

# **Hawkesbury City Council Committee Business Papers**

**Meeting Date** 28 JUL 1992

## **HAWKESBURY CITY COUNCIL**

### **MISSION STATEMENT:**

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

## **How Council Operates...**

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

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

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

### **Meeting Procedure...**

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

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

### **Public Participation...**

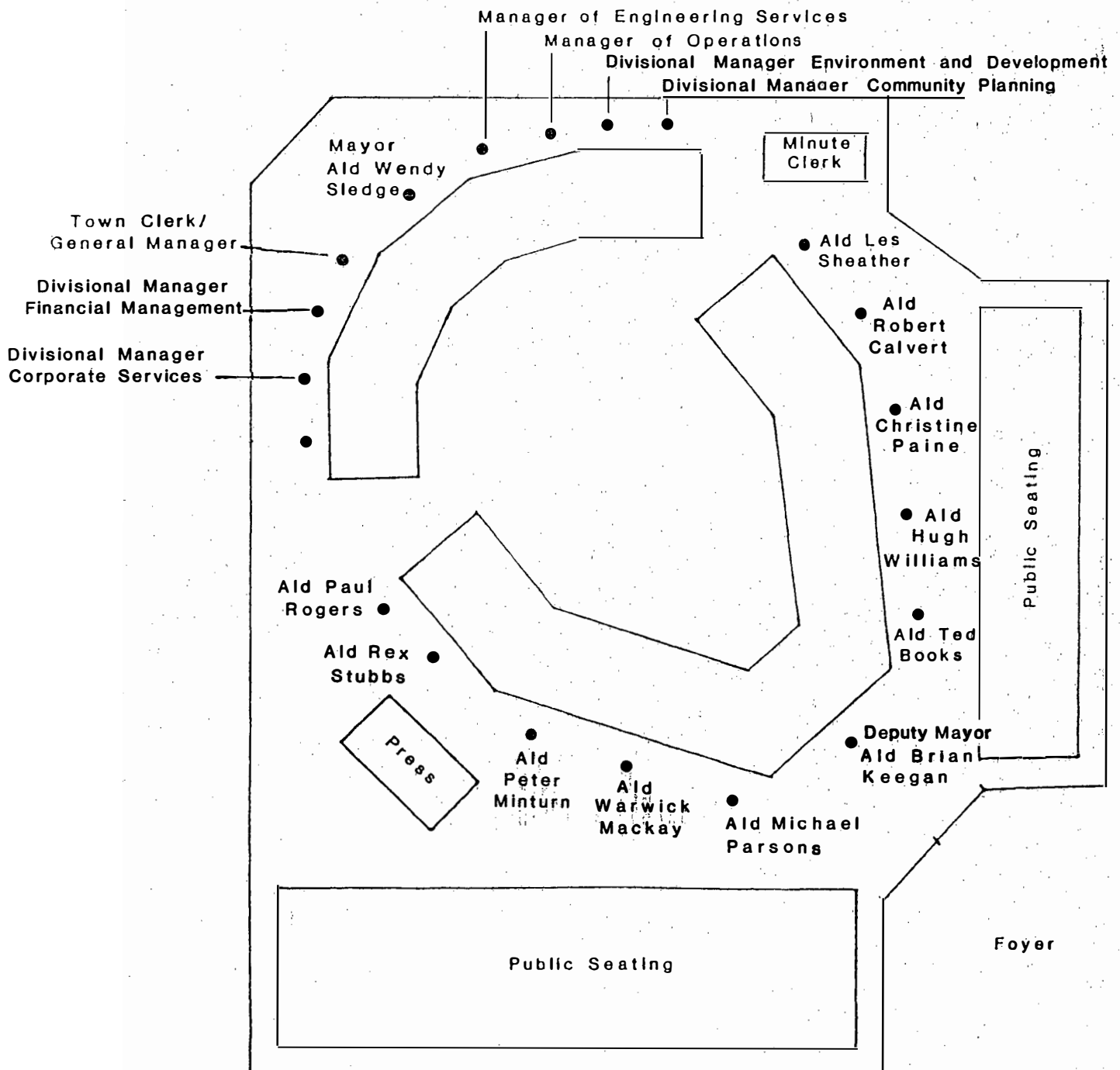
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

### **A Point of Interest...**

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

# Council Chambers



## **GENERAL PURPOSE COMMITTEE MEETING**

### **BUSINESS**

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

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 30th June, 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.

