meeting terminated at 9.29 p.m.

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

.....
Mayor

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 JANUARY, 1992.

Town Clerk/General Manager

Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>						
<u>Conservation</u>						
1010 Museum Maintenance & Services	4200	-	172	172	-	Annual Provision
1020.0 Tree Planting New	32700	-	-	-	-	Annual Provision
1020.01 Tree Mtce	35000	-	207	207	-	Annual Provision
1020.02 Earth Week	4500	-	-	-	-	Annual Provision
1000.250 Richmond Grandstand Conservation - Stage 2	32000	28510	23	28533	-	Work Complete
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	165500	-	10595	10595	-	Annual Provision
<u>RTA State Roads "Tied" Grant 91/92</u>						
2002.175 Wisemans Ferry 91/92	444000	121441	18182	139623	-	Waiting Notification of Programme
2004.175 Webbs Creek Ferry 91/92	212500	93727	13246	106973	-	Waiting Notification of Programme

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
2006.175 Sackville Ferry 91/92	204750	92227	12485	104712	-	Waiting Notification of Programme
2008.0 Docking Slips	2600	-	-	-	-	Annual Provision
Road Maintenance						
2016.1-6 Sealed Roads Mtce	1037000	-	40443	40443	-	Annual Provision
<u>Road Resealing</u>						
1991/92 Loan Programme	\$100000					
1992/93 Loan Programme	\$100000					
Council Revenue	<u>\$112620</u>					
	\$312620					
Bowen Mountain						
2016.501 Bowen Mountain Road	22523	-	-	-	-	Programmed Feb/March
Bellbird Crescent	3432	-	-	-	-	Programmed Feb/March
Wattle Street	2789	-	-	-	-	Programmed Feb/March
East Kurrajong						
East Kurrajong Road, Section 1	30352	-	-	-	-	Programmed Feb/March
Freemans Reach/Kurmond						
Kurmond Road	32712	-	-	-	-	Programmed Feb/March

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

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

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
Windsor						
Anschau Crescent	1024	-	-	-	-	Programmed Oct/Nov
Ross Street	8093	-	-	-	-	Programmed Oct/Nov
James Meehan Street	9388	-	-	-	-	Programmed Oct/Nov
Harris Street	7508	-	-	-	-	Programmed Oct/Nov
Wilberforce						
Pitt Town Ferry Road	6338	-	-	-	-	Programmed Oct/Nov
Still to be allocated	620					
<u>Regional Roads Programme 1991/92 RTA Grant (\$373680)</u>						
2035.100 Regional Roads 1991/92	373680	171514	4249	175763	-	Maintenance Work
<u>Australian Construction Services (\$34570)</u>						
<u>Council Revenue (\$11520)</u>						
2026.16 Percival Street 1991/92	24250	-	-	-	-	Work as Necessary
2026.15 Dight Street 1991/92	21840	-	-	-	-	Work as Necessary

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
<u>ROAD MAINTENANCE</u>						
2021.0-3 Unsealed Roads Mtce	340000	-	30579	30579	-	Annual Provision
Flood Damage						
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1431101	-	1431101		Work nearing completion
Flood & Storm Damage 1989						
RTA Programme (\$217030) Loan Programme (\$25000)						
Local Roads						
2030.30 Emergency Works	53000	53002	-	53002	+2	Work Complete
2031 Argyle Reach Road	18000	1504	-	1504	-	Work In Progress
Avondale Road	5000	403	-	403	-4597	Work Complete
Brennans Intersection	12500	10274	-	10274	-2226	Work Complete
Cabbage Tree Road	23000	23000	-	23000	-	Work Complete
Glebe Road	25400	11916	-	11916	-13484	Work Complete

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

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

FLOOD & STORM DAMAGE 1990**Local Roads (\$1638140)**

(Grant \$1563140)

2032	(Council \$75000)	1638140	1598267	2114	1600381	-	Work in Progress
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Local Roads Regional \$71800

(Grant \$71000)

		71800	71754	142	71896	+96	Work Complete
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Classified Roads \$159800

2032.263-266	(Grant \$159800)	159800	157851	-	157851	-1949	Work Complete
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Maintenance and Repair

2042.01	Paved Footpaths Mtce	18100	-	19	19	-	Annual Provision
2042.07	Unpaved Path Mtce	2000	-	-	-	-	Annual Provision

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
2044 Bus Shelter Shed Mtce	3000	-	72	72	-	Annual Provision
2046.001 Bridge Mtce	80000	-	4504	4504	-	Annual Provision
2050 Street & Gutter Cleaning	205450	-	24261	24261	-	Annual Provision
2052 Kerb & Guttering Mtce	45000	-	2554	2554	-	Annual Provision

PROVISION OF INFRASTRUCTURE

2061.01 Sundry Pub/Wks Survey & Design	10750	-	2396	2396	-	Annual Provision
2074 Vehicular Crossings	3000	-	349	349	-	Work As Required - Contra

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

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

2070.18 Hanlons Road, Bilpin	29000	-	749	749	-	Word Commenced
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General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Loan Programme 89/90</u>						
2070.20 Kentucky Drive Chestnut Drive Glossodia	85200	41640	-	41640	-	Necessary Work Completed Surplus funds to be reallocated
2090.05 Level Crossing Road	30000	-	-	-	-	Council Contribution - Works by RTA
2066.05 The Terrace reopening	230000	3453	664	4117	-	Preliminary Survey
<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	4090	20128	-	Work Complete (Exp. 1992)

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>LR 89/90 RTA Grant (\$565300)</u>						
<u>Council Revenue (\$27044)</u>						
2071.201 West Portland Road - Reconstruct Pavement	16035	14880	1155	16035	-	Work Complete
2071.202 West Portland Road - Reseal	24548	-	24548	24548	-	Work Complete
2071.203 Argyle Street - George to Macquarie to Mileham	88151	88114	37	88151	-	Work Complete
2071.204 Argyle Street - Mileham to Fairey	213551	607	212944	213551	-	Work Complete
2071.205 Freemans Reach Road	116818	11 4507	2311	116818	-	Work Complete
2071.210 -214 George Street	133242	43395	7724	511 19	-	Work Progressing
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.301 Tennyson & East Kurrajong Road - Reseal	55000	53302	-	53302	-1698	Work Complete
2071.302 Boundary Road Vineyard	87500	6519	-	6519	-	Subject to agreement Baulkham Hills
2071.303 George Road Wilberforce	160100	153069	-	153069	-7040	Work Complete

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.304 Mileham St - Day St - Fairey Rd	242500	36813	-	36813	-	Work Commenced
2071.349 The Driftway	894510	797905	12360	810265	-	Work Stage I nearing Completion
ACRD 90/91	\$ 50000					
ACRD 91/92	\$ 50000					
Loan 68	\$ 50000					
Loan 90/91	\$ 50000					
RTA Sp Works Grant	\$422240					
Penrith Council Cont	\$236135					
Loan 92/93	\$ 36135					
 <u>LR 91/92 RTA Grant (\$673826)</u>						
 <u>Less \$50000 to the Driftway - See Programme</u>						
Clergy Road, Wilberforce	-	-	11500	-	-	Programmed April
Tizzana Road	-	-	28275	-	-	Programmed November
Scheyville Road	-	-	12285	-	-	Programmed November
West Portland Road	-	-	11700	-	-	Programmed November
Creek Ridge Road and Spinks Road	-	-	15566	-	-	Programmed April
2071.400 Rehabilitation of Previous Works						
2071.401 East Kurrajong Road Sec 2	88100	-	-	-	-	Programmed March
2071.402 Riverview Street North Richmond	140000	-	-	-	-	Programmed February
2071.403 George Street South Windsor	60000	-	-	-	-	Programmed August

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.404 Hilltop Road Tennyson	68700	9200	22982	32182	-	Work in Progress
2071.405 Murrays Road	42800	-	-	-	-	Programmed April
2071.406 Martins Lane Freemans Reach	21100	11088	-	11088	-	Work Complete
2071.407 Forrester Place Maraylya	43800	-	-	-	-	Programmed October
2071.408 Hermitage Road	100000					

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

RTA Grant \$267000

BHSC \$70000

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

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>Rehabilitation, Wilberforce</u>							
2073.04	Ascot Place	17245	-	-	-	-	Programmed May
2073.05	Hawkins Place	3311	-	-	-	-	Programmed May
2073.06	Heather Place	21285	-	-	-	-	Programmed May
2073.07	McKenzie Crescent	3785	-	-	-	-	Programmed May
2073.08	Nartee Place	6200	-	-	-	-	Programmed May
<u>Kerb and Guttering</u>							
<u>Loan Programme 1990/91</u>							
2080.303	Laneway Clergy - Copeland Road	56000	21432	32532	53964	-	Work in Progress
2080.301	George Street at Windsor Station	12000	1701	1014	2715	-	Work in Progress
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	26500	-	1998	1998	-	Annual Provision
2092.01	Traffic Sign Mtce	22000	-	3107	3107	-	Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 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	-	5168	5168	-	Annual Provision
<u>Emergency Services</u>						
3010 State Emergency Services	43300	-	2668	2668	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 86/87						
3200.01 Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000) (Cont. '90 \$8820)	55820	68140	182	68322	-	Work Completed
3200.02 Drainage Mulgrave/Curtis Road	25000	100	-	100	-	Work by Developers
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Completed

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
3200.102 36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40712	-	40712	-3128	Work Complete
Loan Programme 89/90						
3200.112 21-23 Michael St, Nth Richmond	3800	943	-	943	-	Work Commenced
<u>Maintenance</u>						
3210 Drainage Mtce	38000	-	1907	1907	-	Annual Provision
<u>Street Lighting</u>						
3220.01 Street Lighting	490000	-	48379	48379	-	Annual Provision
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
Car Parking						
4000 Car Parks Mtce	87700	-	3031	3031	-	Annual Provision

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	51700	-	3559	3559	-	Annual Provision
Parks						
E23B1 Parks Mtce	573940	-	53381	53381	-	Annual Provision
5180.03 Parks Amenities Mtce	58500	-	2709	2709	-	Annual Provision
5180.004 Parks Cleaning	226500	-	15257	15257	-	Annual Provision
5180.09 Contract Mowing	93100	-	-	-	-	Annual Provision
5180.013 Garden Competition	4730	-	-	-	-	Annual Provision
<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	-	651	-	Work Commenced

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
	Powell Park	5500	250	-	250	-	Improvements By S530A Committee - Work Complete
5680	Richmond Park - Cannons, Tables & Trees	61850	17821	17	17838	-	Work Commenced
	Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	15776	-	15776	-	Playground Construction Completed
<u>Loan Programme 1989/90 (\$71400)</u>							
Contributions (\$284300)							
5682	Windsor						
	McQuade Park	32000	-	24432	24432	-	Work in Progress
	Berger Road Reserve	13000	9461	100	9561	-3439	Work Complete
	Governor Phillip Park	15000	15171	-	15171	+171	Work Complete
	Richmond						
5682.20	Bensons Lane Complex	215000	11654	171855	183509	-31491	Building Complete
.02	Richmond Park - Grandstand (\$20000 - Dept Sport & Rec)	40000	37190	1286	38476	-1524	Stage 1 Complete
.07	Tamplin Field	15000	4856	3998	8854	-	Work in Progress

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
	Kurrajong						
.08	McMahons Park	30000	24808	148	24956	-	Work in Progress
.09	Bowen Mtn Park	10000	6793	-	6793	-	Improvements by Committee
.10	Memorial Park	30000	490	-	490	-	Programmed March
	Wilberforce						
.11	Wilberforce Park	76000	59532	-	59532	-	Work in Progress
.12	Woodlands Park	18000	5445	-	5445	-	Work in Progress
5180.103	The Breakaway (\$43450 Dept Public Works Flood Prog.)	54450	52380	-	52380	-2070	Work Complete Contribution to Toilet Block.
	Oakville						
5682.13	Maraylya Park	25000	21183	-	21183	-	Work in Progress
	Macdonald Valley						
.14	St Albans	10000	11260	-	11260	+1260	Work Complete
.15	Landscape/Development - Major Parks & Reserves	5700	231	17	248	-	Landscape Designs

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>1990/91 S94 Contributions (\$379100)</u>						
Grants (\$71400) Cont. (\$2000)						
Windsor						
5682.23 Colbee Park McGraths Hill	25000	8094	-	8094	-	Work Commenced
5682.38 Richmond Ex-Servicemens' Sport Complex - Water Supply	29000	5543	-	5543	-	Work Commenced
5682.28 Icely Park	43000	24476	2386	23862	-	Work Commenced
5682.29 North Richmond Community Centre	6000	277	403	680	-	Work Commenced
5682.30 Kemsley Downs Estate	6000	1424	-	1424	-	Plan of Management
5682.31 McMahons Park						
Replace Existing Amenities	32600	8046	-	8046	-	Work Commenced
5679.01 McMahons Park - BBQ Area	14800	15176	-	15176	-	Work Complete
(Grant \$7400)						
(Cont. \$7400)						
5682.40 McMahons Park Upgrade Water Supply	3000	3150	518	3668	+668	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	-	155	-	Work Commenced

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
<u>Capital Works Programme 1987 (\$25000)</u>						
5681.08 Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme 1992
5681.02 APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	-	2591	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>						
<u>Cordners Corner</u>						
6050.06 Cordners Corner Restoration	10000	-	1028	1028	-	Operation Continuing
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	56000	-	1181	1181	-	Annual Provision

General Purpose Committee - Works - 25/2/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>SEWERAGE WORKS</u>						
8401.00 South Windsor Treatment Works Stg 1	2200000	2850991	-	2850991	-	Substantially Complete
8256.03-06 South Windsor Treatment Works Stg 2	4100000	3529172	7603	3536775	-	Works Proceeding

Recommendation

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

2. OPERATION B-DOUBLE VEHICLES - MACQUARIE STREET RAIL BRIDGE BYPASS. GT230/4 PT1

Advice has been received from the Roads & Traffic Authority that an application has been submitted for B-Double vehicle operation on the bypass of the railway subway on Macquarie Street, Windsor via the designated bypass along Argyle Street, Fairey Road and Brabyn Street.

In consideration to this application the vehicles will have to cross the railway line at the Fairey Road crossing. There is an acute angle bend at the intersection of Fairey Road and Argyle Street and the uneven surface of the road pavement in Fairey Road between Brabyn Street and the rail crossing is detrimental to the safe passage of the vehicles.

In addition to the angled approach to the railway level crossing at Fairey Road, there is only a short length of road on the northern side of the crossing prior to the intersection with James Meehan Street and Brickfield Road. It is therefore proposed that the RTA be advised that the route is considered unsuitable for use by B-Double vehicles.

The maximum allowable height of the units is 4.3m while the clearance on the Macquarie Street subway is 4.0m. The alternative to this route would be to use the high vehicle bypass through Richmond or the controlled crossing at Riverstone.

IT IS RECOMMENDED THAT the Roads & Traffic Authority be advised that Council considers the bypass route to the Macquarie Street subway unsuitable for B-Double operation due to the need to use an open railway crossing with an intersection immediately adjacent with sub-standard geometric layout and that the uneven pavement in Fairey Road between Mileham Street and the rail crossing is detrimental to the safe passage of the B-Double vehicle.

Further, that the acute bend at the intersection of Fairey Road and Argyle Street will result in vehicles crossing the centre line of the carriageway while turning.

3. COLLITH AVENUE, WINDSOR SOUTH. 360/R

A report has been requested as to the steps that should be taken for the upgrading of Collith Avenue to provide improved travelling conditions.

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The road can be divided into four sections.

- Section A Rifle Range Road to Tasman Place
Length 115m. Pavement surface A.C. 10m wide.
No kerb and gutter on eastern side with 1m shoulder.
Pavement condition satisfactory.
- Section B Tasman Place to a point 280m north.
Length 280m. Pavement surface A.C. 4m wide bitumen flush
seal 3.2m, shoulder 3.8m.
Pavement condition A.C. satisfactory.
Bitumen flush seal average, reseal required in next 1-3 years.
- Section C Woods Road to Section B.
Length 130m. Pavement surface A.C. 3.5m wide.
Bitumen flush seal 3.7m, shoulder 3.8m.
Pavement condition A.C. stressed with crescent or longitudinal
shaped cracks visible.
Bitumen flush seal extensively patched with moderate riding
quantity.

Upgrading is required and should be considered upon approval to road plans for proposed aged persons village adjacent on the basis of either placement of an asphaltic concrete overlay or flush bitumen reseal.

The matter will be further reported as work is programmed to commence on the aged persons village.

- Section D Woods Road to Stewart Street.
Length 210m with bend to form a right angle intersection with
Stewart Street.
Pavement surface bitumen flush seal 4.5m wide with 1.2m
shoulder each side.
Pavement condition heavily patched exhibiting moderate to
poor riding characteristics.

Plans for the development of this area provide for the closure of this section of Collith Avenue and the opening of Woods Road across private land to Stewart Street.

It would be appropriate to commence negotiations for the land with the aim of funding the purchase, design of road and if necessary, construction within the 1993 Roads Programme.

Representations have been received over past years from the residents on the western or residential side of the street concerning the volume, speed and amount of heavy traffic using the street between Bligh Park and Windsor, in particular, the industrial area. The road is acting as a collector road and is being utilised as a route between Bligh Park and the areas to the north in preference to Rifle Range Road and George Street.

The traffic study for Bligh Park indicates the following traffic 1992, 3110v.pd, 1997, 4610v.pd.

It would therefore be appropriate to commence negotiations concerning the upgrading of the Rifle Range Road/George Street intersection with the RTA to provide appropriate traffic facilities to encourage traffic to access Bligh Park by this intersection.

IT IS RECOMMENDED THAT negotiations be commenced for the acquisition of land required for the extension of Woods Road between Collith Avenue and Stewart Street.

That discussions be commenced with the Roads & Traffic Authority concerning the improvement of the Rifle Range Road/George Street intersection.

4. PROPOSED DEVELOPMENT OF COLONIAL RESERVE, BLIGH PARK. GT130/1 PT8

Council, on 8th October, 1991, resolved that:-

- "A. The proposed development of the public reserve located on the corner of Colonial Drive and Guardian Crescent, Bligh Park, comprising sporting fields, amenities building, children's play area, irrigation and car parking be approved in principle.
- B. Approval be granted to fund the project from Section 94 Contributions estimated to cost \$370,000 (three hundred and seventy thousand)."

Plans showing two alternative sporting proposals ie; athletics field and playing fields were placed on public exhibition for the period 6th November, 1991, to 19th December, 1991.

It should be noted that the position of the proposed car park, building and children's play area are the same for both proposals.

At the completion of the exhibition period, a total of four submissions were received as follows:-

Hawkesbury Sports Council Steering Committee

General Purpose Committee - Works - 25/2/92

Richmond Little Athletics Centre Inc.,
Bligh Park Community Enhancement Group
Hawkesbury Softball Association

Hawkesbury Sports Council Steering Committee

This organisation supports the development of the reserve as an athletics field and would appreciate the opportunity of addressing Council in this regard.

Richmond Little Athletics Centre Inc.,

This organisation is not opposed to the proposed development of playing fields at this location, however, they are opposed to the development of athletics facilities, for administrative and technical reasons. The main objections relate to:-

- "a) The Little Athletics Association of NSW would not allow the development of a second centre within the same locality. The Richmond Centre would not move to Bligh Park as this will detract from its current healthy membership.
- b) Due to its proximity to residential housing, experience has shown that the frequent use of starting pistols and PA systems, including a need for up to 400 car parking spaces has caused serious conflict with nearby residents."

The Committee recommends that Council not proceed with the athletics option and give consideration to improving Tamplin Field or developing Clarendon.