Apologies for absence were received from Alderman W.J. Mackay and from Alderman M.G. Parsons who arrived at the meeting at 6.45 p.m.

RESOLVED on the motion of Alderman Keegan seconded by Alderman Stubbs that the apologies 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 May, 1992 be confirmed.

The following recommendations were passed as resolutions of the Committee:

## **SECTION 1 - WORKS**

### **1. WORKS COST STATEMENT**

THE WORKS COST Statement to 31st May, 1992, be received and the revised estimates of cost be adopted.

### **2. MAJOR LOCAL ROADS PROJECT - C BAZELEY. 2019/R PT2, 1810/R, GC280/10 PT1**

Mr.C.Bazeley addressed the Committee.

### **3. FLOOD & STORM DAMAGE TO FLOOD MITIGATION STRUCTURES - BARDENARANG CREEK, PITT TOWN - JUNE 1991 - PUBLIC WORKS DEPARTMENT. GG21/73 PT1**

THE ADVICE OF the grant for flood and storm damage restoration to structures on Bardenarang Creek be accepted in accordance with the General Conditions of Assistance to Councils and Council's contribution to the works be funded from the drainage maintenance allocation.

**4. DISCHARGE OF TRADE WASTE - WORTH OIL RECYCLING  
PTY LTD. BA1245/88**

THE INFORMATION REGARDING the discharge of trade waste from Worth Oil Recycling Pty Ltd be received.

**5. REPORTS REQUESTED BY COUNCIL - SIGNS "YOU ARE  
ENTERING THE CITY OF HAWKESBURY - A UNIVERSITY CITY".  
GR120/4**

THE REPORT ON the cost of supply and erection of signs "You Are Entering the City of Hawkesbury - A University City" be received.

**6. TOILETS - THOMPSON SQUARE. 2021/R**

THE USE OF the toilets in the Museum be adopted for public use.

**7. REPORTS REQUESTED BY COUNCIL - BUS SHELTER - KABLE  
STREET, WINDSOR. 1117/R**

PROVISION OF FUNDS for the construction of a suitable bus shelter at the bus stop in Kable Street be considered in conjunction with the 1993 Estimates.

Report of the Local Traffic Committee Meeting held on Tuesday, 23rd June, 1992  
in Council Chambers, Windsor at 10.10am

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PRESENT:

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Members -      | Alderman C Paine, Chairman<br>Sergeant G Thompson, New South Wales Police                                                              |
| Department     | Mr G Kevill, Roads & Traffic Authority<br>Mr I Mills, Department of Transport<br>Mr J Christie, Office of P Gibson, MP                 |
| Also Present - | Mr K Berzins, Deputy Manager Environment & Planning<br>Mr M Colston, Traffic Consultant, Colston & Budd<br>Mr R Cox, McDonalds Pty Ltd |

APOLOGIES:

Mr G Hatch, Ministry of Transport  
Mr R Searle, Office of K Rozzoli, MP  
Mr G Falson, Divisional Manager Environment & Development

CONFIRMATION OF MINUTES:

The minutes of the meeting of the 15th May, 1992, were circulated and confirmed.

BUSINESS ARISING:

DEVELOPMENT APPLICATION

1. MCDONALDS AUSTRALIA LIMITED - LOT 2 DP 815813 CORNER  
MARCH AND EAST MARKET STREETS, RICHMOND - MCDONALDS  
FAMILY RESTAURANT AND DRIVE THRU FACILITY DA106/92

No objection in principle to the amended proposal, subject to the imposition of the following requirements:-

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This is Page                      of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the  
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30TH JUNE, 1992.

That a "No Standing" area be designated on March Street from the intersection of East Market Street to the eastern side of the proposed truck exit.