Bligh Park Community Enhancement Group

This is a newly established organisation with a membership of five. It proposes a third option comprising:-

- a single playing field adjacent to passive use open space;
- the open space to incorporate a multi-purpose fitness track with aerobic stations (for jogging, walking and cycling);
- extensive landscaping.

irrespective of Council's decision, this group has requested the opportunity to participate further in the development of this reserve.

Hawkesbury Softball Association

The President of this organisation, Mr. Syd Colebrook has suggested that the reserve be utilised for softball as its present 364 registered players have no official venue and are presently utilising Colbee Park for senior games and Bounty Reserve for training and junior games only.

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Mr. Colebrook predicts a 30% growth and indicates spectator numbers are difficult to estimate as they vary between grades. In addition, as softball is a summer sport only, the fields could then be made available for winter sport activities.

Accordingly, there now appears to be two options available, namely:-

Playing Fields - Softball/Soccer (winter)
 Cricket/League

Multi-purpose - Single playing field and open space for aerobic station, passive recreation etc.

The choice between softball, soccer, cricket and league is largely dependent upon preference and expected usage, as the only field difference is the line marking. It is considered that the establishment of playing fields for whatever purpose will attract a strong interest from sporting associations which generally contribute towards the ongoing maintenance.

The establishment of a multi-purpose facility may also generate a strong community interest, particularly since the site is centrally located within the Bligh Park Estate. The additional cost associated with the provision of such a facility is estimated at \$35,000.

Having regard to the interest generated by the various proposals it is considered appropriate to seek the views of the Hawkesbury Sports Council and the local school to determine the appropriate facility for this area.

In the interim it is intended to proceed with the installation of the children's playground at the southern end of the site.

IT IS RECOMMENDED THAT:-

- A. A decision on the future development of Colonial Reserve Bligh Park, be deferred pending further discussion with the Hawkesbury Sports Council and local groups to more precisely identify the needs of the Bligh Park Community; and
- B. The installation of a children's play at the southern end of the site proceed.

GENERAL PURPOSE COMMITTEE MEETING

P L A N N I N G A N D D E V E L O P M E N T

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

Owner:	E V Allard
Area:	564m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: - General Industrial 4(a)
Advertising:	Not required
Date Received:	24th January, 1992

Proposal

Application has been made to establish and operate a hairdressing salon within an existing industrial unit in Ham Street, South Windsor. The unit, located at the front of an industrial complex, is comprised of three components - a warehouse, office and showroom. It is proposed that the hairdressing salon occupy the showroom. Hours of operation will be from 9.00am to 5.00pm, Mondays, Tuesdays, Wednesdays and Fridays; 9.00am to 9.00pm, Thursdays; and 9.00am to 12.00 noon, Saturdays. Further, two people will be employed on the premises.

Statutory Situation

The subject land is zoned General Industrial 4(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. Within this zone, only shops which are "ancillary to, and used in conjunction with, manufacturing purposes permissible in this zone, or which serve the daily needs of the workforce of the industrial area", are permissible with consent.

Planning Comment

In support of the proposal, the applicant has provided a questionnaire containing 93 signatures. All signatories raise no objection to the opening of a hairdressing salon in the industrial area, and believe that it will serve the community in the South Windsor industrial area.

Whilst it is acknowledged that the salon will certainly serve those people employed in the industrial area (as well as those people living in the adjoining residential area) it must be determined whether such a use serves the daily needs of the workforce. Council has, in the past, supported such uses as sandwich shops, milk bars and general stores. It is considered, however, that a hairdressing salon is not a place that an individual would visit every day or even every week, and therefore, such a use would not satisfy the provisions of the Local Environmental Plan. Further, permitting the use of the premises for this purpose could lead to an undesirable precedent. Other shop owners would have an expectation that they too could establish in industrial areas where rents are lower and this could result in a reduction in available industrial floor space.

It is noted that in certain industrial areas in Penrith, hairdressing salons are permitted; whilst in others, they are prohibited. In Baulkham Hills, hairdressing salons are permitted in all industrial areas. In Blacktown, a similar situation to that in Hawkesbury applies, whereby only shops which serve the daily needs of the industrial workforce are permissible. Whilst Council can use this advice as a guide in determining the application, it must be satisfied that a hairdressing salon "serves the daily needs of the workforce of the industrial area" to grant approval in accordance with the provisions of the LEP.

For the reasons provided earlier, it is considered that a hairdressing salon does not comply with these provisions. Accordingly, the application is recommended for refusal.

IT IS RECOMMENDED THAT the application be refused as the proposal is not a permissible use of the land pursuant to Hawkesbury Local Environmental Plan, 1989.

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**2. HOME ACTIVITY - TENT MANUFACTURE - LOT 1 DP220236,
Nº , 542 WINDSOR ROAD, VINEYARD - E & W MONIN. DA8/91**

Owner:	R & C Roskam
Area:	3692m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Rural 1(c)
Advertising:	Advertised in accordance with Council policy with 1 submission received
Date Received:	16 January 1992

Proposal

Council is in receipt of an application proposing the use of an existing shed for the purpose of manufacturing and repairing tents. It is also intended to sell the tents, plus a small range of camping accessories from the shed. It is envisaged that up to 6 tents will be produced each week.

Two persons, both residents, are to be employed in respect of the use which will operate between the hours of 9.00am and 5.00pm Monday to Saturday.

Statutory Situation

The use proposed constitutes a "Home Activity" under the definitions contained in Hawkesbury Local Environmental Plan, 1989. This is a use permissible, with Council consent, within the Rural 1(c) zone.

Submissions

One submission was received from Mr L Taylor of Lot 2 Bandon Road objecting to the development on the following grounds:-

- * noise;
- * interference to electricity supply;
- * reduction in property values; and
- * traffic hazard.

The only machinery utilised by this use is an industrial sewing machine. This machinery does not require a higher electricity supply than that already provided. The noise emanating from the machine is comparable to that from domestic sewing machines and will not create a noise nuisance.

No evidence has been submitted to substantiate any reduction in property values.

The traffic generated by this development is negligible and will not create a traffic hazard.

The submission received does not warrant refusal of the application.

Planning Comments

The subject property is a corner allotment with an area of 3692m². The property presently contains an existing brick residence and a fibro shed. Council via DA218/83 has approved a home activity framing pictures upon the subject site.

Council's Parking Development Control Plan does not specify a requirement for this particular use. Informal parking for up to 4 vehicles is available between the shed and Bandon Road. This will adequately cater for the expected parking generated by this proposal plus provide a loading/unloading area.

The subject property is surrounded by land utilised for residential, retail and educational purposes. The use proposed is of a domestic scale and will not adversely affect the amenity of the locality.

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 16th January, 1992.

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; or*
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).*
3. 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. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
5. All raw materials and finished goods are to be stored within the building and all work performed to be confined in the building.
6. Operating hours shall be limited to 9.00am to 5.00pm, Mondays to Saturdays. Any alteration of these hours will require Council consent.

3. TYRE LANDFILL - PART LOT 1 DP74436 AND PART LOT 1 DP66653 LEVEL CROSSING ROAD/RAILWAY ROAD SOUTH, VINEYARD - N E PEARE PTY LTD. DA19/92 ✓

Owner: N E Peare Pty Ltd
Area: 84.17 hectares
Zoning: Hawkesbury Local Environmental Plan, 1989: Rural 1(b)
Advertising: Advertised in accordance with Council's Policy with no objections
Date Received: 3 February 1992

Proposal

The application is for the establishment and conduct of a tyre landfill disposal operation upon a 1ha site. The proposed tyre landfill disposal operation would involve the placement or layering of whole tyres in 5 metre deep v-shaped trenches with a 6 metre width. The trenches are then backfilled with the excavated fill material in order to help assist tyre compaction.

The final process of the tyre landfill works would involve the finalisation of the fill material to a finished contour level from between zero to 3m above the natural surface level. (This tyre landfill operation and subsequent raised finished contour level is expected to overcome an existing soil salinity problem over the subject site to allow the reinstatement of mixed cropping agricultural practices).

Background

The current application is similar to a previous application for the establishment and conduct of a tyre landfill disposal operation over the site. This application was reported to, and refused by Council at its Ordinary Meeting of the 14th August, 1990 for the following reasons:-

- "1. The tyre landfill development would represent an unacceptable fire risk. In this regard, the application makes no provision for appropriate fire fighting measures to overcome this risk.*
- 2. The application does not demonstrate appropriate tyre retention measures to safeguard against the potential upward movement of tyres and possible floating/disposal problems downstream from the site.*
- 3. The development is not in the public interest."*

Council further resolved that representations be made to relevant State and Commonwealth Ministers and Departments indicating Council's concern in respect to the use of tyres for landfill development with a request for funding of scientific research into alternative disposal methods.

The general consensus from relevant Government Departments following Council's representations found that tyre landfill operations on low value land are the best option currently available for the disposal of used tyres.

In this respect, the CSIRO Division of Applied Physics acknowledged the problems associated with the disposal of scrap tyres and indicated only one (1) additional slightly viable option was available for the disposal of scrap tyres, known as cryogenic shredding. Cryogenic shredding is a process whereby rubber undergoes a brittle chemical transition to a glassy state of temperatures below -40 degrees celsius. The rubber is cooled in liquid nitrogen and is then finely shredded while in a brittle state. Cryogenically ground scrap tyres may then be mixed in road surfacing binder with some benefit in extended road life.

Statutory Situation

The subject lands are currently zoned Rural 1(b) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The development and conduct of a tyre landfill operation is permissible upon land zoned Rural 1(b), subject to Council consent.

The proposal is further subject to the provisions of the Draft Landfill Development Control Plan No. 1/92 which is concurrently reported to Council at this meeting for consideration to allow further public exhibition and further investigation.

The Draft Landfill Development Control Plan 1/92 proposes to restrict the filling of land by the placement of whole or shredded tyres to lands above the 1 in 100 year flood frequency level except in cases where flood liable or flood prone lands are only subject to very low velocity back-up floodwater effects and where satisfactory provision is made for tyre retention measures.

This proposed restriction is based on the reputed long-term upward working movement of tyres towards the surface as a result of trapped air pockets and poor tyre compaction.

The proposed tyre landfill development would generally comply with the proposed restriction since the site is situated on land below the 1 in 10 year flood frequency level (12.2 metres) but which is only affected by low velocity back-up flows. Further, the tyre landfill development could be conditioned requiring a 2 metre minimum finished contour level above the tyre cells or trenches in order to assist tyre compaction and mitigate against the upward movement of tyres.

Notwithstanding this, the report to Council in respect to the Draft Landfill DCP indicated a concern that the development of tyre landfill operations on flood liable lands or where the underlying strata (below the tyre trenches) is porous, may lead to leaching and contamination problems associated with the longterm chemical breakdown of tyres.

Accordingly, it is recommended that the application be deferred pending further investigation and consideration of the Draft Landfill Development Control Plan No. 1/92 in relation to the potential problems associated with tyre landfill developments, especially the issue of longterm leaching and land contamination.

IT IS RECOMMENDED THAT the applicant be advised that the application will be deferred pending further investigation in relation to potential problems associated with tyre landfill developments and final consideration of the Draft Landfill Development Control Plan 1/92.

*{ letter to applicant
deferred to next G.P.C. }*

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

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

Background

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

- "1. That Council make application to the Metropolitan Lands Office to close and purchase unnecessary road being:*
 - a. the 6.096m (six point zero nine six) wide parking area/road in front of Lots 402-411 DP214754 Spinks Road, Glossodia;*
 - b. Commerce Row being 6.096m (six point zero nine six) and 12.192m (twelve point one nine two) wide between Spinks Road and Golden Valley Drive, Glossodia, as shown at the side and rear of Lots 402 - 411, DP214754 and between Lots 414 and 415, DP214754.*

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

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

Proposal

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

Statutory Situation

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

Public Submissions

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

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

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

We have already had conversations with your Council regarding this matter and we were told on the first occasion that this would not proceed any further and that we would not lose this frontage and a letter of confirmation would be

sent to us. We then had another telephone call from your office to say that this is not so, and that if we wanted to keep this road frontage we would have to pay legal fees for the above transfer.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning Comment

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

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

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

1. The subdivision shall generally be in accordance with plan no. 8182-91, dated 16th December, 1991.
2. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).

3. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
5. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder over the frontage of proposed lots 1, 2 & 3 to Spinks Road together with any such works as are necessary to make this construction effective.
6. The provision of interallotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council.
7. Construction of road and drainage works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
8. A design checking and inspection fee of \$317 (three hundred and seventeen), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
9. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
10. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 31st December, 1992.

**5. NEW SHOP FRONT - OLD WINDSOR POST OFFICE - LOT 1,
DP771874 GEORGE STREET, WINDSOR - R PONT, DA340/91**

Owner: Cheval Investments Pty Ltd
Area: 858.5m²
Zoning: Hawkesbury Local Environmental Plan, 1989
- General Business 3(a)
Advertising: Not Required under Council's Policy
Date Received: 18th December, 1991

Background

In July, 1991, development consent was granted to alter and renovate the Old Windsor Post Office building to enable its use for commercial purposes.

Application was made in December, 1991, to enlarge the shopfront area of tenancy 2(a) to facilitate exposure for retail use. Council on the 11th February, 1992, resolved that a decision in relation to the proposed alteration to the building be deferred to allow the applicant to furnish details and evidence including proposed usage to support a claim that such alterations are a necessity.

Applicant's Submission

A submission from the applicant has now been received in accordance with Council's resolution. The applicant's submission reads as follows:-

"With the exception of tenancy 2(a) we have now fully leased the Old Post Office building. The proposed new extension at the rear is also fully leased subject to completion of legal documentation and development consent.

We have attempted to preserve the integrity of the building and on this basis, several offers to lease this vacant shop have been rejected from people requiring to use the premises for the sale of:-

- 1. Milkbar/hamburgers.*
- 2. Pizza and late night takeaway food.*

Advertising and promotion costs, to date, total \$5,690 (summary attached) and we are anxious to lease the vacant shop before commencing stage 2 at the rear.

At this time, we have two very acceptable tenants requiring to lease tenancy 2(a) for use as:-

- 1. a coffee lounge.*
- 2. Ray White Real Estate.*

Both prospective lessees require exposure to the Mall and indicate that they are only prepared to enter into a lease on condition that the wall is opened along the line set out in our development application or some similar compromise, that is, deletion of the door. Both businesses would enhance the building and be far more desirable than a fast food operator.

Council's early consent to this application would provide significant financial relief to ourselves."

The submission contains a schedule of the \$5,690 expended by the applicant on advertising from May, 1991, to January, 1992, and annexed to the submission are photocopies of all advertisements placed in various newspapers.

Planning Assessment

The submission indicates the significant attempts made by the applicant, to date, to secure an appropriate tenant for tenancy 2(a). It is considered that use of tenancy 2(a) as a milkbar or late night takeaway food premises would compromise the historic character of the building. Whilst use of tenancy 2(a) as a coffee lounge or real estate office will necessitate some alteration of the building, the proposed alterations are not significant and are required to facilitate retail use.

The location of the Old Windsor Post Office on a slight rise of the hill, makes the building an important focal point, not only for the town but also for the Windsor Mall. Council has a considerable investment in the Mall, having expended some \$800,000 on its construction in 1985. Given this, the application proposing adaptive reuse of the Post Office building is considered reasonable in terms of the buildings heritage significance and its impact on the Mall. It is, therefore, considered that this application proposing minor alteration of the building, should be approved subject to compliance with conditions relating to submission on the building application and signage.

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

1. The proposed shop front of tenancy 2(a) shall be in accordance with Plan N^o 9106, dated December, 1991.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. The applicant is to consult with the Divisional Manager Environment and Development prior to any signs being erected, displayed or painted on the building to ensure that such signage is sympathetic with the existing building.

**6. SUBDIVISION - LOT 14, DP202803, N° 260 TERRACE ROAD,
FREEMANS REACH - P S GRAHAM AND ASSOCIATES. SA220/91.**

Owner:	Mr and Mrs C Roseleur
Area:	2.382ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1) (Scenic)
Advertising:	Not Required
Date Received:	11th December, 1991

Background

At its Ordinary meeting of 8th August, 1989, Council considered an application to rezone the subject land to enable its subdivision into 15 allotments, each with an area of approximately 700m², and a 1.33ha allotment to be dedicated as public reserve. The application was not supported on the grounds that the water supply for the area was inadequate, and the proposal was an overdevelopment of the site.

Further, at its meeting of 13th February, 1990, Council considered another rezoning application on the same land to enable the creation of 10 residential allotments, each with an area of approximately 1000m², with the remaining land to be dedicated as public reserve. At this meeting, it was resolved:-

"THAT COUNCIL IN principle support a subdivision and that a report come to the General Purpose Committee Meeting in February in relation to the negotiations with the applicant on reducing the blocks to conform with the existing area and that the Council approach the Water Board for the exclusion of this development from the water supply benefit area and/or drip type feed water tanks to be provided".

The further negotiations indicated in the resolution did take place and were reported to Council on 13th March, 1990. It was reported that negotiations with the applicant only led to him agreeing to a reduction of one lot, making nine in total, whereas, it was reported to Council that five lots would be a better proposition and more in keeping with recent subdivisions on land in the vicinity. The matter was also referred to the Water Board, as required, and responded as follows:-

"The water supply at Freemans Reach-Glossodia is a government assisted scheme. The original system design allowed for a single domestic connection to each existing dwelling within the benefit area and provided for 100% increase in the number of dwellings constructed over the subsequent years of operation of the system. However, the number of existing lots, identified in all zonings, which front watermain within the benefit area and eligible for a single domestic connection is now equal to the ultimate design (ie. existing dwelling plus 100% development) for the system. The Board is now only approving 20mm restricted water service (flow of 3 litres per minute), storage tank and booster pumps, for all new connections in rural zoned area.

Demand increases caused by unplanned developments will result in shortfalls to the Board's standards of service which, in the case of isolated systems such as Freemans Reach-Glossodia, would require expensive amplifications. We do not support the rezoning of any rural land for subdivision in this water supply zone, where it fronts an existing watermain. The Board normally requires developers to fund all upgradings necessary to supply subdivisions fronting watermain, to ensure a minimum standard of water supply is provided to residential dwellings within the subdivision. We are unable to determine the Board's normal requirements at this stage, and if Council did approve the proposed subdivision of this land, we may only approve one (1) 20mm restricted service to supply all properties in the proposal. The Board considers this to be an unacceptable method of supplying residential lots which will be fronting existing watermain. Your proposal to put restrictions on the land title to prohibit connection to the Board's main is not acceptable to the Board. Future owners during times of drought will put pressure on the Board, possibly by Members of Parliament, to allow them to connect to the main fronting their property. Potable water cannot be drawn from the Hawkesbury river, unless treatment facilities are installed.

Consequently, the Board cannot support your proposal at this stage, as there is no spare capacity to provide for developments other than single dwellings on single lots, and the proposal of a single restricted water service would not, in the Board's opinion, provide a satisfactory standard for this location."

Accordingly, Council resolved, in July, 1990, to "not support the rezoning any further, at this stage, as there is not the likelihood of the subdivision being provided with reticulated water to each lot, and the single connection that may be approved by the Board is not considered to be of sufficient capacity for the number of lots proposed.

Proposal

Application is now made to subdivide the site into 6 allotments, each with an area of 1,695m², and dedicate 1.25ha of land adjacent to the Hawkesbury River as public reserve. The applicant's submission reads, in part, as follows:-

"We wish to submit, for Council approval, the proposed plan of subdivision of six lots, in accordance with the requirements of the Community Land Development Act, 1989, where the lots would share the water supply provided by one 20mm restricted service, which is already on site. The Board would supply the Body Corporate in the Community Land Development and that Corporate Body would be responsible for the shared supply to the six lot members in the subdivision.

The subdivision has frontage to the Hawkesbury River, and adequate non-potable water can be drawn for use other than drinking.