That a median strip be constructed in March Street, with the length of the median strip to be determined by Council. (The RTA representative does not support the Committee's recommendation in relation to the median strip.)

Mr.M.Colston, Traffic Consultant for McDonalds, addressed the Committee.

### COMMITTEE'S RECOMMENDATION

NO OBJECTION IN principle to the amended proposal, subject to the imposition of the following requirement :-

That a "No Standing" area be designated on March Street from the intersection of East Market Street to the eastern side of the proposed truck exit.

### 2. LOCAL AREA TRAFFIC MANAGEMENT SCHEME FOR RICHMOND GT230/3 PT1

THAT THE COMMITTEE expresses concern that the development of the commuter car park will cause a traffic conflict and safety problem at the corner of Paget Street and Windsor Street. An independent Traffic Consultant should be engaged to provide expert advice as to the need of an appropriate traffic device at the abovementioned intersection.

In the short term, the Committee recommends that "No Standing" signs be provided on both sides of Windsor Street in the vicinity of the intersection of Paget Street to provide for improved sight distances and overtaking.

### 3. GLOSSODIA PUBLIC SCHOOL PEDESTRIAN CROSSING. 708/R

The Committee noted that the pedestrian crossing had been installed on the 27th/28th May, 1992.

### DEVELOPMENT APPLICATION

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This is Page                      of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30TH JUNE, 1992.

4. R PONT - LOT 1 DP585412 77 BATHURST STREET, PITT TOWN  
(CORNER CHATHAM STREET) - CONSTRUCTION OF A SERVICE STATION  
PROVIDING PETROL/GENERAL FOOD SALES DA118/92

NO OBJECTION TO the proposal.

CORRESPONDENCE

5. FITZGERALD STREET, WINDSOR - EXTENSION OF COACH PARKING  
BAYS - 1. AAT KINGS TOURS PTY LTD 2. MRS G KIRKBY AND MRS B  
EZZY. 610/R PT 1

THAT THE ITEM be deferred until the next meeting when the Windsor Traffic Study will be available. The study should address this issue. Committee members to be provided with a copy of the Windsor Traffic Study prior to the next meeting.

6. CHURCH STREET, SOUTH WINDSOR - ROAD CONDITIONS IN THE  
VICINITY OF THE SWIMMING POOL - NEW SOUTH WALES POLICE  
DEPARTMENT -CASTLE HILL 352/R

THAT TRAFFIC MANAGEMENT devices be designed in Church Street in the vicinity of the pool, with the aim of slowing vehicle speeds and to improve safety for pedestrians, especially children. The designs be referred back to the Committee when prepared.

7. GEORGE STREET, WINDSOR - PARKING RESTRICTION (THOMPSON  
SQUARE) - NEW SOUTH WALES POLICE DEPARTMENT -WINDSOR  
HIGHWAY PATROL GT230/02 PT2

THAT THE MATTER be deferred until the Committee reviews the Windsor Traffic Study.

8. GEORGE STREET/COLONIAL DRIVE, SOUTH WINDSOR - NEW SOUTH  
WALES POLICE DEPARTMENT -WINDSOR HIGHWAY PATROL 1341/R,  
731/R

THAT THE MATTER be deferred for inspection at the next meeting.

9. SINGLETON ROAD, COLO HEIGHTS - SPEED RESTRICTION - NEW SOUTH POLICE DEPARTMENT - WINDSOR HIGHWAY PATROL 1927/R PT2

THAT THE MATTER be deferred until further details are obtained from the Police Department in relation to details supplied by the residents in the area. The site be inspected and a representative of the Colo Heights Progress Association be invited to address the Committee on the site.

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

THAT THE MATTER be deferred until the next meeting to enable an on-site inspection. That a representative of the Glossodia Community Centre be invited to meet with the Committee on the site.

LATE ITEM:

DISABLED PARKING - WINDSOR LIBRARY

A DISABLED CAR parking space be provided adjacent to the Library entrance in Dight Street.