The water share arrangement would be identical to the four lot Community Titles subdivision approved by Council of Lot 4 in DP 210317 Grose Vale Road, Kurrajong, in Subdivision Application N^o 32/90.

....The proposal provides for a major land contribution of the Hawkesbury River frontage."

Statutory Situation

The subject land is zoned Environmental Protection 7(d1) (Scenic). Pursuant to Clause 11(2)(b) of Hawkesbury LEP, 1989, the minimum allotment size for subdivision within this zone is 10ha. As the proposed lots are well below this 10ha minimum, the applicant has submitted an objection under the provisions of State Environmental Planning Policy N^o 1 on the grounds of surrounding lot sizes and adequate water supply. Concurrence of the Director of the Department of Planning is required before Council could approve the application.

Planning Assessment

Surrounding Lot Sizes

The applicant argues that land on the southern side of Terrace Road, for some distance on either side of the subject site, has been subdivided into residential sized allotments. Further, land immediately north of the site has also been subdivided into residential sized allotments. Accordingly, this site and one other allotment in the vicinity are "unique", ie. surrounded on three sides by residential lots, the fourth side being bounded by the Hawkesbury River.

Although this argument has some merit, it alone is not considered to be sufficient justification for the subdivision, as there are many lots located throughout the City's rural areas which adjoin residential sized allotments.

Water Supply

Advice from the Water Board on the current application has not yet been received. However, it is anticipated that the advice will indicate that the water supply situation has not altered, given the Board's recent comments on other rural subdivision proposals.

The applicant argues that one 20mm restricted service could supply all proposed lots under a "community title" arrangement, with non-potable water for garden use drawn from the river. The water share arrangement would be similar to the four lot Community Titles subdivision approved in Grose Vale Road, Kurrajong, for Mr W Claydon. This application, however, was supported by Council on the basis that the size of the allotments (7620.6m² - 3.34ha) would allow water to be stored on site in either tanks or dams.

The subject site is generally very steep, with only the front 15-20m from the road being relatively flat. Given the topography of the land and the other constraints affecting development, namely the disposal of wastes and the potential for land slip, which are discussed below, the provision of adequate on site water storage is doubtful. Further, as the proposed lots are of a size similar to residential lots, there is likely to be an expectation by future landowners that a reticulated water supply should be available.

Other Concerns

One issue of particular concern is that of waste disposal. Given the topography of the site, it is highly unlikely that on-site disposal will be satisfactory. Therefore, a "pump out" system would be required for each lot, which system is considered undesirable on environmental grounds and should be discouraged.

Further, the land on the southern side of Terrace Road has been identified as having slip problems. Consequently, prior to any subdivision being supported, a geotechnical report is required to be undertaken. However, before the applicant expends monies on such a study, some indication from Council on the merits of the application is considered appropriate.

IT IS RECOMMENDED THAT:-

- A. Council not support the applicant's objection pursuant to State Environmental Planning Policy N^o 1.
- B. The application be refused on the following grounds:-
 - 1. The proposal does not comply with the provisions of Clause 11(2)(b) of Hawkesbury LEP, 1989.
 - 2. Inadequate water supply.
 - 3. Inadequate site area for the disposal of effluent.

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

Owner: W Johnson
Area: 6.22ha
Zoning: Hawkesbury Local Environmental Plan, 1989
- Rural 1(b)
Advertising: Not Required
Date Received: 28th August, 1991

Proposal

The applicant seeks Council approval to subdivide his land into two lots having areas of 4,600m² and 5.75ha respectively. In lodging the application, the applicant is relying on the premise that the land contains two detached dwellings with the resultant subdivision creating a lot for each dwelling. To support his case the applicant has provided a statutory declaration from the previous owner stating that a small cottage, located immediately to the west of the principal dwelling-house on the land, was "approved and passed by Colo Shire Council as a dwelling, workers cottage. This cottage was approved much earlier than the main building". An additional letter has been submitted by a Solicitor which provides a character reference of the previous owner.

Background

Council contains no records of approval of the "second cottage" on the land.

The main dwelling was built over a number of years. In fact, in 1976 an application was lodged by the previous owner to subdivide the land. The plans accompanying this application defined the "second cottage" as a "temporary dwelling". Copies of letters from the building file for the main dwelling support this proposition. In 1978, Council wrote to the then owner as follows:-

"I refer to your letter of the 7th April, 1978, where an approval is sought to occupy a garage structure at your property, being Lot 5 Ashtons Road, Grose Wold, during the construction of your permanent dwelling on the site.

In reply I have to advise that your application has been approved, and subject to observance by you of the undermentioned conditions:-

- 1. The period of occupancy of the garage being not in excess of 6 (six) months from the date of occupation.*
- 2. Satisfactory bathing, laundry and toilet facilities being provided for use during the period of occupation of the garage.*
- 3. Council's permission to occupy the garage being not transferable to any persons without Council's approval in writing".*

In 1985 the current owner, Mr Johnson, applied to Council for the General Rural Rate. He described the property as follows:-

- "House, sheds, dairy, horse yards and 15 acres of irrigated land".

The sketch accompanying the application for Rural Rating showed no second dwelling.

Statutory Situation

Clause 11(4) of Hawkesbury Local Environmental Plan, 1989, states:-

"The Council may consent to the subdivision of land for the purpose of locating existing detached dwellings (not being dual occupancy buildings) at the appointed day on separate lots."

Planning Assessment

The documents, in Council's possession, associated with the history of this site indicate that no approval exists for the use of the smaller building, adjoining the main house as a dwelling. A site inspection confirms that one wall of the building in question contains doors which could be described as garage doors. The building could not be approved under Ordinance 70 as a dwelling if a building application was lodged today.

As no evidence exists as to the bona fides of the second dwelling, it is recommended that the application be refused. Furthermore, approval of the application could set an undesirable precedent for similar situations throughout the City areas.

IT IS RECOMMENDED THAT:-

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

8. COMMUNITY TITLE SUBDIVISION - LOT 1, DP738865 AND LOT 2, DP738881 OLD KURRAJONG ROAD, RICHMOND - DAVID EVANS, S89/110 ✓

Owner:	Regional Promotions Pty Ltd
Area:	26.69 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989: Environmental Protection 7(d1)
Advertising:	Not required
Date Received:	2nd August, 1989

Introduction

This application has previously been before Council. The chronology of the application is provided below:-

- * General Purpose Committee Meeting of 28th March, 1989 - Application recommended for refusal.
- * Ordinary Meeting of 11th April, 1989 - Consideration of application for Torrens Title Subdivision into 11 allotments varying in size from 2.2 hectares to 4.6 hectares. Council resolved to defer consideration of the application pending submission of a strata subdivision proposal by applicant.
- * Ordinary Meeting of 3rd October, 1989 - Council resolved to refuse the strata subdivision proposal for the following reasons:-
 1. It is contrary to the objectives of the Draft Hawkesbury Local Environmental Plan, 1987 and the proposed 10 hectare lot size limit in Draft Local Environmental Plan, 1987;
 2. It is an overdevelopment of the site for the purpose of equestrian activities;
 3. It is contrary to the current Local Environment Plan, 1984 lot sized limit of 2 hectares;
 4. Proposed allotments inconsistent in size with the majority of existing allotments in the vicinity;
 5. Fragmentation of viable agricultural land;
 6. Not in the public interest.

Present Situation

Council on 12th November, 1991, considered an application for community title subdivision of the land and resolved that consideration of this application be deferred pending a report to Council by the Flood Plain Management Committee on developments suitable for the floodplain.

Council considered the report by the Floodplain Management Committee at its Ordinary Meeting on 11th February, 1992. Also contained in the report are the Committee's considerations in relation to this application. The considerations include:

1. That if approved, the proposal will increase the number of individual buildings on the land without adequate access. These buildings will be subject to backwater flooding. However, if and when a 1 in 50 year event occurs, the building will be subject to high velocity flooding.
2. That the depth of inundation of the land during a 1 % event (1 in 100 flood) is excessive. The proposal will be potentially hazardous for people and livestock.
3. That the proposal will place some reasonable demand on emergency services in the City.
4. That community titles subdivision of flood liable lands will increase the pressure for additional development on the floodplain. If approved, the proposal will establish an undesirable precedent for fragmentation of such lands.
5. That community title proposals should be assessed in light of the relevant provisions of Hawkesbury Local Environmental Plan, 1989, that is, development of flood liable lands and subdivisions. The Community Titles Act does not override the provisions of a Local Environmental Plan such as Hawkesbury Local Environmental Plan, 1989. The proposal is contrary to the provisions of Hawkesbury Local Environmental Plan, 1989.
6. The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.

The minutes of the Floodplain Management Committee Meeting of 29th January, 1992, were adopted by Council at its Ordinary Meeting on 11th February, 1992.

Given the considerations of the Floodplain Management Committee, it is inappropriate for Council to support the application.

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

1. The proposal for community title subdivision increases the number of individual buildings on the land. These buildings will be subject to both backwater and high velocity flooding. The buildings do not have adequate access during times of flood.
2. The depth of inundation of the land during flood events is excessive. The proposal for community title subdivision is potentially hazardous to people and livestock.
3. Community Title Subdivision of flood liable lands places unreasonable demands on emergency services in the City.
4. Community Title Subdivision of flood liable lands increases pressure for additional development on the floodplain and establishes an undesirable precedent for fragmentation of viable agricultural lands.
5. The proposed allotments are inconsistent in size with the majority of existing allotments in the vicinity of the land.
6. The Community Titles Act does not override the development of flood liable lands and subdivision provisions of Hawkesbury Local Environmental Plan, 1989.
7. The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.
8. The proposal is not in the public interest.

**9. ALTERATIONS AND EXTENSIONS TO EXISTING ABATTOIR -
PART PORTION 47, AND LOT 1, DP741444, KING ROAD,
WILBERFORCE - DPS ABATTOIR PTY LTD. DA191/91.** ✓

Owner:	DPS Abattoir Pty Ltd
Area:	5.3 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic 7(d1))
Advertising:	5 submissions received objecting to the proposal from Mr B Burns, Mr and Mrs D and S Madden, Mr and Mrs E and P Hawkins, Mr and Mrs K Kruger and Mrs and Mrs J & J Moon
Date Received:	31st July, 1991

Background

In early 1989 inspection of the site revealed that three (3) transportable buildings, a shipping container and an addition to the abattoir killing floor had been erected without Council's approval. This matter was brought to the attention of the owners of the abattoir at the time, Bablana Pty Ltd and an amended Development Application for the additions to the killing floor and building applications were subsequently submitted.

Several meetings were held with a director of the company in the following months with the main thrust of these meetings being that the use of transportable buildings, and the shipping container were substandard development and that a plan of management should be prepared. Advice was given to the director that plans for one or more masonry buildings in lieu of the transportable buildings should be submitted. These plans were not forthcoming.

The development application was refused by Council at its meeting on 12th September, 1989 and notices were served requiring the demolition of the unauthorised buildings on 6th October, 1989 directing compliance prior to 6th November, 1989.

Further meetings were held with the same director of the company and it was agreed that an extension of time be given until 30th November, 1989 to comply with Council's notices or submit a revised development application containing the sought after improvements as well as a management plan for the abattoir.

After much negotiation a revised development application was submitted on 2nd March, 1990 seeking Council consent for an amenities shed, three (3) transportable office buildings, a hired shed, enclosure of the offal shute area and unspecified extensions to the main abattoir building including extensions to the killing floor and the erection of awnings to increase floor space.

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On 19th April, 1990, Council refused the application for the following reasons:

- The development would cause an unacceptable deleterious effect upon neighbouring residential properties in regard to increased noise, odour and traffic.
- The site is not appropriate for further expansion of use as an abattoir.
- The proposal is not in the public interest.

After the abovementioned resolution, action was commenced in the Land and Environment Court seeking the owner to comply with the notices served to demolish unauthorised structures.

Council pursued the matter in the Land and Environment Court and the Court ordered that the owners:

- Demolish the unauthorised additions by 31st July, 1991.
- Remove unauthorised transportable buildings by 31st July, 1991.
- Submit an application to Council for a waste water treatment system by August, 1991.
- Provide a plan of an all-weather surface access road to the abattoir and associated drainage by 21st July, 1991, with the works being completed within two (2) months.
- Submission of a plan of landscaping.

After the Court orders were made, the property was sold by Bablana Pty Ltd to the new owners DPS Abattoir Pty Ltd. On 31st July, 1991, the current development application was lodged, however the applicant was advised in August that the development application could not be determined until a waste water treatment report was submitted with the application.

The new owners were requested on a number of occasions after August, 1991 to provide the report. As the waste water treatment report had not been provided by late 1991, legal action was recommenced in the Land and Environment Court to seek compliance with the Court orders.

In January, 1992 a draft waste water treatment report was received which was subsequently amended in early February to the current waste water treatment report which is submitted with the application. Legal action has been adjourned pending the determination of this development application.

Proposal

The current development application has been lodged so as to obtain approval for the relocation of two transportable buildings for use as inspectors and employees amenities as well as for the retrospective approval of the unauthorised additions to the main abattoir building. It is proposed that the two transportable buildings will be butted together, enclosed with a brick skin veneer, on a separate strip footing and provided with a pitched roof, to give the appearance of a conventional permanent building. The faced brick and roof sheeting colours will be as sympathetic as possible to natural landscape colours. It is proposed to remove the transportable aluminium office and lunch room from the site.

The previous unauthorised additions to the main abattoir building include an area 4 metres by 2.5 metres which currently houses the hide puller as well as an area measuring 5 metres by 3.5 metres which is an enclosed awning/loading platform. The applicant maintains that the existing additions could not be removed without closure of the abattoir and radical re-organisation of the killing process layout. He goes on further to say that the existing unauthorised additions have no effect on future killing capacity which is controlled by the current meat industry association licence.

The proposed work hours for the abattoir are from between 6.00am to 3.45pm Monday to Friday. The proposed delivery hours for livestock are from 5.00am to 10.30pm. Entry and exit by 11.00pm 6 (six) days per week with an exit of 12.00 midnight on Monday nights. The delivery hours for Saturday and Sunday are from 8.00am to 6.00pm.

The applicant indicates that the export of carcasses from the site can occur at any time.

The applicant has submitted a noise consultants' report in relation to operation procedures. The contents of the report will be discussed in a following section.

Approval is also sought for the provision of an all-weather access road and associated drainage.

Statutory Situation

The proposal is permissible with Council consent.

Public Submission

Objections to the current application cite the following reasons:

- Noise from the unloading of trucks including dogs yapping, the crashing and banging of doors, cattle bellowing.
- Odours from waste water being sprayed on the paddocks.
- Ponding of odorous waste water on the site.

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- The pooling of water becomes a breeding ground for mosquitoes.
- The premises are not kept in a tidy state.
- The internal access road should be tar sealed to combat noise and dust.
- The hours of operation should be restricted to between 6.00am and 6.00pm.
- The general negative effect on the amenity of the area.
- Pollution on the Hawkesbury River ecosystem.
- The skins hanging in the hide shed, attract vermin especially rats.
- During flood times, stock from the abattoir are forced onto an adjoining property by rising flood waters, thereby causing undue hardship on the property owners' own stock.

The abovementioned objections will be canvassed in the following sections.

Noise Consultants' Report

A noise report was submitted with the application. The noise assessment indicated that the operating procedures at the time of inspection could lead to complaints from nearby residents. In summary the consultants' report recommended as follows:

1. Enclosure of truck loading area.
2. Installation of a mono-rail system in the cool room.
3. Trucks should shutdown their refrigeration compressors between the hours of 8.00pm - 7.00am.
4. Stock should not be permitted to be delivered to the site between 10.00pm and 7.00am.
5. Provision of an improved hook cleaning system.
6. Any refrigeration plant and compressors shall be acoustically enclosed if they are installed outdoors. The compressor on the western side of the existing cool room building should not be operated between the hours of 8.00pm and 7.00am.
7. The volume of the radio in the employee lunch room shall be set at a low level.

The new owner since purchasing the property has already implemented points 1, 2, 5, 6, and 7. Recommendations 3 and 4 of the consultant are reasonable and can be covered as conditions of consent.

Waste Water Treatment System

A major source of complaint over the years has related to odours emanating from waste water generated on the site. This waste water has been disposed of by spray irrigation on the site as well as on adjoining properties.

A waste water system has been devised by the applicant's consultants with the aim of minimising odours and contaminated run off from the site. In simple terms the treatment scheme contains the following stages:

1. Screen - removal of solids (fat, hair, bones etc)
2. Save-all tank (existing) provides a buffer in case of high strength waste.
3. Equalisation tank (existing)
4. Anaerobic Tank
5. Aerobic Tank
6. Sand filter
7. Sub-soil disposal
8. Water conservation and re-use

The proposed waste water system introduces anaerobic/aerobic stages which lead to a higher quality discharge water. Sub-soil disposal is also a new feature and takes the form of permeable pipes laid in trenches filled with aggregate and covered by top soil.

The cost of the new waste water system is approximately \$50,000.

The SPCC supports in principle the proposed waste water system subject to some minor technical modifications. Separate SPCC approval is required by the applicant for disposal of waste water under the provisions of the Clean Waters Act.

Planning Assessment

Since the new owners have taken over the abattoir, a number of works have been carried out which have improved the visual amenity of the abattoirs. These works include the removal of two unauthorised transportable buildings, removal of assorted junk from the site and the planting of numerous trees on the existing mounds in front of the hide shed and remaining transportable buildings.

A number of the noise consultants' recommendations have also been implemented. Council has received far less complaints regarding noise since the new owners took over the business in comparison with the previous owners. Recent complaints were received regarding noise from goats awaiting processing in the abattoir. The new owners acted to changed operating procedures to minimise this noise.

The implementation of the proposed waste water system is fundamental to the successful functioning of the abattoir in the future. The system has been designed to accommodate the current throughput of the abattoir. The throughput is limited by the licensing procedures of the SPCC. That is the maximum waste water produced by the abattoirs cannot exceed 50,000 litres per day. This limits the number of animals that can be processed as each animal requires a certain amount of process water and washdown water. Since the waste water system is considered to be adequate if implemented, it is recommended that the unauthorised additions to the killing floor be permitted to remain. Enforcement of this requirement at this stage would mean the closure of the abattoir as they are integral to the functioning of the killing floor. The applicant should be given a reasonable time frame to install the waste water system. If the waste water system is not installed within this time, then Council can proceed with having the Court orders enforced.

No mention is made in the waste water treatment report of the compatibility of allowing stock to be penned in paddocks containing the sub-surface disposal system. Verbal communication with the authors of the report confirm that stock may compact the soil above and around the sub-surface drainage system, thereby decreasing the efficiency of the system. Consequently the system may be slightly modified with the aim of providing additional paddock space for stock awaiting processing in the abattoir. These minor changes can be assessed at the building application stage.

The access road needs to be improved to an all-weather standard. This can be covered as a condition of consent and conforms with one of the Court orders. Additionally, employee parking needs to be formalised and details can be provided on the access road plans. Sufficient room exists on site for employee parking.

The Court orders mentioned in the beginning of this report still stand. If the owner does not implement them as is proposed in this Development Application within the time frame specified in the consent, Council can recommence proceedings in the Land and Environment Court to ensure compliance with the Court orders. Enforcement of the Court orders will effectively close down the abattoir.

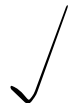
IT IS RECOMMENDED THAT the application be approved subject to the following conditions: *other conditions*

1. The development shall be carried out in accordance with Plan No. 90005/2V, dated July, 1990, drawing number 90005/4 dated 26th July, 1991, and a supporting letter accompanying the development application dated 26th July, 1991.
2. Construction of Council's standard 8m (eight) wide footway vehicular crossing to suit the access to the site.
3. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

4. 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.
5. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
6. The access road from King Road to the abattoir building shall be constructed with an all-weather surface.
7. The construction of kerb and gutter with the remaining footway area being formed in earth, apart from the area fronting the existing shop, which shall be sealed, together with the full construction, including the sealing of the adjacent road shoulder over the frontage of the land from the western boundary of the property to the existing pit to the east of the shop where it is to be converted to a grated gully with lintel.
8. Trucks whilst on the site shall not be permitted to operate their refrigeration compressors between the hours of 8.00pm and 7.00am except for Saturdays and Sundays where deliveries shall not occur after 6.00pm.
9. The delivery of stock to the site shall not occur between the hours of 10.00pm and 7.00am, except for Saturdays and Sundays where deliveries shall not occur after 6.00pm.
10. The compressor on the western side of the existing cool room building shall not be operated between the hours of 8.00pm and 7.00am.
11. Submission of a building application, plans and specifications complying with Ordinance 70.
12. No excavation or site works shall be commenced prior to the issue of the building permit.
13. A detailed plan of landscaping shall be submitted and approved prior to commissioning of the waste water control equipment.
14. Provisions of diversion drains to prevent the flow of surface water onto the absorption areas. Details to be submitted and approved prior to approval of the building application.
15. Details of protection of the pond banks from erosion from rain and flood waters shall be submitted and approved prior to approval of the building application.
16. The cover over the anaerobic pond shall be supported on a frame to allow rain water to be shed outside the pond. The cover shall also be sealed at the pond bank so that it is airtight. Details are to be submitted and approved prior to approval of the building application.

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17. The cover over the anaerobic pond shall be maintained in good repair and shall be replaced when so directed.
18. Details of sand filter backwashing including disposal of the backwashed wastes shall be submitted and approved prior to approval of the building application.
19. The operation of the abattoir shall cease in the event that any part of the waste water control plant is affected by flooding.
20. The irrigation area and ponds shall be fenced to prevent the entry of stock and unauthorised vehicles.
21. The waste water control plant shall be installed in accordance with the report prepared by Unisearch, dated February, 1992, reference 15566-01 including all suggestions.
22. The operations of the abattoir shall comply with any direction from Council or its officers to abate or prevent any nuisance.
23. The building application shall be lodged within one (1) month of the date of this consent.
24. The waste water treatment system shall be commenced within one (1) month of the approval of the building application and shall be completed within three (3) months of approval.
25. Hours of operation of the abattoir shall be 6.00am to 3.45pm, (Monday to Friday).



10. TOWNHOUSES - LOT 7, DP38394 AND LOT B, DP405514, N^o 131 LENNOX STREET, RICHMOND - YAMAGA HOLDINGS PTY LTD (D CHRISTOU). DA265/91.

Council on 11th February, 1992, approved an application for the construction of 8 x 3-bedroom townhouses, subject to 19 conditions. The applicant, by letter dated 13th February, 1992, has requested that Council reconsider Condition 3 which reads as follows:-

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- "3. A contribution of \$12,089 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)."

The applicant's basis for a reduction in contributions is that children's playground facilities and a communal open space area are to be provided, which is above Council's ordinary private open space requirement. It is not intended, and nor is it desirable from Council's view, to have these facilities dedicated to enable public use.

The contribution of \$1,727 per dwelling is calculated as follows:-

Land component for open space	=	\$884
Land component for community facilities	=	\$243
Embellishment of community facilities and open space land	=	\$600

The land component for community facilities is not disputed by the applicant.

The communal open space is within the large detention basin required by Council to minimise stormwater runoff from the subject site. The children's playground is located adjacent to the vehicular driveway in a portion of the site unsuitable for development. As the areas are unsuitable for dedication, the reduction in the land component is not warranted.

The embellishment component is required to provide improvements and infrastructure to enable land to be used for its intended purpose and may include community halls, sporting ground facilities and playground equipment. As this development does provide children's playground equipment, it is reasonable to reduce the embellishment component as facilities will be provided on-site that Council will not have to supply. The reduction of this component in its entirety is not warranted as Council will still have to provide other improvements and infrastructure that will be needed as a direct result of this development.

Consequently, it is considered reasonable to reduce the Section 94 by \$100 from \$1,727 per lot to \$1,627 per lot.

IT IS RECOMMENDED THAT Council amend Condition 3 to read as follows:-

- "3. A contribution of \$11,389 (eleven thousand three hundred and eighty nine dollars) based on \$1,627 (one thousand six 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)."

11. DRAFT LANDFILL DEVELOPMENT CONTROL PLAN, 1992. **DCP 1/92**

Council on 10th December, 1991, resolved to adopt the Strategic Planning Priorities Report, including the preparation of a Landfill Development Control Plan. The draft plan has now been prepared and is forwarded with this business paper.

The Draft Landfill Development Control Plan, 1992 aims to provide comprehensive guidelines and identify requirements for the filling, reshaping and/or alteration of land. The plan requires the preparation of Landfill Management Plans, with the provision of satisfactory information in respect to the filling, reshaping or alteration of land, including:-

- (a) fill type, quality and volume of landfill material and the location from where the fill material shall be imported from;
- (b) height, scale and bulk of the fill;
- (c) proposed batter slopes and finished contour levels;
- (d) proposed surface and sub-surface drainage;
- (e) geotechnical specifications eg land stability;
- (f) impact on environment;
- (g) final landuse of the site;
- (h) soil conservation measures.

Accordingly, the draft plan further proposes at this stage (pending further investigation) to consider the filling of land by the placement of whole or shredded tyres subject to certain restrictions. In this respect, the plan intends to restrict tyre landfill developments to land above the 1 in 100 year flood frequency level except in cases where flood liable lands (below the 1 in 100 year flood frequency level) are only subject to very low velocity back-up floodwater and where satisfactory provision is made for tyre retention.

The draft plan also proposed to prohibit tyre landfill developments in land classified as a "high bushfire risk" area and only to permit tyre landfill operations in land classified as a medium or low bushfire hazard area where the site is situated upon relatively flat, cleared open land with good vehicular access to minimise the bushfire risk.

The proposal to allow restricted tyre landfill developments is in response to the general advice from relevant government departments that tyre landfill developments on low value land are currently the best option available for the disposal of used tyres since no viable methods are yet available for tyre recycling.

Notwithstanding this, recent advice has been received which suggests that the development of tyre landfill operations on flood liable land and/or where the underlying strata is porous, may lead to leaching and contamination problems in river systems and/or ground water table. This problem, according to this advice, may take place where organic materials in the soil combine with anti-oxidants and the high sulphur content of the tyres to produce highly toxic unsaturated hydrocarbons.

Further, there is a concern that support for tyre landfill operations even in restricted situations may set an undesirable precedent and lead to increasing applications for tyre landfill development in the Hawkesbury Local Government Area, due to the shortage of alternative landfill sites in the Sydney Metropolitan Region, and in addition to the current Waste Management Authority pricing policies and restrictions discouraging the disposal of used tyres in regional landfill sites.

The draft plan also aims to restrict the filling of demolition material type landfill developments and prohibits the placement and/or the temporary stockpiling of contaminated or toxic landfill material.

It is suggested that Council resolve to exhibit the Draft Development Control Plan as presented to seek comments from the general community with the matter to be further reported to Council prior to final adoption.

IT IS RECOMMENDED THAT:-

- A. That Council adopt, for exhibition purposes the Draft Landfill Development Control Plan, 1992.
- B. That Council resolve to undertake public exhibition of the draft plan for a period of 21 (twenty one) days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.

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12. PEDESTRIAN CANOPY - RICHMOND MALL, N° 271 WINDSOR STREET, RICHMOND - A AND A LEDERER PTY LTD. DA60/91.

Council, on 10th December, 1991, considered a proposal to provide a bicycle rack adjacent to the pedestrian canopy at the rear of Richmond Mall in Windsor Street, Richmond. The bicycle rack was proposed in lieu of the parking space lost due to the location of one of the posts supporting the canopy. Council, however, resolved to seek a contribution of \$9,600 or an alternative location for the lost space.

The applicant was subsequently advised of this, and has now requested that Council reconsider its decision on the following grounds:-

- "a) That when the development application was approved, the proposed canopy was already intruding into one car parking space due to the supporting post and no mention in the approval that we have to pay for the parking space affected. It was also the same reason why we abandoned the construction of the office mezzanine. Had the Council informed us at the time that we would be required to pay for the car space anyway, we would have altered our plans accordingly.*
- b) That bicycles and motor bikes take more than two (at least) car parking spaces in the area. The provision of this fixed bike rack in the parking area, we feel, will be efficiently utilised.*
- c) The proposed bike racks will be fixed on the other half of the car park space affected by the canopy post. This will provide a secured rack both for bicycles and motor bikes.*

We understand that we have affected one parking space in the construction of the pedestrian covered walkway. We believe that the overall convenience and safety for pedestrians crossing to the shops and car park and our proposal as detailed above, outweighs the value of losing one car space."

It is contended that the submitted plans did not indicate the loss of parking nor was there any mention made in the application. Indeed, during a telephone conversation the applicant indicated that he was not aware of there being spaces lost. The canopy however has been constructed in accordance with the approved plans. As there were no conditions attached to the development consent in regard to parking, it is considered that Council is now in a difficult position to require a contribution or an alternative location for the lost space.

If a contribution of \$9,600 is taken for the lost space, this amount could not be used immediately to provide parking in the vicinity of the development. Further, an alternative location for the lost space is also difficult to find. Given that the bike rack will cater for both motor bikes and bicycles and that such facilities are limited in the area, the proposal is considered to be a reasonable alternative. The bike rack could be utilised immediately once installed.

IT IS RECOMMENDED THAT the applicant be required to provide a bike rack for both bicycles and motor bikes, adjacent to the pedestrian canopy, as shown on Plan N^o BA02B, dated 5th March, 1991, in lieu of the lost parking space.

**13. REPORT OF THE HAWKESBURY-NEPEAN TASK FORCE -
"DIRECTIONS TOWARDS A SUSTAINABLE FUTURE FOR THE
HAWKESBURY-NEPEAN. GN5/16 PT1.**

In August, 1991, the Minister for Conservation and Land Management, at the request of the Premier, established a Task Force to determine the range of problems affecting the Hawkesbury-Nepean Catchment and to identify the most suitable mechanisms to address those issues.

The Task Force's terms of reference were as follows:-

1. To develop a coordinated and integrated response to the problems of the Hawkesbury-Nepean River system. More specifically to examine the following:
 - * evaluating the proposal for a Hawkesbury-Nepean River Authority;
 - * overcoming the problems associated with the management of the river system and environs;
 - * evaluating the potential role for Total Catchment Management while effectively developing a coordinated and credible response;
 - * making recommendations to facilitate the early resolution of issues relating to representations on the proposed structure;
 - * developing methods for establishing the selected structure within the desired time frame.

The principal recommendations of the Task Force Report focus on changes to Regional Environmental Plan N^o 20 - Hawkesbury/Nepean River, composition of the Trust, role of the Trust and responsible Minister.

Regional Environmental Plan N^o 20 - Hawkesbury/Nepean River

The Trust's principal recommendation is to integrate all existing and future Regional Environmental Plans into a single Regional Environmental Plan for the river. This Regional Environmental Plan would be the prevailing instrument over all other Environmental Plans in the catchment.

The integration of all existing and future REP's into a single REP is a very large legal and planning drafting exercise which would take up to 3 years to implement. As the proposed Trust's area of jurisdiction is to be the whole catchment, including areas such as Lithgow, Goulburn and Singleton as well as Western Metropolitan Sydney, it would seem that the task of integration would be impractical.

Conflicts also arise in this approach in that certain Regional Environment Plans are designed to protect and ensure that resources are developed in an economic as well as environmentally sensitive manner. An example of such is Regional Environmental Plan N^o 9 - Extractive Industry where hard-fought gains by the extractive industry lobby could be overridden by an all-encompassing "super" REP.

From a community viewpoint, the concept of an overriding REP is supported in that it is seen to provide a stronger set of rules in comparison to how land uses are currently regulated in the catchment. The form of the REP should however be flexible enough to allow input from local government as many decisions on the merits of various types of development are dependent upon local knowledge. For example, a tourist development may meet all environmental criteria, however, the local community may not support the proposal as it is seen as being out of character with their aspirations for the area.

The Task Force Report also refers to concurrence roles for the future Trust. The concept of a concurrence role has been slowly phased out by the Department of Planning during the 1980's in many planning instruments and is in keeping with the philosophy of local government being more accountable in its decision making. If the Trust were to assume a concurrence role, details would need to be provided as to the time taken to process applications referred to the Trust, as well as levels of delegation to be exercised by the Trust. It is important from a local government perspective that the Trust be responsive in ensuring that the turn-around time for its concurrence should be a short period of time (eg 14 days).

In conclusion, meaningful comment on the contents of a new Regional Environment Plan for the river cannot be made until more details are provided, principally in regard to the aims and objectives of the plan as well as to how it will be implemented. This especially relates to the definition of catchment boundaries which is not well covered in the Task Force's Report. This aspect needs to be spelt out clearly as it affects the ability of the Trust, probably via local government, to levy catchment contributions on land within the Trust area.

Composition of the Trust

The Task Force Report recommends that the Trust will consist of 9 trustees, comprising 5 full-time members, including the Chairperson, who will be selected on merit on the basis of scientific, planning, technical and/or managerial knowledge and ability.

A part-time member, being a person representing local government, selected from a panel nominated by the Local Government and Shires Associations from within the catchment; and

Additional part-time members who will be selected from a panel of persons living within the catchment and nominated from the community following public advertisement. They will include:

- * a landholder or landuser
- * a person with an interest in environmental matters
- * a person with an interest in business or commercial matters

The make-up of the proposed Trust, the interests represented, the proportion of representation and the method of selection, and appointment will be a matter of considerable debate. There is no doubt though that when it is considered, the role that local government is proposed to play in funding of the Trust its proposed

proportion of representation is far too low. There are 11 local authorities in the area currently covered by the NHCMC plus the additional councils which make up the whole catchment, so it can be seen that the representation available to the average constituent in future decisions regarding issues which are important to him is to be sadly eroded.

At the same time, from a land use perspective, there is merit in having representatives on the Trust from distinct catchment areas so that a balanced view can be represented. As the catchment can be categorised into an upstream section, a central section which is principally urban and a tidal section, there is the possibility of 3 local government representatives each from one of these categories being appointed to the Trust.

Role of the Trust

The inference from the Task Force's Report is that the Trust will have a "policeman" role, with an initial emphasis on changes to the Hawkesbury-Nepean River Regional Environment Plan N^o 20. These changes will enable the Trust to monitor and influence significant development within the catchment.

Little mention is made in the Task Group's Report of the broader issues affecting the catchment. For example, it is considered that the Trust should be closely involved, with Federal, State and Local Government in the formulation and implementation of policy for issues such as:

- * population
- * transport
- * energy
- * waste disposal and sewage
- * fisheries
- * agriculture
- * tourism

Funding of the Trust

The funding levy referred to in the Task Force's Report is no doubt proposed to be imposed and collected by the relevant local authority in accordance with the provisions of the Catchment Management Act. This arrangement, while convenient for the Trust, places an accountability for the Trust's actions on local government. In light of the local government's proposed proportional representation on the Trust, this is considered to be inequitable. Details also need to be provided as to the likely staff structure which will be associated with the Trust and thereby its likely approximate cost.

The Task Force Report also recommends that \$1.5 million be provided by the State Government to expedite the provisions of Regional Environmental Plan N^o 20, as well as establishing the Catchment Management Trust. No details are provided as to how this figure was calculated.

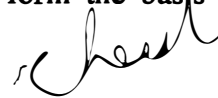
Responsible Minister

The Task Force Report recommends that the Minister for Conservation and Land Management assumes responsibility for the proposed Trust.

The complexity of the Trust's responsibility is not well covered in the Task Force Report. Based on the information to hand, it is considered that the Minister for Conservation and Land Management would not have the appropriate levels of advice from his/her department to make decisions stemming from the Trust activities.

Alternative ministers who could well be responsible for the Trust include the Minister for Environment or the Minister for Planning.

IT IS RECOMMENDED THAT the contents of this report form the basis of a submission to the Hawkesbury-Nepean Task Force.



14. STATE RAIL AUTHORITY - DEVELOPMENT OF LAND AT RICHMOND RAIL STATION. L009/89, L014/91

The following reports were deferred from Council's Ordinary meeting of 11th February, 1992, to enable representatives of organisations to address Council.

REPORT

"Sometime ago Council supported rezoning of land at Richmond Railway Station from Special Uses 5 (a) Railways to General Business 3 (a). Council's rezoning was in response to a request from the State Rail Authority as a portion of the land was deemed to be surplus to rail purposes and the Authority were intending to call tenders for commercial development which could be used in conjunction with rail purposes.

The rezoning has been gazetted and a letter from the Authority has now been received including a draft land use plan for its Richmond yard which incorporates a bus/rail interchange and commuter parking. Whilst no land has actually been indicated on the plan as being available for commercial development, there would appear to be a small site being generally the existing commuter car parking fronting March Street as the commuter parking on the plan has been relocated to the northern extremity of the site which is behind commercial development fronting Windsor Street.

The State Rail Authority also advised the following:-

"We seek your advice and assistance in developing the design of these facilities.

Furthermore, these public facilities are beyond the scope of State Rail's responsibilities, therefore, we are seeking assistance for funding, construction and future maintenance of the interchange and commuter facilities".

An initial response has been sent to the Authority indicating that the area indicated on its plan for commuter parking may be better suited for commercial redevelopment, it being adjacent to other commercial land fronting Windsor Street. It was additionally advised that there are no funds available within Council nor is there likely to be in the future for construction and maintenance of the interchange and car parking facilities.

In relation to commuter car parking, Council is advised that discussions have taken place with the Metropolitan Lands Office in relation to land adjacent to Hayes Bros. at Richmond fronting Windsor Street. It was felt that this land may be suitable for commuter car parking in the long term, it being able to provide up to 400 car parking spaces and being only a short walk to East Richmond Station. The number of car parking spaces is far in excess of that indicated by State Rail Authority on its land at Richmond and in the long term it may be more suitable to have the bus/rail interchange on land at Richmond and the commuter car parking relocated to East Richmond thus freeing up valuable space in the Richmond commercial business area for commercial development. This would also assist in lessening traffic congestion in that vicinity.

Whilst there are difficulties that are required to be addressed in terms of the land at East Richmond being a public reserve which would require ultimately the Minister's approval, it is felt worth pursuing.

The plan prepared by the State Rail Authority for its Richmond Rail Station land will be displayed as will the plan drawn up within Council indicating possible car parking at East Richmond. Whilst the East Richmond car parking plan shows the land totally developed as car parking, there may be some potential for commercial development on the land which may be able to defray the cost of construction of the car parking.

Recommendation

That Council endorse, in principle, the ultimate provision of commuter parking at East Richmond with Richmond Rail Station being provided with a bus/rail interchange and that the State Rail Authority and Metropolitan Lands Office be requested to have joint discussions concerning development of the facilities. "

REPORT

"As reported earlier in this Business Paper (Item 25 - Planning and Development), the State Rail Authority proposes to develop land adjoining Richmond Railway Station for commercial development. In conjunction with the proposal, the State Rail Authority intends relocating the existing commuter car parking fronting March Street to the northern extremity of the site, which is at the rear of the existing commercial premises fronting Windsor Street. The Authority also proposes to provide a bus/rail interchange in conjunction with the new car park.

The existing commuter car park is currently leased from the SRA by the Council at a nominal rental. The Agreement which commenced in 1978 and continues on a yearly basis, requires the Council to maintain the site and pay all outgoings in respect of the property. The car park comprises approximately 50 spaces.