QUESTIONS WITHOUT NOTICE:

1. Mr Kevill indicated that RTA records showed that two raised pedestrian crossings and associated 40kpm signage were budgeted for two schools in the Hawkesbury area. As the funding for these crossings/signage was 50% RTA and 50% Hawkesbury City Council, he requested information as to whether these works had been programmed by Council.
2. Mr G Thompson advised that in view of the increased number of serious motor vehicle collisions occurring on Bells Line of Road between Kurmond and Kurrajong Heights, consideration be given to the reduction in the 100kph zone between Hermitage Road and Mill Road.
3. Mr G Thompson also advised that the Police Department had approved of four speed camera locations within the Hawkesbury area, these being:-
  - a. Windsor Road between Pitt Town Road and Bandon Road.
  - b. Macquarie Street between Bridge Street and George Street.

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This is Page                      of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30TH JUNE, 1992.

GENERAL PURPOSE COMMITTEE MEETING - 28TH JULY, 1992

SUPPLEMENTARY REPORT

SECTION 1 - WORKS

6. REQUEST TO PURCHASE PROPERTY - Nº 52 BERGER ROAD,  
SOUTH WINDSOR. P245/420

Council is referred to this item (Nº 4) in the Works Section of the Business Paper.

It is advised that Council's consultant valuer has supplied a valuation for the subject property and negotiations have occurred with the owners. It is confirmed that the owners have agreed to Council's offer of \$200,000 for the whole of the property, including the dwellings erected on the block.

✓ Funds for the acquisition are available from the Bligh Park Reserve.

✓ IT IS RECOMMENDED THAT:-

1. Council purchase the whole of the property identified as Lot 29, DP21736 situated at Nº 52 Berger Road, South Windsor, for a price of \$200,000 (two hundred thousand dollars) with funding for the purchase to be drawn from the Bligh Park Reserve.
2. A Development Control Plan for the entire Reserve be prepared for future consideration.
3. All necessary documents to be completed under the Seal of Council.

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3. All necessary documents to be completed under the Seal of Council.

- c. George Street between Blacktown Road and Macquarie Street.
  - d. Bells Line of Road between Hermitage Road and Douglass Road.
- 4. Mr G Thompson also requested consideration of an extension of the "No Standing" zone in George Street in front of the delicatessen on the corner of George Street and Argyle Street so as to allow improved sight distances for vehicles exiting Argyle Street. He recommended that the "No Standing" zone be extended to 9m.
  - 5. Mr J Christie requested an update on whether a street light had been erected at the corner of Southey Road and Hughes Street, Hobartville.
  - 6. The Chairman requested that the Committee inspect the newly completed roadworks in the vicinity of the Windsor Railway Station as representations had been received from the public in relation to poor traffic signage and resulting confusion at the intersection.

Date of Next Meeting: 17th July, 1992

The meeting concluded at 12.30 p.m.

THE REPORT BE received and the recommendations be adopted with the exception of Item 1.

SECTION 2 - PLANNING AND DEVELOPMENT

1. EIGHT LOT SUBDIVISION - LOTS 2-5, DP814904, N<sup>o</sup>S 29, 45, 55 & 54 SINGLE RIDGE ROAD KURRAJONG - McKINLAY MORGAN & ASSOCIATES - G NELSON. SA28/92

Mr.Cantwell, the applicant, addressed the Committee.

Alderman Williams left the meeting at this stage, the time being 9.50 a.m.

THAT THE APPLICANT'S SEPP No. 1 objection be supported by Council and the Director of the Department of Planning be requested to consider approving the application.

The Mayor then introduced Year 6 children from Windsor Public School.

2. TOURIST FACILITY - LOT 2 DP785631 NO. 9 WARKS HILL ROAD, KURRAJONG HEIGHTS - F BARAN. DA72/92

Mr.Baran, the applicant, addressed the Committee.

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

1. The development being a tourist facility, including a restaurant, reception establishment, conference centre and guesthouse, shall generally be in accordance with the plans submitted with the application.
2. Operating hours shall be limited to 12.00 noon (twelve) to 12.00 midnight (twelve), Thursdays to Sundays. Music played on the premises shall cease at 11.00pm (eleven).
3. Noise emitted from the building shall not exceed the background noise level by more than 5dB (five) from 12.00 noon (twelve) to 11.00pm (eleven); and shall not exceed the background noise level from 11.00pm (eleven) to 12.00 midnight (twelve). (Note: Noise measurement is taken at the nearest boundary of any affected premises).

4. A separate application for approval for the use of the building as a place of public entertainment shall be lodged prior to such use.
5. The applicant shall within 12 (twelve) months either negotiate an appropriate right-of-way or undertake a boundary adjustment with the owner of Lot 1 DP 816304, to ensure satisfactory access is provided to the parking area, or failing this approach Council to investigate further alternatives.
6. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers or similar, drained, sealed and marked. Full details of works shall be submitted for approval prior to construction.
7. Within 12 (twelve) months 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 car park design.
8. The construction of kerb and gutter, concrete path paving, 1.2m (one point two) wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land together with any such works as are necessary to make this construction effective, to be carried out within 12 (twelve) months.
9. Construction of Council's standard heavy duty footway vehicular crossing to suit the access to the site to the satisfaction of the Manager of Engineering Services, within 12 (twelve) months.
10. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
11. 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.

12. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development Services.
13. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
15. The provision of fire fighting and suppression measures, complying with Ordinance 70, shall be provided to the satisfaction of the Chief Health and Building Surveyor. The applicant is to consult with the Surveyor prior to carrying out any works in this regard.
16. A septic drainage system shall be provided and a separate application shall be lodged with Council for approval of the septic tank installation.
17. Any alterations (both external and internal) to the building shall be the subject of a separate development application.
18. The total floor space of the dining area is restricted to 90m<sup>2</sup> (ninety). Any further additions will require separate development consent.

3. TWO STOREY DUPLEX - LOT 35 DP794424 NO. 49 ARTHUR PHILLIP DRIVE, NORTH RICHMOND - HUXLEY HOMES. DA69/92

Mr.Perry addressed the Committee as an objector.

THE APPLICANT BE requested to submit amended plans for a single storey development.

4. DETACHED DUAL OCCUPANCY - LOT 1270 DP802879 24 NEILSON CRESCENT, BLIGH PARK - MR A KAVANAGH. DA77/92

THAT CONSENT BE granted, subject to:-

1. The development shall be carried out generally in accordance with plans referenced 9124 dated March, 1992, and amended in red.
2. Payment of a sewer headworks contribution to Council of \$3,270 (three thousand two hundred and seventy). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
3. Submission of a building application, plans and specifications complying with Ordinance 70.
4. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
5. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application.
6. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and material to be submitted with the building application.
7. The internal fence separating the dwellings 1 (one) & 2 (two) and the southern fence shall be 1.8m (one point eight) high so as to provide privacy.
8. Two car parking spaces shall be provided behind the existing dwelling house.

**5. TWO LOT SUBDIVISION - LOT 22 DP250448 NO. 69 NUTMANS ROAD, GROSE WOLD - S KOBYLANSKI. SA64/92**

- A. COUNCIL NOT SUPPORT the applicant's objection pursuant to State Environmental Planning Policy No. 1.
- B. The application be refused as:-
  1. The proposed subdivision does not comply with the provisions of Clause 11(2)(b) of Hawkesbury LEP, 1989;
  2. The proposed subdivision would create an undesirable precedent; and
  3. The proposed subdivision is not in the public interest.

**6. THREE BEDROOM DUPLEX BEHIND EXISTING DWELLING -  
LOT 8 DP247521 N<sup>o</sup> 8 MONTI PLACE, NORTH RICHMOND -  
MR SHELLEY, DA104/92**

Mr.J.Godsell, purchaser of the property, addressed the Committee.

CONSENT BE GRANTED subject to:-

1. The development shall be carried out generally in accordance with amended plans referenced 54991/A, dated 15th June, 1992.
2. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
3. A contribution of \$3,454 (three thousand four hundred and fifty four dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc.)
4. 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.
5. Construction of drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
6. 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.
7. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
8. A design checking and inspection fee of \$75.00 (seventy five), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.