As the SRA proposes to dispose of the site for commercial development, the Authority has requested that the Council surrender the Lease. In any event, under the terms of Lease, the SRA may terminate the arrangement at any time during the term by 3 months notice in writing. It is suggested that the Council support the proposal and request that the loss of the car parking spaces be offset by the provision of an equivalent number of spaces elsewhere on the Richmond Railway site. Also, the existing commuter car park not be closed until the proposed car park is completed to the satisfaction of the Council.

It is not proposed at this time to approach the SRA to lease the new car park as it is considered that the responsibility for providing and maintaining commuter car parks belongs to the Authority.

At a recent meeting involving Council Officers and representatives from the SRA, the proposal to establish a car park at East Richmond Railway Station was discussed and the SRA representatives indicated the Authority may support the proposal and suggested a formal representation be made.

IT IS RECOMMENDED THAT:

- 1. The Council surrender the Lease with the State Rail Authority in respect of the commuter car park fronting March Street, Richmond.*
- 2. The State Rail Authority be requested to provide an alternative commuter car park on land adjoining Richmond Railway Station and provide an equivalent number of spaces to the existing car park. Also, that the existing car park not be closed until such time as the alternative car park is completed to the satisfaction of the Council.*
- 3. The State Rail Authority be also requested to support the proposal to establish a commuter carpark on land adjacent to Hayes Brothers and fronting Windsor Street, at East Richmond.*

4. *The Common Seal of Council be affixed to any necessary documents."*

CORRESPONDENCE

"The following is a precis of a letter received from John Christie and refers to Item 25 - Planning and Development and Item 7 - Town Clerk/General Manager's Report -Section 4 - Reports for Determination.

As both Chairman of the Richmond Rail Travellers Association and a member of SORAC expressing concern at Council's recent attitude to the commuter car parking aspect of the Richmond rail upgrading project. Stating that there appears to be no understanding by the Council on the effects of not bothering to suggest to SRA for extra commuter parking at Richmond, instead Council suggests commuter parking at East Richmond is to be encouraged. Also the East Richmond option proposal further lacks understanding by Council in that merely just providing parking for 400 cars will solve the problem of parking at both Richmond and East Richmond. Pointing out that East Richmond site under this proposal will become the major parking place for all commuters in and west of Richmond. Stating that the East Richmond site will again be subjected to the same problems of conflict of parking versus commercial development which caused its removal from Richmond. Whilst he supports the suggestion to SRA regarding the development of the bus rail interchange at Richmond Station, he believes that there is a need for more offstreet parking to cope with the traffic generated by commuters. His Association believes that both Richmond and East Richmond need commuter parking.

Stating that the organisations he represents call upon Council to defer its response to the SRA enquiries until full consultation with concerned local bodies who will use facilities, such as the commuters, SORAC, RTA, Local Members of Parliament, bus proprietors and taxi people, can be held. Suggesting a meeting be held at both sites between these groups, the SRA and Council before a final plan is made. Also stating that maybe the groups he represents can help Council to also get more funds for car parking."

IT IS RECOMMENDED THAT the matter be submitted for Council's determination.

degen CM

15. UNAUTHORISED DWELLING LOT 3, DP 505128 PITT TOWN
BOTTOMS ROAD, PITT TOWN. (K.SMITH/C.CHESSER).
P1631/730

At its meeting of 11th February, 1992, Council resolved that this matter be further reported at the expiration of the Notice that has been sent to the landowner, pursuant to Section 317B(1) of the Local Government Act, 1919 (Notice of Demolition). The term of the Notice has now expired and following are the two reports that were previously submitted to Council.

"REPORT

In July, 1991, an application was received for an adjustment to boundaries of Lot 1, DP 731731 and Lot 3, DP 505128 Pitt Town Bottoms Road, Pitt Town.

During the processing of this application it became apparent that a substantial dwelling had been erected on the land without Council approval. The building is approximately 14m x 8m and is of masonry block construction with a reinforced concrete slab floor and roof.

Accordingly, as the land concerned is flood prone and Council could not give its approval for such a structure, the owner of the land, Mr K H Smith, was requested, in writing, to show cause why proceedings should not be instigated to have the building demolished.

Written representation was then received from Mr Colin Chesser who leases the land, who stated that he had had the building erected as a replacement for a previous dwelling which was washed away during the August, 1990, flood. Mr Chesser also stated that the building has been structurally designed specifically to resist the effects of flood waters, however, this aspect has not been verified.

Mr Chesser has had a meeting with the Mayor, Alderman Sheather and the Divisional Manager of Environment and Development to discuss the matter. Mr Chesser did indicate that the reason he did not apply for permission was that he knew that it would not be forthcoming because of the flood nature of the land.

A search of Council's records was undertaken to see whether there was any previous approval that could reasonably be construed as giving some existing use right for the continuation of the dwelling. No such approval was found. In fact, the previous dwelling by Mr Chesser's own volition was the conversion of a boat shed, the legality of which also appears doubtful. Additionally, there is no approval as required for Mr Chesser's boat repair business also carried out on the land.

Accordingly, Notice under Section 317B of the Local Government Act was served on the owner of the land requiring demolition of the building. The period allowed for compliance with the Notice expires on Tuesday 18th February, 1992.

The owner of the land, Mr Smith, and the lessee, Mr Chesser, have both been advised that this matter is coming before Council's General Purpose Committee.

The continuation of use of the dwelling, if sanctioned, will cause precedent difficulties for Council.

The Council and the State Government have supported removal of development from the flood plain wherever possible. As the site is directly in the main floodway, there is no professional basis to allow it to remain. Should Council wish to allow the building to remain it should request a certificate from the applicant by an appropriate structural engineer as to the adequacy of the building to withstand flood inundation and flood velocities and an indemnity to Council's Solicitor's satisfaction which indemnifies Council insofar as is possible against all matters pertaining to retention of the building."

REPORT

"Council is referred to Item 18 in the Planning and Development Section within this business paper.

Subsequent to the Committee inspection of the premises, Mr. Chesser has provided six letters from the following persons:

*Kay Stubbs
Ian Johnston
M. Chesser
D. Mitchell
N. Johnston
P. Ryan*

These letters attest to there being an older dwelling house on the subject land with dates ranging from fifteen years ago to seventy years ago, approximately.

Provisions of planning legislation place the onus of proving existing use onto the applicant/landowner. Should Council have no reason to disbelieve the letters received, it could recognise existing use rights for the dwelling which was taken by the floods in recent years. Such recognition does not obviate the need for subsequent approval for the dwelling which has been built and, in this respect, the landowner and Mr. Chesser are at fault.

Should Council decide that there are existing use rights then the landowner and Mr. Chesser should be advised that they are required to provide Council with a development and building application which should seek ratification of

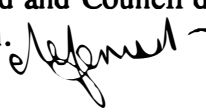
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the dwelling. The applications should include details from a structural engineer to the adequacy of the building to withstand flood immersion and velocities and should also include normal provisions relating to disposal of wastes, and provision of potable water. In this respect, it is noted that there is no roof water collection on the building and details should be provided as to how this will be undertaken and collected in an approved water collection tank, in accordance with Council's adopted policies."

In addition to the letters furnished by Mr. Chesser, he has submitted a video tape copy of people water skiing on the river. The tape shows buildings in the background, one of which is purportedly the older house that was washed away in the flood approximately two years ago. The video is dated 18th January, 1984.

The matter is submitted for Council's determination.

IT IS RECOMMENDED THAT the information be received and Council determine whether it wishes to proceed with the Notice of Demolition.



16. 1992 HERITAGE ASSISTANCE PROGRAMME. GG21/98 PT1

Correspondence has been received from the Department of Planning inviting Council to apply for assistance under the 1992 Heritage Assistance Programme. Approximately \$2.7 million is available to Government Departments, local Councils, community groups, churches and private individuals to research, promote and conserve heritage items in NSW.

Of the four financial programmes which constitute the Heritage Assistance Programme, the NSW Local Government Heritage Assistance Programme is most applicable to Council. The objective of this Programme is to assist Local Government to carry out its important role in assisting the promotion and conservation of heritage items. Assistance under this Programme has predominantly been provided to Local Government on a dollar for dollar basis. Applications for assistance thus require financial commitment from Council.

Council has previously been successful in obtaining funding under the Programme for the following projects:-

- The Windsor and Richmond Streetscape Studies.
- The Colo and MacDonald Valley Cemeteries Study.

- The Windsor and Richmond Colour Scheme Study.
- The Pitt Town Slab Barn Study.
- Stages I and II Conservation Works - Timber Grandstand - Richmond Park.
- Predictive Model - Aboriginal Sites in the City.

It is considered that, application should be made for assistance under the 1992 Local Government Heritage Assistance Programme for the following projects:-

- Stage III Conservation Works - Timber Grandstand - Richmond Park

In 1989 and 1990 application was made for funding to undertake the conservation of the late Victorian Timber Grandstand situated in Richmond Park. Stages I and II of the works have now been successfully completed.

Proposed Stage III of works include:-

- * the removal of existing security gates and replacement with wrought iron gates;
- * replacement of existing windows and window grills;
- * replacement of balustrading; and
- * reinstatement of cast iron fringe brackets.

The estimated cost of Stage III works is \$47,893. A contribution of \$23,946 is required from Council, should it support application for assistance under the Programme.

Council on the 11th February, 1992, resolved to allocate \$13,500 from the 1992 Park Improvement Programme for the Stage III Conservation Works at the Grandstand. This amount is some \$10,000 short of what is required for Council's "share" of the funding should the application be successful (dollar for dollar funding). Some \$32,000 was allocated under the 1992 Park Improvement Programme for the provision of flood lighting at Tamplin Field, Hobartville. Advice has recently been received that Council was, however, successful in obtaining a \$10,000 Grant towards the floodlighting at Tamplin Field. This effectively reduces the amount required to be allocated under the Park Improvement Programme by some \$10,000. Given the shortfall in allocation in the Park Programme for the Stage III Conservation Works at the Grandstand the "surplus" \$10,000 be reallocated to the Stage III Works at the Grandstand.

- Guidelines for the Conservation of Old Houses Brochure

A small brochure incorporating guidelines for the conservation of old houses in the City is urgently required for distribution at Council's information

counters. Demand for such a brochure has increased together with community awareness of the importance of retention and conservation of heritage items in the City.

It is envisaged that such a brochure would incorporate information and illustrations relating to unsympathetic and sympathetic alteration and extension, carports and garages, roofs, verandahs, walls, windows, fences and gates, gardens and painting.

Preparation of such a brochure is estimated to cost approximately \$2,000 and will require a contribution from Council of \$1,000. Provision has been made within the 1992 Estimates for this (included within Planning Office and Stationery expenses).

- Rural Landscape Assessment Study

Given increasing pressure for rural/residential subdivision in this City, there is urgent need for a study to be undertaken which not only identifies the significance of the rural landscape but also identifies structures, such as slab barns which are scattered throughout the rural landscape and form an integral part of the character of the area.

The estimated cost of preparation of such a study is \$15,000 requiring a \$7,500 contribution from Council. No funding has been allocated in the 1992 Estimates for Council's "share" of the cost of the Study. Allocation for the study should be considered by Council when advice is to hand as the outcome of funding applications.

IT IS RECOMMENDED THAT:-

- A. Information contained in the report relating to the 1992 Heritage Assistance Programme be received;
- B. An additional \$10,000 (ten thousand) be allocated in the Park Improvement Fund for the Stage III Conservation Works at Richmond Park Grandstand; and
- C. Council make application under the NSW Local Government Heritage Assistance Programme for the following projects:-
 - 1. Stage III Conservation Works - Richmond Park Grandstand.
 - 2. Preparation of Guidelines for the Conservation of Old Houses in the City Brochure.
 - 3. Rural Landscape Assessment Study.

If successful the matter be further reported to Council for consideration of allocation of funding.

17. NORTH RICHMOND - ENTRANCE TO TOWN - RECREATION AREA. GR30/4 PT1

There have been discussions recently with Mr Charles Hanna owner and Managing Director of Hanna Match at North Richmond. He has recently acquired the land between his factory and the Hawkesbury River at the North Richmond Bridge (downstream side) from the company that held it as a land base for extraction of sand and gravel from the river.

While the area is overgrown, it is used to a small degree at present by residents fishing and canoeing on the river. With landscaped improvements the use would undoubtedly increase, providing a good passive recreation area as well as significant improvement to the town entrance.

Mr Hanna is prepared to lease the area to the Council for a nominal rental (initial discussions were based on ten years although this could most probably be extended) with the Council sharing the costs of improvement. He would also make available a parking area he intends to construct for his employees with access off Beaumont Avenue on weekends and public holidays.

Currently applications are being called for grants for these types of works and it is considered that an initial grant should be sought in the area of \$30,000. Mr Hanna is having a plan of development prepared by consultant landscape architects at his cost.

The lower areas of the land are flood liable and accordingly it is unlikely in any circumstances that they would ever be available for any other use. The company does intend to further develop the flood free sections as its' business continues to grow.

It is considered that the Council should entertain the proposal of a lease at nominal rental with it being responsible for some of the development and servicing costs. A benefit to the community would be a passive recreation area on a joint venture with a private land owner and the landscaped entry to the town of North Richmond.

IT IS RECOMMENDED THAT Mr Charles Hanna be thanked for his offer of a lease of the land adjoining North Richmond Bridge, that details of a lease agreement between the two parties be prepared and reported for the Council's approval including likely works, costs and timing to be undertaken. That application be made for grant funds to undertake landscape improvements.

18. MODERNISING THE PLANNING SYSTEM IN NSW - DISCUSSION PAPER. GT225/9 PT1

The discussion paper is a review of the planning system in NSW. The review examines the positive and negative aspects of the current planning system, suggesting opportunities for reform but does not lay down hard and fast solutions. The discussion paper was produced by the Department of Planning in consultation with a technical committee, chaired by Professor John Toon of Sydney University.

The main objectives of the review are to:-

1. achieve a more co-operative partnership based approach to the system between its participants;
2. clarify the roles of each level of government;
3. reduce disputes by using a greater range of resolution methods;
4. achieve greater certainty for both government and business decision making;
5. create more opportunities for worthwhile development together with better environmental protection; and
6. increase efficiency without compromising quality of decision making.

The review does not recommend wholesale change rather a rethink and fine-tuning of the existing system.

The review is structured in the following sections:-

- Plans and Policies.
- The Development Applications and their Assessment.
- Environmental Impact Assessment.
- Resolution of Issues.
- Suggested Minor Amendments to the Act.

Plans and Policies

The relationship between levels of government, that is, State interest versus local interest is examined, as well as the responsiveness of plans to changing needs. The document confirms the existing complexity of the planning system of NSW and it also examines the efficiency of the plan preparation process.

The review suggests the following ideas for improving the way plans are prepared as well as their accessibility to the general public:-

- The review canvasses the suggestion that Councils could be responsible for making and gazetting their own plans. This could be achieved by either the Minister delegating to Council his/her power to make local plans or Councils being given the power in their own right to make local plans by changing the Act. To counteract the possibility that a local government authority may make more prescriptive plans rather than more flexible plans, the review suggests that to overcome such circumstances, appeal rights could be introduced for applicants in relation to the zoning changes.
- Planning instruments should be drafted in "plain english" in the same way as insurance policies are now being rewritten.
- Confusion and over complexity often results from the three levels of planning instruments, namely; State, regional and local plans. The review suggests that State level policies and plans could set policy and strategy with local plans containing detailed provisions for implementation. Such documents could be supported by advice (practice notes, technical bulletins, etc.) thereby, giving local plans the responsibility to implement State policy or strategy at the local level. Councils could then determine how best to implement State policy in their own local area and amend their local plans accordingly within a limited time period.

Comment

The ability of local government to make their own local planning instruments without referral to the State Government as per the current practice is supported. The current practice does not encourage efficiency, thereby, deterring possible worthwhile projects.

Public participation is a corner stone of the Environmental Planning and Assessment Act and the ability of Councils to make their own local planning instruments would not diminish the opportunity of the public to comment on the plan. The question of an appeal right is a difficult question. Zonings and local plans generally represent expressions of policy, either State or local. A decision to change a zone represents a change of policy. Policy making in relation to land uses is a political (executive) decision rather than a judicial decision, therefore, if appeals are to occur they should be to a Minister and not to the Court, this has the potential to introduce significant delays. The Act currently provides a high level of public participation in the local plan making process. The introduction of further appeal rights after a local government authority has made the decision on a zoning change are not supported for the reasons given above.

The current complexity of the planning system is acknowledged and simplification of the process is supported. A first step in this process could be the amalgamation of State and regional plans into one type of planning instrument.

Development Applications and their Assessment (Non EIS)

The discussion paper makes recommendations on the development assessment process with the aim of creating greater certainty and clarity of the process for all participants as well as improving the efficiency of the system.

The discussion paper indicates that the ground rules for assessing a development application are set out in Section 90 of the Act. Simplification of these Heads of Consideration is not supported by the discussion paper in that important aspects may be overlooked.

The review says that most developments are currently assessed sequentially, for example, firstly subdivision approval then development approval then building approval. This approach can disadvantage projects with economic or time constraints or where the project's future depends upon approval of a particular aspect. The discussion paper goes on to say that a system that allowed applications for subdivision, development and building to be submitted in any order or combination or simultaneously as one application may be beneficial.

The discussion paper also canvasses various options for "saving time" in processing planning applications. Ideas for improvement include:-

- establishment of concurrence criteria - State Government Departments could prepare policies and guidelines for requiring concurrence and delegate or hand over decisions where Councils have sufficient expertise;
- remove concurrence/consultation provisions in plans where they cannot be justified;
- establish different determination periods for different categories of projects - eg. less than 40 days for smaller impact projects, more than 40 days for major projects;
- greater delegation of decision by Council's elected representatives to professional staff, with elected representatives to concentrate on creation of policy to be administered by staff.

Comment

The ideas for improvement in efficiency are endorsed.

Environmental Impact Assessment

The review focuses on questions relating to:-

- the range and scale of developments needing an environmental impact statement (EIS);
- the rigour and adequacy of EIS's;

- who should prepare EIS's; and
- who can review, determine and object.

At the present time there are different sets of rules for designated developments and activities carried by government departments, such as the building of dams, power stations, freeways and forestry. The review recommends that the Heads of Consideration for all major developments be standardised.

In relation to the quality of Environmental Impact Statements the discussion paper recommends that:-

- production of advisory guidelines on technical issues of impact assessment and environmental studies;
- establishment of interdepartmental committees to involve relevant agencies and guideline production;
- establishment of an EIS quality improvements programme to monitor and review EIS quality; and
- provide more feedback to consultants on EIS quality and initiate a system of peer group review. Encourage training courses and conferences on EIS preparation.

Comment

Currently EIS's are limited because of the requirement to define and follow up one preferred option. This aspect needs to be investigated so that the best possible option for a development is obtained. The other matters raised above by the discussion paper are endorsed.

Resolution of Issues

The discussion paper recommends more consultation in the initial stages of both the making of planning instruments as well as the assessment of development applications. Where conflict arises in the community about the policy direction of the changing of a land use zone, the discussion paper recommends that the matter be referred to the Commissioners of Inquiry for resolution. The discussion paper also advocates mediation in court proceedings. This process has only recently become available at the Land and Environment Court and it is too early to judge success but there are indications that it is providing a quicker and satisfactory remedy for some disputes. It should be noted that this is a voluntary path.

IT IS RECOMMENDED THAT a submission be prepared in relation to the discussion paper in line with the comments in this report.

19. NORTH RICHMOND - RECREATION AREA - HOUSING DEVELOPMENT. SA103/88

Discussions have been held with the executive members of the Hawkesbury Sporting Club delegated the responsibility to look at the Club's ongoing development.