9. Submission of a building application, plans and specifications complying with Ordinance 70.
10. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
11. Screen walls are to be provided to screen open yard activities and are to be of any approved design, details of which are to be submitted with the Building Application. Internal fences shall be 1.8m (one point eight) high.
12. The boundary driveway access shall have a minimum width of 6.0m (six point zero).

7. SERVICE STATION/GENERAL STORE/PRODUCE STORE -  
LOTA DP399092 NO. 2 HANCKEL ROAD, OAKVILLE - R & D  
HANCKEL. DA79/92

Mr.Hanckel, the applicant, addressed the Committee.

- A. COUNCIL ACCEPT THAT "General Stores" in rural areas are able, with Council consent, to have petrol bowsers.
- B. The application be approved subject to conditions to be reported to the Ordinary Meeting.

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

A SITE INSPECTION be carried out.

9. PROPOSED REZONING - PART PORTIONS 18 & 19, PARISH OF  
HAWKESBURY, GREENS ROAD, LOWER PORTLAND - DAVID  
HOOKER - PADASO PTY LTD. LEP16/91 PT6

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

COUNCIL NOT PREPARE a Draft Local Environmental Plan to permit a 75 Community Title Tourist Accommodation Subdivision on the grounds that:-

- 1) The proposal is contrary to the objectives of the 7(d) Environmental Protection (Scenic) zoning.
- 2) The proposal is contrary to the provision of Clause 11 (Rural Subdivisions) of Hawkesbury Local Environmental Plan, 1989.
- 3) The proposal is contrary to the provisions of Clause 25 Development of Flood Liable Lands provisions of Hawkesbury Local Environmental Plan, 1989.
- 4) The proposal is not in the public interest.
- 5) The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.
- 6) The proposal is contrary to the recommendations of Council's Floodplain Management Committee.

10. CHILD CARE CENTRE - MULTI-PURPOSE - LOT 891  
DP777474 CNR ALEXANDER STREET AND GUARDIAN  
CRESCENT, BLIGH PARK. DA149/92

THE APPLICATION BE approved subject to the following conditions:-

1. Submission of a building application, plans and specifications complying with Ordinance 70.
2. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Development.
3. Parking shall be provided for 11 (eleven) vehicles in accordance with the application plan. Parking spaces, access ways and car widths shall conform with Council's specifications and are to be constructed, drained, sealed and marked.
4. Exit over entry points are to be clearly signposted and visible from both the street and the site at all times.
5. A physical barrier is to be provided between public spaces, vehicle access way, parking areas and the surrounding landscaped area.
6. A detailed plan of landscaping shall be submitted for consideration and approval by the Divisional Manager of Environment & Development. Landscaping should be completed prior to occupation of the building.

7. Provision of common boundary fence at the applicants cost to the satisfaction of the Divisional Manager of Environment & Development. The type of fence is to be discussed with the common property owners and is to be designed as to ensure their privacy and security.

11. DUAL OCCUPANCY/TWO LOT SUBDIVISION - LOT 4 DP 706224 NO.4 VISTA PLACE, KURRAJONG HEIGHTS - G. & J. UFF. DA120/92

Mr. Uff, father of the applicant, addressed the Committee.

Mr. Matley, an objector, addressed the Committee.

THE APPLICATION be refused for the following reasons:-

1. It has not been demonstrated that the disposal of wastes from the development can be adequately contained on site and is, therefore, contrary to Council's adopted policy.
2. The creation of a three storey dwelling whereby it impinges on other's privacy and enjoyment of views is out of character with development in the locality.
3. The height of a second dwelling house is contrary to Sydney Regional Environmental Plan No. 12.
4. The proposal is not in the public interest.

12. BUILDING APPLICATION - RESITED DWELLING - LOT 23 DP 246385 64 JAMES MEEHAN STREET, WINDSOR - ADRIAN LOEL. BA603/92

Mrs. McKenzie addressed the Committee as an objector.