The Sporting Club is reaching the point where the existing club house facilities are becoming inadequate for the present membership. They are looking at building a new facility on the Beaumont Avenue frontage at the Terrace Road end. This would be on land that is currently known as North Richmond Park. A sketch plan outlining the new club house site and surrounding possible facilities has been prepared. Around the club house there would be some recreation facilities such as lawn bowls and tennis, with the remainder of the current park site and the land owned by the club developed as a housing estate incorporating a possible retirement village and other medium density units. Initial assessment indicates a possible mix of a 40 bed hostel, 70 self-contained retirement units and around 330 cluster/villa homes.

To achieve this would require the normal town planning approvals, including rezonings and agreement from the Lands Department to sale of the park.

The Council has acquired in recent times, an area of approx. 10 hectares bounded by Arthur Phillip Drive, Pecks Road and Redbank Creek at North Richmond for recreation purposes. The area is predominantly open grassy land formerly used for grazing. A Plan of Management for this area has been developed that would provide for sporting fields, amenities and club facilities building, sporting courts, children's playground, car parking, passive recreation space and a conservation/education area along the creek.

This area is better suited in location to the population of North Richmond as it does not require crossing of Bells Line of Road for access and provides far greater facilities than those existing. The development of the whole area could be undertaken with funds derived from sale of the existing park and its development for both the Sporting Club and housing (1992 estimated costs \$750,000).

At this stage, it is considered that the Council should advertise the proposal for comment by the North Richmond Park Committee, residents of North Richmond and members of the Sporting Club. In doing so, it will be pointed out that the new recreation area would be developed prior to the sale of the existing facilities (accepting that the Lands Department would agree) and that in the absence of such development the new facilities could only be provided over many years with the likely level of funding available. At the same time there would be discussions with officers of the Lands Department to ascertain their position.

IT IS RECOMMENDED THAT Council advise the Hawkesbury Sporting Club that it sees merit in the proposal for the redevelopment of their club and associated housing proposal on the basis that, the area now owned for recreation bounded by Arthur Phillip Drive, Pecks Road and Redbank Creek is developed with funds from the project. Further that the new facilities would be developed prior to the existing ones being available for other uses. That the proposal be advertised for comment.

20. TRIPLE R PROGRAMME - (REVIEW OF RESIDENTIAL REGULATION). GG21/96 PT1, GT70/13 PT1

Correspondence has been received from the Department of Planning inviting Council to submit a proposal for the 1991/92 Triple R Programme. Objectives of the Triple R Programme include:-

- to encourage Councils to facilitate efficient provision of greater housing choice;
- to encourage Councils to adopt contemporary cost effective residential development practices; and
- to enable Councils to meet differing community demands for housing.

Funding is made available under the Programme for Councils to employ additional resources and experts to review planning, subdivision, design and siting controls for residential development.

Two streams of funding are being offered this year under the Programme:-

- (1) Provision of funding up to a maximum of \$10,000 per Council to adopt or adapt existing documents.
- (2) Provision of funding up to a maximum of \$25,000 per Council that proposes an innovated project which will provide research on the specific topic.

Projects are selected for inclusion in the Programme on a range of criteria. These include:-

- the relevance of the review project to the objectives of the Programme;
- methodology;
- resource arrangements; and
- evidence of Council commitment to the project.

Council vis-a-vis its Housing Policy is already committed to the principle of the Triple R Programme, that is the provision of more affordable and wider choice housing in the City. Application for funding under the Programme would be a logical adjunct to work undertaken during preparation of the Housing Policy and the Development Control Plans for Medium Density Housing, Dual Occupancy/Duplex Housing and Cluster Housing in 1989 and 1991. Whilst substantial work has already been done by Council in this area, there still remains public resistance to various housing forms and, in particular, urban consolidation.

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In an attempt to overcome public resistance, the Bligh Park Joint Venture has recently engaged a Consultant to undertake a survey of resident attitudes to various forms of housing in Bligh Park. The Consultant will compile a profile of typical "residents".

Recent difficulties experienced with the implementation of the Housing Policy suggests that further research needs to be undertaken into ways of overcoming public resistance to urban consolidation. Application should be made for funding under the Programme of a research study into public education and promotion of Council's urban consolidation policies in the City. Such a study would review the Australian Model Code and the Greenstreet Programme - documents on which Council's existing Housing Policy and Development Control Plans are based. The Study would not only identify ways in which implementation of urban consolidation may be improved but also ways in which community awareness of urban consolidation may be increased. Such a study would lead to better understanding of the need for urban consolidation and community acceptance of such policies.

It is envisaged that preparation of the research study would be undertaken by a Consultant costing approximately \$25,000. The Consultant would be supervised by Council staff with the final study being presented to Council for endorsement.

Given the availability of funding for such a study under the 1991/92 Triple R Programme and recent difficulties experienced by Council with the Housing Policy, application should be made for The Research Study.

IT IS RECOMMENDED THAT application be made for funding under the 1991/92 Triple R Programme for a Research Study - Public Education and Promotion of Council's Urban Consolidation Policies.

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21. CARAVAN PARK EXTENSION, COMMERCIAL ROAD, VINEYARD. (LA-VINA CARAVAN PARK - I McERLANE) - AMENDMENT TO CONSENT. DA166/90

The following report was presented to Council at its meeting of 11th February, 1992, where it was resolved that the matter be deferred to this meeting to enable the applicant to address the Committee.

"REPORT

On the 11th September, 1990, Council approved an extension to the existing Caravan Park. The extension involved an additional 28 sites for mobile homes. The owner of the caravan park has recently written to Council requesting an amendment to 2 of the 21 Conditions of Consent.

Condition 4 of the Consent requires that:- "registration of a plan of survey consolidating the site, which comprises Lots 1, 2 and 5, DP.232770 and Lot 6, DP.244281 into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the mobile homes."

The applicants request that the condition be deleted as "the four lots are held in different ownerships and if consolidation was to take place it would mean selling of properties in order to change names involving great expense by Solicitors and Stamp Duties."

On closer examination the Caravan Park is located on two of the four lots with sewage being disposed of on a third lot. The fourth lot to which Condition 4 refers is not currently used for caravan park purposes. The applicants undertake not to dispose of Lot 5 which is used for the disposal of the sewage whilst the caravan park is in operation. In a practical sense this lot could not be disposed of as the applicants would then not be able to adequately run the caravan park to State Pollution Control guidelines. Given the particular circumstance of this case it is recommended that Condition 4 be deleted.

Condition 12 of the consent requires the applicants to contribute monies to Council for the provision of Community Facilities and Open Space as a result of the additional residents which will be attracted to the City of Hawkesbury.

The mobile home sites are located on parcels of land that have an area of approximately 130 - 150 square metres. The rates applied to the caravan park are the same rate as that applied to medium density development in other parts of the City area, (\$1,727 per dwelling).

The applicants request a reduction in the contribution rate in that they state that:-

"Residents here have the use of swimming pools, bar-b-q's, games room, playing areas and in the near future we wish to put in a tennis court. After being in this business nearly 20 years, we know that residents can find almost all their enjoyment within the confines of the park and do not have to venture out, thereby not placing extra burden on facilities within the Shire".

The applicants request that the contribution rate of \$48,356 being based on a rate of \$1,727 per site be reduced to an amount of \$15,000 being \$535 per site. No details are supplied as to how the figure of \$535 was calculated. The applicants further request that the mobile home park be developed in two

stages. Stage 1 to contain 13 sites nearest the Commercial Road frontage. The applicants request that the reduced Section 94 contribution be paid when each mobile dwelling is inspected as part of the Building Application process.

The contribution of \$1,727 per dwelling is calculated as following:-

<i>Land Component for Open Space</i>	<i>=</i>	<i>\$884.00</i>
<i>Land Component for Community Facilities</i>	<i>=</i>	<i>\$243.00</i>
<i>Embellishment of Community Facilities and Open Space Land</i>	<i>=</i>	<i>\$600.00</i>

The applicant is not providing any additional areas that could be construed as being Open Space, unlike the recent case of the Port-Erringhi Mobile Home Park which dedicated a substantial amount of land as open space as part of its development. On this basis the land component for open space should remain unaltered.

The land component for Community Facilities is based on providing land for Neighbourhood Centres, Youth Centres, Libraries, Halls and the like. The Caravan Park does provide some on-site recreational facilities in terms of a games room though it is recommended that the land component contribution be reduced by 50% as a result of this provision. In other words the land component contribution for Community Facilities should be \$121 instead of \$243. Thirdly, the provision of a swimming pool on the site could be considered to be the embellishment of land for community facilities. Again it is recommended that the embellishment component be reduced by 50% given the facilities provided on the site.

Accordingly, it is recommended that the contribution rate be reduced from \$1,727 per lot to \$1,305 per lot.

No objection is raised to the staging of the development into two stages, however, the Section 94 contributions for each stage should be paid prior to the occupation of each stage."

Subsequent to the report, the following letter has been received from the applicant:-

"Further to our discussion with you on 6th February, 1992, I would like to advise Council that facilities here include two swimming pools valued at \$50.00.00, a large recreation area, B B-Que facilities, BMX bike track, tennis court, cricket pitch and a volley ball court. Our expenditure is in excess of \$100,000.00 for the recreation of tenants.

We therefore feel Council should waiver the Section 94 charges levied against us.

We are also seeking Community Title similar to that of the John Tebbutt Mews development. This would be beneficial to Council as it would create more income by way of rates for Council."

Whilst there have been facilities provided on site for residents, the people who do reside for the most part are full-time residents of the City and have the potential to avail themselves of facilities external to the site.

The recommendation provides the applicant with some concession from the normal Section 94 requirement, however, it is not agreed that Section 94 charges should be waived altogether.

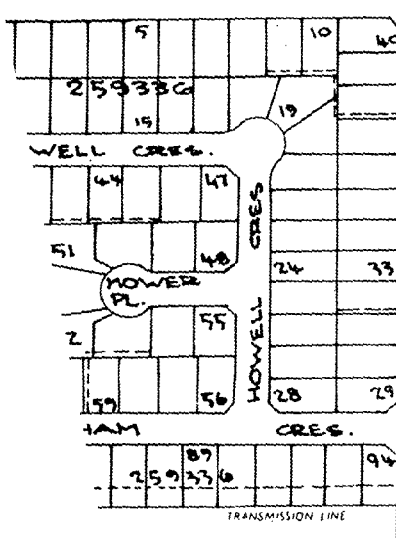
IT IS RECOMMENDED THAT consent N^o166/90 be amended as follows:-

1. Condition 4 be deleted.
2. Condition 12 be replaced with the following condition:-

"Pursuant to Section 94 of the Environment and Planning Assessment Act, 1979, a contribution of \$36,540 (thirty-six thousand, five hundred and forty dollars) shall be paid towards the cost of providing Open Space and Community Facilities in the Hawkesbury City area, on the basis of the proposal being for permanent residents and their requirements for the same facilities as normal dwellings. Payment of this contribution is to be on the basis of \$1,305.00 (one thousand, three hundred and five dollars) per lot and paid at the time of lodgement of the building application required for each dwelling."

ITEM: 1
DA13/92

7



SUBJECT LAND

575488

EASEMENT
PROP. EMENT
U.G. MAINS 1W.
DP 459980

4(a)2

Public Reserve

EASEMENT FOR TR
EASEMENT FOR TR

VE

163

Pt 336

DA8/92

Subject Property

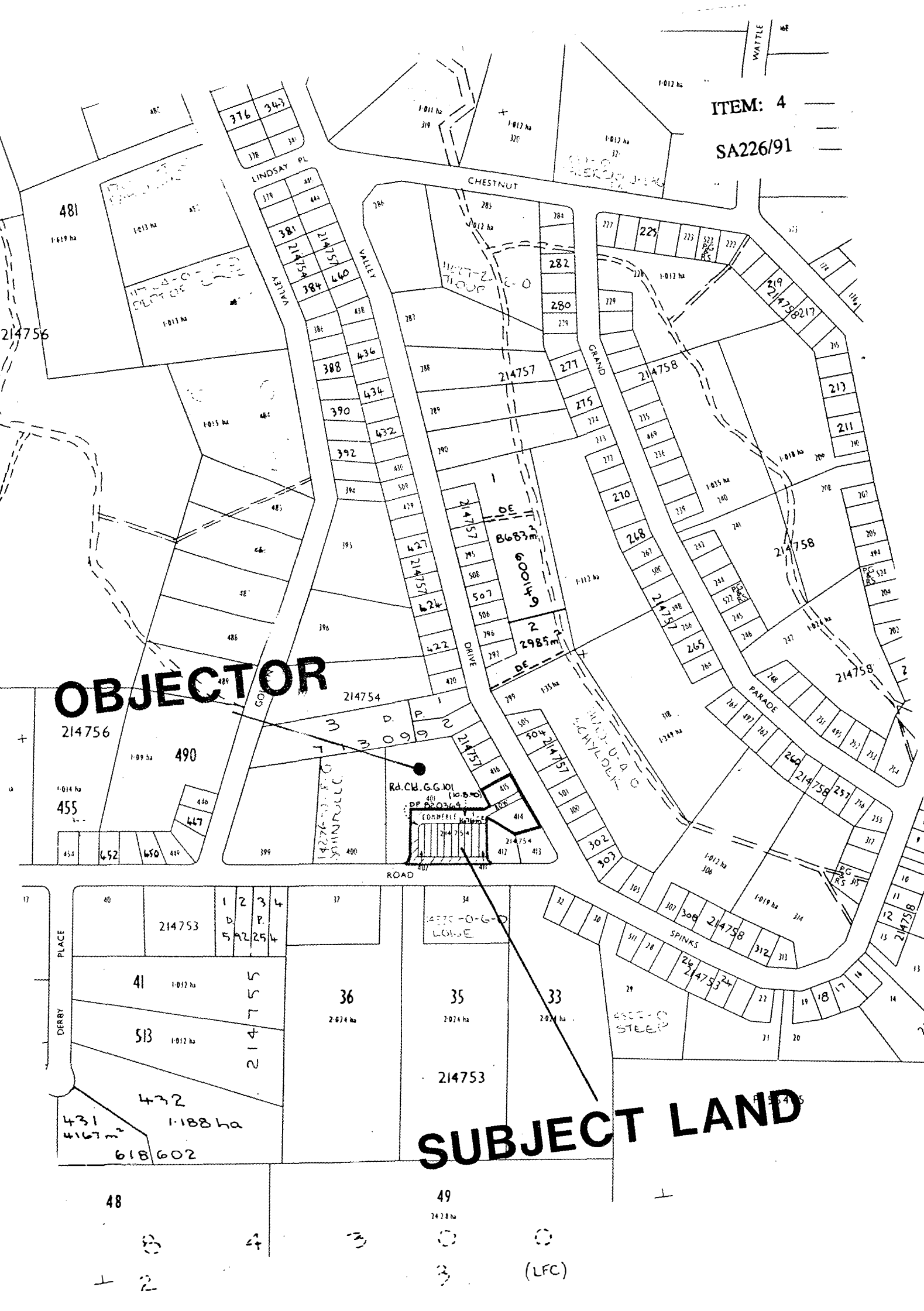
Submission

ITEM: 4

SA226/91

OBJECTOR

SUBJECT LAND



ITEM: 6

SA20/91

ASE NO FT 0587

51.99ha

9.835 ha

700 NE 4E4E

2 3 4 5 6 7 8 9

105 104 103 102 101
2 6 1 5 0

RESERVE

PUBLIC

14.09ha (BY DEPN)

14 2 382 ha

EC 70/15
PO 70/16
PO 73/1
EC 77/2

SUBJECT LAND

BURY

7 2 4 8 5 6

13.95 ha
(road)

DP 742032

Pt 21

3.15 ha

(road)

372540

F.P. 947221

16.49 ha

1.74 ha

GENERAL PURPOSE COMMITTEE MEETING

F I N A N C E

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

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

General Fund Nos.	8235	-	8642	4732671.07
Trust Fund Nos.	562	-	608	133108.03
FID General Fund	469130	-	469138	700869.23
98P General Fund	37041	-	37045	1533761.61
98P Bank Trust Fund	425422	-	425425	1190005.00
FID Account Trust Fund	25416			148.47
				8290563.41

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 20th February, 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 \$8,290,563.41 (eight million two hundred and ninety thousand five hundred and sixty three dollars and forty one cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 25th February, 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 No. 1 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 25th February, 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 25TH FEBRUARY, 1992.

General Purpose Committee - Finance - 25/2/92

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 FEBRUARY, 1992.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
8235	Commonwealth Banking Corp	Loan Repayment	113475.92
8236	National Australia Bank	Loan Repayment	13358.39
8237	Windsor Chamber of Commerce	Donation	1200.00
8238/			
8250	Employees	Salaries & Wages	93665.40
8251	Windsor Court House	Advertising Fees	45.00
8252	David Dent	APV Entertainment	279.97
8253	Kathy Gardiner	Donation	100.00
8254	Hawkesbury City Council	Reimbursement	245.00
8255	Public Auth Securities Trust	Loan Repayment	1346.17
8256	Cancelled Cheque		.00
8257	Dept of Bush Fire Services	Loan Repayment	17100.68
8258	Cancelled Cheque		.00
8259/			
8274	Employees	Salaries & Wages	101297.89
8275	Abax Contracting Pty Ltd	Crushed Shale	2464.16
8276	Abbott Tout Russell Kennedy	Legal Fees	7163.30
8277	AGL Sydney Limited	Mall Lighting	798.16
8278	A L I A - Information Science	Training	320.00
8279	Andreasen Nurseries	Plants	143.00
8280	ATL Pty Limited	Pool Maintenance	659.92
8281	Australian Cement Limited	Cement	165.00
8282	Australian Inst of Env Health	Training Course	20.00
8283	Bus Stop Bookshops P/L	Books	155.07
8284	R A Cole T Planning P/L	Professional Fees	5000.00
8285	Comet Overnight Transport	Freight	44.41
8286	Duffy's Corner	Fuel Supplies	49.45
8287	L J Follington	Plant Hire	714.50
8288	Richard Gilbert	Milk Supplies	279.77
8289	Hawkesbury City Council	Transfer	190.00
8290	Hawkesbury Gas & Rec Centre	Cylinder Rental	380.00
8291	Hawkesbury River County Cnc1	Contribution	32010.00
8292	Hear A Book Service	Books	45.50
8293	Jadeiki Pty Limited	Storm Damage	12000.00

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 25TH FEBRUARY, 1992.

General Purpose Committee - Finance - 25/2/92

8294	Neville Jeffress Advertising	Advertising	867.82
8295	Jobjet	Plant Hire	1380.00
8296	Kwikasair	Freight	44.98
8297	G C Laughton	Plant Hire	510.50
8298	Liquid Air Australia Limited	Cylinder Rental	205.81
8299	Liquor Distributors Pty Ltd	Centre Liquor	234.46
8300	Local Government Assoc NSW	Subscription	18080.00
8301	Lynton Parker Plumbing	Plumbing Repairs	1028.11
8302	I & S Miller	Plant Hire	1071.86
8303	Monaghans Timber & Bld Supply	Timber & Hardware	457.11
8304	Craig Mortons Photo Shop	Photos	42.75
8305	Multilease Ltd	Computer Equip Lease	8132.80
8306	Pascol Paints Aust Pty Ltd	Paint	513.71
8307	A J Paving	Concrete	3828.90
8308	Prospect County Council	Electricity	75260.75
8309	Repco Auto Parts (NSW)	Plant Parts	67.38
8310	Robank Farm Supplies Pty Ltd	Animal Food	634.50
8311	Roads and Traffic Authority	DMR Form Books	80.25
8312	Eric Roberts Trading Co	Road Maintenance	1147.52
8313	Hawkesbury City Council	Reimbursement	387.64
8314	Selby Anax	Treatment Works Repairs	835.70
8315	Seven Little Australians NSW	Books	688.81
8316	K G Shepherd & Co	Mushroom compost	680.00
8317	South Windsor Fruit Market	Function Centre Supplies	83.50
8318	South Windsor Pharmacy	Photo Development	156.50
8319	Spraypave Pty Ltd	Roadworks	4188.68
8320	Springwood Security Services	Security	195.00
8321	Standards Australia	Publication	96.80
8322	Stein Woolley & Co	Search Fees	10.50
8323	Su-Bret	Plaques	319.80
8324	Sydney Bearing Supplies	Plant Parts	237.18
8325	Telecom Australia	Telephone	704.67
8326	Colin Thompson	Compensation Claim	76.00
8327	Typequick Pty Ltd	Computer Disks	10.00
8328	Valuer-General's Department	Report Fees	49980.00
8329	Waddell Earthmoving	Plant Hire	2387.25
8330	Water Board	Water	7547.21
8331	Cancelled Cheque		.00
8332	West-Trans Equipment	Plant Repairs	110.00
8333	K J Weaver & Associates Pty Lt	Compensation Claim	1215.60
8334	Wisemans Books Pty Ltd	Books	493.51
8335	Wormleaton Earthmoving Pty Ltd	Plant Hire	1740.00
8336	WSROC	Membership Contribution	26000.00
8337	Clarendon Homes	Refund	84.00
8338	Nicholas Winkler & Turner	Refund	40.00

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 25TH FEBRUARY,
1992.

General Purpose Committee - Finance - 25/2/92

8339	Commonwealth Banking Corp	Overseas Draft-Books	330.22
8340	Local Government Invest Serv	Investments	200000.00
8341	Challenge Bank Limited	Investments	600000.00
8342	Local Government Invest Serv	Investments	68646.86
8343/			
8358	Employees	Salaries & Wages	104291.03
8359	Cancelled Cheque		.00
8360/			
8371	Aldermen	Aldermanic Fees	3734.07
8372	Abbott Tout Russell Kennedy	Legal Fees	440.00
8373	Action Process Services	Legal Action Fees	345.00
8374	Advance Eng & Safety Signs Pty	Signs	291.30
8375	AMR Metal Roofing Service	Buildings Maintenance	2228.00
8376	Australian Taxation Office	Prescribed Payments Tax	4014.00
8377	Australia Post	Bulk Postage	3948.11
8378	Australian Inst of Family Stud	Books	14.95
8379	Halpins Quarries Pty Ltd	Sandstone	5070.49
8380	John Ayling	Legal fees	10.00
8381	A E Baker & Co	Hardware	87.76
8382	Barron & Pope Pty Ltd	Contract Payment	15004.58
8383	Baiada Poultry Pty Ltd	Function Centre Supplies	811.60
8384	Blacktown Court House	Summons Fees	100.00
8385	BP Kurmond	Fuel Supplies	1289.62
8386	Briefserv	Legal Fees	113.00
8387	Bryopin Meats	Function Centre Supplies	1171.50
8388	Bunzl Limited (Nsw Region)	Sanitary Supplies	2897.60
8389	Carbonated Beverage Services	Function Centre Supplies	756.64
8390	Chubb Australia Ltd	Chubb Safe Mtce	162.50
8391	J R & B M Clerke Pty Ltd	Function Centre Supplies	1058.05
8392	Commonwealth Banking Corp	Investment/Loan Repay	1771777.27
8393	Cancelled Cheque		.00
8394	Cancelled Cheque		.00
8395	Cancelled Cheque		.00
8396	Cancelled Cheque		.00
8397	Stephen Cottell	Function Centre Cleaning	60.00
8398	Contact Stationery	Stationery	61.85
8399	Cumberland College of Health S	Training Course	50.00
8400	Custom Call Communications	Radio Repairs	694.14
8401	Cutting Edges Pty Limited	Plant Parts	138.00
8402	State Authorities Super Board	Wage Deductions	79454.95
8403	Department of Lands	Royalties	33.00
8404	Denning Constructions	Contract Payment	2560.00
8405	Dept of Local Government	Publications	90.00
8406	Diversey Pty Ltd	Function Centre Cleaning	158.50
8407	Dunlop Footware	Clothing	1868.75

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 25TH FEBRUARY,
1992.

General Purpose Committee - Finance - 25/2/92

8408	Dulux Trade Centre	Paint	313.84
8409	Ebenezer Church	Books	3.00
8410	Ebco Microfilming	Mircofilming	503.19
8411	Edward H O'Brien Pty Ltd	APV Advertising	1920.00
8412	Evans, Webb Associates Pty Ltd	Consultants	180.00
8413	Fitzgerald Motors Pty Ltd	Plant Parts	9.50
8414	L J Follington	Plant Hire	938.50
8415	Genasys II Pty Ltd	Training	5482.50
8416	G & J Horswell & Sons	Waste Removal	30924.32
8417	Glitheroe	Plumbing Parts	209.36
8418	The Goodyear Tyre & Rubber Co	Tyres & Repairs	1632.00
8419	J.Goughs Landscaping Supplies	Sand	620.64
8420	Government Insurance Office	Insurance	150.53
8421	Cancelled Cheque	Cancelled Cheque	
8422	Alan Greentree	Contract Payment	21564.32
8423	GVH Welding	Maintenance Bush Fire	1330.00
8424	Hawkesbury City Council	Transfer	150.00
8425	Hawkesbury Newspapers	Advertising	8631.18
8426	Hepworth Industrial Ware	Child Care Equipment	53.00
8427	Hire Power Pty Ltd	Plant Hire	1900.60
8428	H P Plumbing Supplies Pty Ltd	Hardware	1279.46
8429	Hydroplan	Analysis	500.00
8430	Ipec Road Express	Freight	10.15
8431	Jadeiki Pty Limited	Restoration Work	15600.00
8432	Lanier (Aust) Pty Ltd	Copier Rental	115.38
8433	Land Titles Office	Refund	18.00
8434	G C Laughton	Plant Hire	1020.00
8435	Local Government Assoc NSW	Subscription	1170.00
8436	Lotos Concretors	Footpath Repairs	10460.36
8437	P W & L Mayor	Plant Hire	2389.00
8438	Mealing's Windsor Newsagency	Newspapers	1167.40
8439	I & S Miller	Plant Hire	1376.53
8440	Mita Copiers Aust Pty Ltd	Copier Charges	21.16
8441	National Australia Bank	Loan Repayment	26222.66
8442	Nashua Northwest	Copier charges	30.80
8443	Network	Subscription	30.00
8444	E & L Palmer	Contract Payment	2521.35
8445	Petbarn Pty Ltd	Dog Pound Supplies	434.40
8446	Dick Petrikas	Contract Payment	750.00
8447	Pioneer Asphalts Pty Ltd	Asphalt	3950.54
8448	Public Authorities Super Board	Loan Repayment	47380.03
8449	Public Auth Securities Trust	Loan Repayment	3547.34
8450	Prestige Portables	Shed hire	433.22
8451	Roads and Traffic Authority	Ferry Maintenance	176.46
8452	J & M Romano	Contract Payment	8019.94

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH FEBRUARY, 1992.

General Purpose Committee - Finance - 25/2/92

8453	Roadbusters	Road Maintenance	1574.00
8454	Sanyo Office Machines Pty Ltd	Office Equipment	232.00
8455	TL & MA Stokes	Milk Supplies	81.93
8456	Telecom Australia	Telephone Account	38.88
8457	Telecom Australia	Telephone Account	140.42
8458	Tourism Hawkesbury Inc	Reimburse Wages	16000.00
8459	Toy Barn	Toys & Puzzles	57.55
8460	Tropicana Hotel	Refreshments - Aust. Day	300.00
8461	Waddell Earthmoving	Plant Hire	2142.25
8462	A R Walmsley & Co	Legal Fees	720.00
8463	Webb McKeown and Assoc	Environmental Studies	2529.55
8464	West City Holden	Purchase of Vehicle	6060.04
8465	Wilberforce Cake Shop	Function Centre Supplies	184.40
8466	Windsor Court House	Summons Fees	90.00
8467	Windsor Smash Repairs	Plant Repairs	161.00
8468	K D Wood & Associates	Professional Fees	300.00
8469	John Young Holden	Plant Purchase	4315.00
8470	A W & P L Chaseling	Refund	353.62
8471	Cancelled Cheque	Cancelled Cheque	
8472	G Fellows	Refund	100.00
8473	Gamilaroi Dance Group	Aust Day Exps	700.00
8474	Phillip L Higgins	Refund	18.00
8475	John Sparkes & Associates	Refund	70.00
8476	Long Homes by Orlit P/L	Refund	84.02
8477	Roby's Amusements	Aust Day Exps	300.00
8478	Mr K H Whalan	Refund	791.88
8479/			
8499	Employees	Salaries & Wages	116068.67
8500	Citibank	Investments	200000.00
8501	Cancelled Cheque		.00
8502	Abax Contracting Pty Ltd	Crushed Shale	324.90
8503	Abbott Tout Russell Kennedy	Legal Fees	11507.31
8504	Active Detergent Company P/L	Cleaning Equipment	382.26
8505	ACHPER	Subscription	83.00
8506	Advance Eng & Safety Signs Pty	Signs	1775.76
8507	Adraw Pty Ltd	Plant Hire	22052.00
8508	AGL Sydney Limited	Mall Lighting	270.00
8509	Art in Print	Printing	13155.00
8510	Australian Cement Limited	Cement	1335.00
8511	Ausplay	Playground Equipment	356.00
8512	Mr G Ballard	Land Clearing	2572.00
8513	James Bing	Painting	208.00
8514	Mrs N Bor	Vacation Care Exps	25.31
8515	W R Bright & Sons Pty Ltd	Printing	726.00
8516	Brooks Retreads Pty Ltd	Tyres & Repairs	1012.39

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 25TH FEBRUARY, 1992.

General Purpose Committee - Finance - 25/2/92

8517	Bridgestone Australia Ltd	Tyres & Repairs	142.20
8518	Buttsworth Engineering	Plant Parts	476.00
8519	Butler Steel Fabrications	Steel Supplies	330.00
8520	Canon Australia Pty Ltd	Copier Charges	100.21
8521	Caltex Oil Australia Pty Ltd	Fuel Supplies	501.20
8522	Castlereagh Radiology	Compensation Claim	390.00
8523	Camlec	Electrical Repairs	406.00
8524	Community Child Care Co-Operat	Subscription	45.00
8525	Custom Call Communications	Radio Repairs	894.61
8526/			
8540	Employees	Wage Deductions	166307.50
8541	Dr L Degotardi	Immunisation	175.95
8542	Envirosciences Pty Ltd	Survey	675.00
8543	Fire Control Officers Assoc	Bush Fire Uniforms	32.00
8544	Filing Efficiency Pty Ltd	Files	1711.82
8545	L J Follington	Plant Hire	1456.00
8546	GES Gabion Australia	Gabion Baskets	3384.45
8547	General Auto Instrument Servic	Plant Parts	566.44
8548	Geofabrics Australasia	Terra Firma	1320.00
8549	Geraldera Pty Ltd	Stock Impounding	1314.39
8550	Gilbert & Roach	Plant Service	473.00
8551	GKN Rentals	Hired Plant	404.76
8552	Globe Chemicals & Trading P/L	Plant Parts	85.00
8553	The Goodyear Tyre & Rubber Co	Tyres & Repairs	2224.45
8554	J.Goughs Landscaping Supplies	Sand	337.91
8555	Gough & Gilmour	Plant Parts	3309.55
8556	GWS Machinery Pty Ltd	Plant Parts	265.41
8557	H'bury City Cncl Petty Cash	Petty Cash	520.07
8558	H'Bury Sister City Association	Donation	2000.00
8559	Hawkesbury Water Cartage	Plant Hire	1146.00
8560	Hawkesbury Valley Holden	Plant Parts/Purchase	3320.94
8561	Hawkesbury Valley Irrigation	Plumbing Equipment	87.46
8562	Hayes Bros & Co Pty Ltd	Hardware	58.00
8563	Hawkesbury Hospital	Compensation Claim	90.00
8564	Henley & Co Locksmiths	Keys & Locks	1160.70
8565	Hordern Bros Pty Ltd	Plant Parts	205.10
8566	ICI Australia Pty Ltd	Chemicals	1170.00
8567	I P I Pty Ltd	Subscription	495.00
8568	Jadeiki Pty Limited	Restoration Work	15000.00
8569	Dr A U Khan	Compensation Claim	1052.00
8570	G C Laughton	Plant Hire	825.25
8571	D. & L Lavender	Plant Hire	192.00
8572	Lemar Microfilm Services	Microfilm	408.00
8573	Liquid Air Australia Limited	Cylinder Rental	142.45
8574	Local Govt & Shires Assoc	Registration Fees	280.00

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 25TH FEBRUARY, 1992.

General Purpose Committee - Finance - 25/2/92

8575	D J & B C Lord	Plant Hire	1725.00
8576	MacDonald Johnston Engineering	Plant Parts	833.08
8577	Maxys Car Detailing	Car Detailing	75.00
8578	P W & L Mayor	Plant Hire	1816.25
8579	Metal Recyclers Pty Ltd	Remove Cars	150.00
8580	I & S Miller	Plant Hire	1295.12
8581	W & G Miggins Sheet Metal	Metal Supplies	80.00
8582	Deidre Morrison	Screen Repairs	225.00
8583	National Australia Bank	Loan Repayment	17718.44
8584	Nth Richmond N/Hood Centre	Rent	200.00
8585	Ogden Concrete Contractors	Concreting	43004.00
8586	Orion Safety Industries	Safety Equipment	190.68
8587	Organisation Consulting Resour	Local Govt Red Book	95.00
8588	Kevin Parks Investments P/L	Contract Payment	120.00
8589	R Pearson	Immunisation	57.88
8590	Dick Petrikas	Contract Payment	1713.00
8591	Pioneer Concrete	Concrete	1087.85
8592	Portland Timber Co Pty Ltd	Timber Supplies	22.68
8593	Profile Fibreglass	Water Tank	150.00
8594	Q Theatre Group Pty Ltd	Vacation Care Exps	19.50
8595	Glen Rapson	Refund	70.00
8596	Raptek (Australia) Pty Ltd	Stationery	81.00
8597	Readymix Group	Metal	20909.59
8598	Remington & Co	Copier Charge	178.32
8599	Reln Plastics	Compost Bins	6693.00
8600	J & P Richardson Industries Pty	Contract Payment	38616.80
8601	Roads & Traffic Authority	Registration/Sect.12	540.00
8602	Eric Roberts Trading Co	Road Maintenance	1100.00
8603	Linda Rowe	Compensation Claim	150.00
8604	Rushtons	Valuation	1500.00
8605	Hawkesbury City Council	Reimbursement	90.00
8606	Sewer Equipment Company (Aust)	Plant Parts	1147.50
8607	Senior Tift Australia Pty Ltd	Plant Parts	450.00
8608	Mrs Davina Smith	Agistment	80.00
8609	Springwood Security Services	Security	172.00
8610	TL & MA Stokes	Milk Supplies	121.74
8611	Mirror Australian Telegraph Pu	Advertising	536.00
8612	Rod Taylor Motor Trimmer	Plant Repairs	585.50
8613	Tagmaster Pty Ltd	Dog Tags	107.50
8614	Teach Em Toys	Child Care Equipment	66.60
8615	TLE Electrical Pty Ltd	Electrical Parts	417.00
8616	University of NSW	Course Fee	155.00
8617	A Vaughan	Blacksmith	60.00
8618	Waddell Earthmoving	Plant Hire	6318.25
8619	A R Walmsley & Co	Legal Fees	360.00

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8620	Water Board	Water	41888.43
8621	Cancelled Cheque		.00
8622	Welvin Mowers	Plant Repairs	1159.70
8623	West-Trans Equipment	Plant Repairs	16.00
8624	K J Weaver & Associates Pty Lt	Compensation Claim	687.50
8625	West City Holden	Purchase of Vehicle	2445.26
8626	Windsor Court House	Summons Fees	180.00
8627	J K Williams Contracting	Plant Hire	30.00
8628	Windsor Glass	Plant Repairs	158.60
8629	Windsor Smash Repairs	Plant Repairs	40.00
8630	Windsor Toyota	Plant Parts	50.63
8631	Winford Motors Pty Ltd	Plant Repairs	2632.10
8632	WSROC Group Apprentices	WSROC Wages	1044.25
8633	Yellow Sun Constructions	Refund	30.00
8634	Chris Amit	Reimbursement	550.00
8635	Debbie Brown	Reimbursement	55.00
8636	Leo Floyd	Reimbursement	350.00
8637	Anne-Maree Lodge	Training/Course Fees	100.00
8638	K G Monzo	Training/Course Fees	387.60
8639	Wayne O'Connor	Training/Course Fees	550.00
8640	T Toorneman	Sports Coaching-VCC Exps	25.31
8641	St George Building Society	Investments	200000.00
8642	Employees	Salaries & Wages	7283.43
99962	Commonwealth Bank	Fees & Charges	1764.80
		General Fund	TOTAL 4732671.07

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General Purpose Committee - Finance - 25/2/92

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
562	Aust Construction Services	Refund	50.00
563	Clarendon Homes	Refund	380.00
564	T Degens	Refund	100.00
565	Ferlax Consultants	Refund	200.00
566	G T Earthmoving P/L	Refund	100.00
567	J & B Law	Refund	230.00
568	R & A Lewis	Refund	230.00
569	M H & K A McLeod	Refund	115.00
570	Mr D Moore	Refund	100.00
571	B & A Mullins	Refund	200.00
572	PBS Contract Management P/L	Refund	100.00
573	Petra Building Services	Refund	230.00
574	M G Stephens	Refund	230.00
575	Mr Z Trajcevski	Refund	230.00
576	G J Wilson & Associates P/L	Refund	100.00
577	Mr S Wright	Refund	200.00
578	Australis Systems P/L	Refund	960.00
579	Aust Construction Services	Refund	834.35
580	Baroness Constructions P/L	Refund	230.00
581	Carrier Air Conditioning P/L	Refund	1196.00
582	B G & J A Cox	Refund	115.00
583	B Garrad	Refund	230.00
584	Hi-Craft Home Improvements P/L	Refund	230.00
585	Hillview Homes P/L	Refund	230.00
586	Honeywell Limited Australia	Refund	574.00
587	John Sparkes & Associates	Refund	430.00
588	P K Kimber	Refund	115.00
589	Kurrajong Girl Guides Assoc.	Refund	100.00
590	G R & J A Lee	Refund	115.00
591	Long Homes by Orlit P/L	Refund	460.00
592	MCP Electronic Engineering P/L	Refund	961.26
593	Micro Control Engineering	Refund	667.00
594	M D Morabito	Refund	230.00
595	D & M Muscat	Refund	100.00
596	Oztech Intelligent Systems	Refund	449.50
597	Pergolas Plus P/L	Refund	600.00
598	R B Pitt	Refund	200.00

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General Purpose Committee - Finance - 25/2/92

599	Power Management Technology	Refund	1295.92
600	Presmit P/L	Refund	700.00
601	Staefa Control System Pty Ltd	Refund	890.00
602	A & V Takac	Refund	115.00
603	Hawkesbury City Council	Transfer	50.00
604	Mrs Azzopardi	Refund	5000.00
605	B G & J A Cox	Refund	115.00
606	Environ Mechanical Services	Refund	50.00
607	Mirvac Projects P/L	Refund	63070.00
608	St George Building Society	Investments	50000.00
		Trust Fund	
		TOTAL	133108.03

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General Purpose Committee - Finance - 25/2/92

FID General Fund

469130	Hawkesbury City Council	Transfer	165962.16
469131	Hawkesbury City Council	Transfer	161457.50
469132	Hawkesbury City Council	Transfer	19902.74
469133	Hawkesbury City Council	Transfer	24974.33
469134	Hawkesbury City Council	Transfer	18494.96
469135	Hawkesbury City Council	Transfer	26000.00
469136	Hawkesbury City Council	Transfer	34077.54
469137	Hawkesbury City Council	Transfer	100000.00
469138	Hawkesbury City Council	Transfer	150000.00

FID General Fund TOTAL 700869.23

98P General Fund

37041	Hawkesbury City Council	Transfer	150000.00
37042	Local Government Invest Serv	Investments	447805.04
37043	Local Government Invest Serv	Investments	500000.00
37044	Hawkesbury City Council	Transfer	4603.43
37045	Local Government Invest Serv	Investments	431353.14

98P General Fund TOTAL 1533761.61

98P BANK TRUST FUND

425422	State Bank	Investment	997661.57
425423	Cancelled Cheque		.00
425424	Local Government Invest Serv	Investments	192194.96
425425	Hawkesbury City Council	Transfer	148.47

98P BANK TRUST FUND TOTAL 1190005.00

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General Purpose Committee - Finance - 25/2/92

FID A/C TRUST FUND

25416	Hawkesbury City Council	Transfer	148.47
		FID A/C TRUST FUND TOTAL	148.47

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Town Clerk/General Manager

Chairman

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE**STATEMENT OF BANK BALANCES AS AT 31ST JANUARY, 1992**

GENERAL FUND	CR.	237368.84
TRUST FUND	CR.	104424.73
GENERAL FUND 98P		
GENERAL FUND FID		
TRUST FUND 98P		
TRUST FUND FID		

CR. 341793.57

FORM 2**GENERAL**

Balance - Cash Account as at 1st January, 1992	DR.	1472299.44
Receipts for period ended 31st January, 1992	CR.	5870903.74

CR. 4398604.30

Payments for period ended 31st January, 1992	DR.	4733744.25
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DR. 335139.95

Unpaid accounts in office amount to		\$302004.37
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Limit of overdraft arranged with bank		\$800000.00
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TOWN CLERK'S REPORT

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

G.M. McCully,
Town Clerk/General Manager

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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>
31 Days	10-02-92	7.52%	General Fund	997,661.57
31 Days	10-02-92	7.52%	General Fund	617,025.67
31 Days	02-03-92	7.71%	General Fund	600,000.00
182 Days	09-03-92	9.68%	General Fund	600,000.00
180 Days	11-03-92	9.65%	General Fund	3,000,000.00
181 Days	01-06-92	8.20%	General Fund	1,966,737.47
181 Days	01-06-92	8.20%	General Fund	33,262.53

Term Deposits

182 Days	12-02-92	10.04%	Treatment Wks	600,000.00
181 Days	17-02-92	9.97%	General Fund	840,000.00
181 Days	17-02-92	9.97%	Treatment Wks	360,000.00
30 Days	19-02-92	7.56%	General Fund	1,200,000.00
190 Days	11-03-92	9.66%	General Fund	150,000.00
190 Days	11-03-92	9.66%	General Fund	150,000.00
181 Days	16-03-92	9.64%	General Fund	1,300,000.00
180 Days	17-03-92	9.62%	Treatment Wks	850,000.00
180 Days	17-03-92	9.62%	General Fund	750,000.00
90 Days	19-03-92	7.78%	General Fund	500,000.00
84 Days	06-04-92	7.42%	General Fund	447,805.04
84 Days	06-04-92	7.42%	General Fund	192,194.96
90 Days	28-04-92	7.62%	General Fund	200,000.00
90 Days	29-04-92	7.66%	General Fund	200,000.00
90 Days	29-04-92	7.66%	General Fund	50,000.00
169 Days	12-05-92	8.20%	General Fund	858,861.00
169 Days	12-05-92	8.20%	Sewerage Fund	141,139.00

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182 Days	25-05-92	8.23%	General Fund	200,000.00
175 Days	01-07-92	7.12%	General Fund	500,000.00
179 Days	03-07-92	7.20%	Treatment Wks	296,951.85
179 Days	03-07-92	7.20%	General Fund	78,048.15
180 Days	15-07-92	7.44%	General Fund	700,000.00
365 Days	27-10-92	9.00%	Treatment Wks	1,284,978.15
365 Days	27-10-92	9.00%	General Fund	715,021.85
365 Days	31-10-92	9.50%	General Fund	300,000.00
365 Days	29-12-92	7.45%	General Fund	640,000.00
365 Days	29-12-92	7.45%	General Fund	860,000.00

Short Term Investments (St George) 750,000.00

Australian Savings Bonds

01-02-92	11.50%	Workers Comp Board	200,000.00
01-09-92	10.15%	Workers Comp Board	750,000.00

\$23,879,687.24

2. HAWKESBURY CITY PIPE BAND - FINANCIAL ASSISTANCE.
GF8/15 PT1, GR30/3 PT1

The Hawkesbury City Pipe Band has written and advised Council that it has spent in excess of \$7,500 over the last two years for the replacement of kilts. It has also stated that the uniform jackets are overdue for replacement and it is estimated that this will cost in the area of \$5,000.

The Pipe Band has indicated that during the past twelve months it has carried the name of the Hawkesbury City far and wide, playing in Maclean, Tamworth, Mudgee and Forster, together with many appearances around Sydney and the Hawkesbury district. The Band also stated that in competition work, it has been particularly successful and are the State champions in its particular grade.

Provision has been made in the 1992 Estimates for a donation of \$1,000 towards the Hawkesbury City Pipe Band. In addition, an allocation of the same amount was made in the 1991 Budget for the same purpose, however, there was no request from the band for financial assistance during that year and it remained unexpended.

If the unexpended funds allocated in 1991 were re-voted, along with the allocation of \$1,000 in 1992, the total funds available would be \$2,000. It is felt that Hawkesbury City Pipe Band should be advised that Council is able to provide financial assistance to the limit of \$2,000 for the replacement of uniform jackets.

IT IS RECOMMENDED THAT:-

1. That Hawkesbury City Pipe Band be advised that Council has made a budgetary allocation of \$1,000 (one thousand) in 1992 and \$1,000 (one thousand) in 1991, and therefore financial assistance is limited to the amount of \$2,000 (two thousand) for the replacement of their uniform jackets.
2. That the allocation of \$1,000 (one thousand) in the 1991 Budget be re-voted for 1992 for financial assistance to the Hawkesbury City Pipe Band.

3. BUSH FIRE ESTIMATES 1992/1993. GF10/59 PT1

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

General Purpose Committee - Finance - 25/2/92

M&R Stations	4,000.00
Vehicles	50,000.00
Pumps	3,000.00
Radios	8,000.00
Petrol	18,000.00
Freight	600.00
Phone	5,000.00
Electricity	3,800.00
Insurance	14,000.00
Fire Control travel expenses	400.00
Fire Control salaries	88,928.00
Brigade Stations	30,000.00
Vehicles - new	108,000.00
Vehicles - used	60,000.00
Misc. equipment	35,359.00
Emergency feeding	2,000.00
Training	2,000.00
Protective clothing	2,000.00
Council rates & Printing & stationery	7,000.00
Supplementary charges	80,000.00
Control Room weather printer	1,000.00
Field Day	5,000.00
Water tanks - Bilpin & East Kurrajong	<u>6,000.00</u>
	\$ <u>534,087.00</u>

These estimates will require Council contribution of \$238,182.00. Funding of \$217,132 from Revenue and \$21,050 from 1990/91 Loan Programme (Brigade Station Tennyson) has been provided in the 1992 Budget for this Programme.

IT IS RECOMMENDED THAT the 1992/93 Bush Fire Estimates be adopted and submitted to the Department of Bush Fire Services.

4. MULGRAVE SEWERAGE SCHEME STAGE II CONSTRUCTION OF RETICULATION AND RISING MAIN AND PUMP STATION 'R'. GT20/64 PT4, GT20/65 PT2

Tenders for the construction of Mulgrave Sewerage Scheme Stage II Reticulation and Rising Main Tender No.001091, Pump Station 'R' Tender No.001191 were advertised and closed on 18th December, 1991.

Twenty one tenders were received for construction of the Reticulation and Rising Main and fourteen tenders were received for construction of Pump Station 'R'. These are listed below in ascending order of tender sum.

Reticulation and Rising Main

Esenmette Pty Ltd	\$ 364,153.00
Walsh & Rose Pty Ltd	\$ 394,742.00
Emerald Civil Eng.	\$ 422,709.30
Bomac Eng. Pty Ltd	\$ 436,994.00
Eyvale Pty Ltd	\$ 444,456.60
Galstar Const. Pty Ltd	\$ 445,261.00
Richards Contracting Company	\$ 459,634.00
Robsent Pty Ltd	\$ 478,807.00
Spali Bros. & Co Pty Ltd	\$ 482,453.00
Basic Road & Drainage Pty Ltd	\$ 513,929.00
Limrick Constructions	\$ 514,220.00
C.L.M. Excavations Pty Ltd	\$ 519,821.00
Yore Contractors Pty Ltd (late tender)	\$ 522,615.75
Billborgia Pty Ltd	\$ 535,000.00
Ledonni Const. Pty Ltd	\$ 548,165.00
G. & G. Boring Pty Ltd	\$ 553,707.00
Conwal Excavating Company Pty Ltd	\$ 562,983.00
P.B.S. Contract Management Pty Ltd	\$ 582,930.00
Precision Pipe Line Pty Ltd	\$ 587,507.00
Adraw Pty Ltd	\$ 821,157.00
D. & M. Hughes Civil Eng. Pty Ltd	\$1,392,272.00

Pump Station 'R'

Richards Contracting Company	\$ 111,410.00
Billborgia Pty Ltd	\$ 125,000.00
Limrick Construction Pty Ltd	\$ 132,000.00
G. & G. Boring Pty Ltd	\$ 148,800.00
Jaspen Construction Pty Ltd	\$ 150,000.00
Esenmette Pty Ltd	\$ 160,100.00
C.L.M. Excavations Pty Ltd	\$ 165,000.00
Walsh & Rose Pty Ltd	\$ 166,812.00
Galstar Constructions Pty Ltd	\$ 174,000.00
Adraw Pty Ltd	\$ 176,243.00
Action Constructions Pty Ltd	\$ 191,650.00

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Bomac Engineering Pty Ltd	\$ 194,000.00
Conwal Excavations Pty Ltd	\$ 203,430.00
P.B.S. Contract Management Pty Ltd	\$ 247,044.00

The tenders were called on the basis that both contracts may be let jointly or as separable portions.

A review of tenders has been undertaken, resulting in there being no advantage to Council in letting the tenders jointly, details of the summary are as follows:-

Reticulation and Rising Main

As stated, twenty one tenders have been received to undertake construction of the Reticulation and Rising Main. The tender submitted by Yore Contractors Pty Ltd is considered informal as the tender arrived after the closing time and is therefore no longer considered. All other tenders submitted appear to be valid and open for acceptance by Council, however, the tenders of -

Richards Contracting Company
Robsent Pty Ltd
Spali Bros. & Co Pty Ltd
Basic Road & Drainage Pty Ltd
Limerick Constructions
C.L.M. Excavations Pty Ltd
Billborgia Pty Ltd
Ledonni Const. Pty Ltd
G. & G. Boring Pty Ltd
Conwal Excavating Company Pty Ltd
P.B.S. Contract Management Pty Ltd
Precision Pipe Line Pty Ltd
Adraw Pty Ltd
D. & M. Hughes Civil Eng. Pty Ltd

are not recommended for acceptance as the tendered sums are considered high when compared to the lowest six tenders submitted.

The lowest six tenders -

Esenmette Pty Ltd
Walsh & Rose Pty Ltd
Emerald Civil Eng
Bomac Eng. Pty Ltd
Eyvale Pty Ltd
Galstar Const. Pty Ltd

have been further reviewed and the tenderers requested for further information in support of their submission.

This review resulted in the withdrawal of Walsh & Rose Pty Ltd as they were only interested in undertaking the project if awarded both contracts, all other contractors, with the exception of Bomac Engineering Pty Ltd, who did not reply, clarifying their tenders.

Emerald Civil Engineering Pty Ltd revised their submission to \$424,914.30, an increase of \$2,205.00 while the tender sums submitted by Esenmette Pty Ltd, Eyvale Pty Ltd and Galstar Pty Ltd remained the same.

A post tender meeting with Esenmette Pty Ltd re-affirmed their suitability to undertake the work and it is recommended they be awarded the contract for the tendered sum of \$364,153.00.

Pump Station 'R'

As stated fourteen tenders have been received to undertake construction of Pump Station 'R'.

All tenders submitted appear to be valid and open for acceptance by Council, however, the tenders of -

C.L.M. Excavations Pty Ltd
Walsh & Rose Pty Ltd
Galstar Constructions Pty Ltd
Adraw Pty Ltd
Action Constructions Pty Ltd
Bomac Engineering Pty Ltd
Conwal Excavations Pty Ltd
P.B.S. Contract Management Pty Ltd

are not recommended for acceptance as the tendered sums are considered high when compared to the lowest six tenders submitted.

The lowest six tenders -

Richards Contracting Company
Billborgia Pty Ltd
Limrick Construction Pty Ltd
G. & G. Boring Pty Ltd
Jaspen Construction Pty Ltd
Esenmette Pty Ltd

have again been further reviewed and the tenderers requested to submit further information in support of their submission.

This review resulted in the withdrawal of Billborgia Pty Ltd and Limrick Constructions Pty Ltd as they were only interested in undertaking the project if awarded both contracts.

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All four other lowest tenderers have clarified their tenders with two tenderers identifying omissions from their original submission, resulting in revised tender prices as follows:-

Richards Contracting Company - revised tender price	\$137,800
	increase of \$26,390
	(excluding excavation in rock)
G. & G. Boring Pty Ltd - maintain tender price	\$148,800
	increase nil
Jaspen Constructions Pty Ltd - revised tender price	\$152,500
	increase of \$2,500
Esenmette Pty Ltd - maintain tender price	\$160,100
	increase nil

A post tender meeting with Richards Contracting Company revealed their proposed method of excavation was inappropriate in consideration of ground condition. They had made certain assumptions in their tender which were not in accordance with the intent of the plans and specifications. This resulted in the submission of a revised lump sum price of \$137,800 (exclusive of excavation in rock). As well, concern is expressed as to public safety around the construction site throughout the course of the works under the proposal, in particular, as the station is located on Windsor Road. A test bore indicates that soft rock will at least be encountered.

It is therefore proposed that their tender be not further considered as they have significantly increased the tender amount and so provided them with a commercial advantage.

A post tender meeting was also held with G. & G. Boring. Points as to the intent of the plans and specifications were clarified and G. & G. Boring have undertaken to complete the project for their tendered sum of \$148,800.

Funding

Approved funds to date for construction of both Stages I and II total \$1,125,400. Expenditure for Stage I totals \$587,039.31 leaving a balance for construction of Stage II of \$538,360.69.

Tendered sums recommended for acceptance for construction of Stage II totals \$512,953.00 providing a balance of funds totalling \$25,407.69 for supervision, unforeseen requirements for trenching and excavation, additional works as required and contingencies.

Council in September, 1989, adopted in principle the construction of Stage I and Stage II of the Mulgrave Industrial Sewerage Scheme. Consideration was also given to the funding of that Programme for both the reticulation and headworks.

The total costs of reticulation for both stages is now estimated to be \$775,261. Funding initially is to be provided by way of internal borrowing from the New Treatment Works Reserves which will be repaid by levying of a local rate on the properties within the benefit area. The total headworks cost is estimated to be \$250,139 which will be funded from the Sewerage Fund Working funds accumulated balance \$300,000 and internal loan borrowing from the New Treatment Works Reserve of \$50,139. The internal loan borrowing to be repaid by levying headworks contributions on the properties within the benefit area at the time of development.

The original proposal adopted by Council provided for the Working Funds and internal borrowing for the headworks to be repaid from the funds provided by developer contributions to headworks construction.

Stage I of the Mulgrave Sewerage Scheme was completed during 1991 at a total cost of \$587,039.31. A Local Rate was levied on the benefit area of Stage I for that year. It is anticipated that Stage II will be completed towards the end of 1992 and it is further proposed that a Local Rate levied on the benefit area of Stage II from the 1st January, 1993. This rate would be the same as Stage I being a rate in the \$ of 1.8657¢ with a minimum rate of \$300. These Rates would be further considered in the 1993 Budget Estimates.

The recommended interest rate for local government borrowing is currently 11.9% per annum. It is proposed that this be the interest rate which applies to the internal borrowing for both the reticulation and headworks construction costs. It is anticipated that the loans will be fully repaid within a 15 year period depending upon the rate of development and level of developer contributions for headworks during that period.

IT IS RECOMMENDED THAT:-

1. Esenmette Pty Ltd be awarded the contract for construction of Reticulation and Rising Main Tender No. 001091 for the tendered sum of \$364,153 (three hundred and sixty four thousand one hundred and fifty three).
2. G. & G. Boring Pty Ltd be awarded the contract for construction of Pump Station 'R' Tender No.001191 for the tendered sum of \$148,800 (one hundred and forty eight thousand eight hundred).
3. Both of the above contracts be executed under the Seal of Council.

5. WSROC - POLICY COMMITTEES, GM1/5 PT9

At its Special Board meeting in January WSROC resolved to adopt five key programme areas these being: Environment; Employment; Transport; Human Services and Local Government Resources and Policy.

WSROC elected two representatives to each committee to represent that organisation, one of whom will act as chairman. The committees and the WSROC representatives are as follows:

Environment Committee	-	Alderman Joy Anderson, Blue Mountains and Alderman Diana Shanks, Holroyd.
Employment Committee	-	Alderman Robert Calvert, Hawkesbury and Alderman Maggie Deham, Blue Mountains.
Transport Committee	-	Councillor Russell Driscoll, Baulkham Hills and Alderman Chris Aquilina, Fairfield.
Human Services Committee	-	Alderman Jim Morris, Prospect Electricity and Alderman Kathie Collins, Blacktown.
Local Government Resources & Policy Committee	-	Councillor Larry Bolitho, Baulkham Hills and Alderman Kevin Dwyer, Penrith

WSROC's Chairman, Alderman Mark Latham was made an ex-officio member of all the committees. It was agreed that the policy committees need to have a balance of representation from both the region and its member councils. In order to involve the member councils in the development of the work programme, all member councils are to be entitled to one position on each policy committee. This council position can be occupied by an elected member or a senior staff member. The elected member representative on the committee could be a WSROC delegate or non delegate. The council position may also be filled by a representative from the community, should the council choose to nominate such a person. The policy committees will be serviced by the WSROC Secretariat, though particular tasks may be undertaken by committee members or their council.

It is envisaged that the policy committee meetings will be held in the evenings. The Region has advised that it is not in a position to cover costs relating to any involvement by members.

The Terms of Reference for each policy committee are:

- advise WSROC on draft objectives for the organisation in its programme area
- prepare for WSROC's consideration a draft schedule of projects aimed at achieving the programme objectives
- monitor progress in achieving the programme objectives and the implementation of projects adopted by WSROC in the committee's programme area

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- advise WSROC of developments or issues arising within its programme area
- deal with any matters referred to it by WSROC

At present, the following projects have been identified in the programme areas:

- environment - air quality monitoring
- employment - Badgerys Creek Airport
- human services - out of hours child care and health funding
- Local Government resources and policy - financial assistance grants, review of Local Government Act and finalisation of Section 94 software
- transport - review of rail timetables, development of rail-link proposal between St. Marys and Grenfell.

Should councils have any particular projects they would like WSROC to work on in the five nominated areas, then these should be advised.

IT IS RECOMMENDED THAT Council nominate its representatives for the five WSROC committees.