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.15p.m. Aldermen present at the inspection were Alderman W.J. Sledge, Mayor and Alderman H.J.M. Books, R.G. Calvert, B.N. Keegan, P.J. Minturn, C.A. Paine, P.E. Rogers and L.C. Sheather.

A number of objectors addressed the Committee on site.

THAT THE APPLICATION be refused for the following reasons :

1. The proposed building, being a resited dwelling, is not compatible with the streetscape and neighbourhood amenity.
2. Not in the public interest.

13. LAND FILL, REPAIR AND STABILISATION OF RIVERBANK - PART PORTION 43 PARISH OF HAM COMMON, YARRAMUNDI LANE, AGNES BANKS - P GARDINER & D SCHOFIELD. DA128/92

Alderman Books declared an interest in this matter.

Mr.A.Gardiner and Mr.A.Schofield addressed the Committee, on behalf of the applicant.

A SITE INSPECTION be carried out.

14. TWO LOT SUBDIVISION - LOT 2 DP 205531 SPRINGROVE LANE, KURRAJONG - WATERMARK PLANNING CONSULTANTS SA57/92

Mr.W.Herbert, the applicant, addressed the Committee.

THAT COUNCIL REFER this application to the Director of the Department of Planning for the concurrence of its approval.

15. DEVELOPMENT APPLICATION - SEVEN SHOPS, LOT 1 & 2, DP568290 AND LOT 23, DP17017 BELLS LINE OF ROAD, NORTH RICHMOND - ALEX O'GRADY. DA235/91

Mr.A.O'Grady addressed the Committee on behalf of the applicant.

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

1. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
2. 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.
3. Submission of a building application, plans and specifications complying with Ordinance 70.
4. 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.
5. Submission of a building application, plans and specifications complying with Ordinance 70.
6. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
7. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
8. Landscaping shall be maintained to Council's satisfaction.
9. Development Consent shall be obtained for the use of each factory unit/shop to occupation taking place.
10. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
11. The development shall be carried out in accordance with Plan No. A189/11, dated 24/6/92.
12. The submission of a subdivider/development 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.

13. 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 pitt 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.
14. The brick wall which forms a barrier on the existing walkway on the adjacent Lot to the west shop be demolished at the applicant's expense. Prior to demolition, approval shall be obtained from adjoining land owners as well as details being provided to ensure that the demolition does not pose structural problems for the building.
15. A common advertising sign for all the shops in the development shall be provided in the landscaped area fronting Bells Line of Road.
16. A separate development application shall be lodged for any first floor additions.
17. The existing shop shall be demolished within 12 (twelve) months from the date of this consent.

The Committee adjourned for inspections, the time being 5.09 p.m.

The Committee reconvened at 6.00 p.m.

16. MUSHROOM COMPOSTING DUCTING TUNNELS - LOT 262  
DP 751665 POST OFFICE ROAD, WILBERFORCE - D HELEY  
DA123/92

Mr.Heley, the applicant, addressed the Committee.

Mr. Groenenboom and Mr. Christian answered questions raised by the Aldermen.

Mr.Byrnes addressed the Committee on behalf of the Ebenezer Concerned Citizens, as an objector.

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

1. Hours of activity on the premises to be 6.00 a.m. (six) - 6.00 p.m. (six) Monday to Saturday inclusive.

2. A report from the Divisional Manager Engineering Operations regarding the condition of consent of the original roadworks programme for the Ordinary Meeting.
  3. The consent is for the proposed Stage 1 only. In respect of further stages, the applicant is advised that a further application with supporting documentation is required for Council assessment.
  4. Noise and odour emissions from use of the premises shall be controlled to Council's satisfaction.
- B.
1. A report regarding possible suspension of Court proceedings and a meeting with the Manager of Composters and Council senior staff regarding the possibility of that happening before the Ordinary Meeting.
  2. That the applicant be advised that the development approval does not limit Council's rights as to ongoing litigation by way of issue estoppel.

17. TREE REMOVAL - MARKET GARDEN - LOT 18 DP28331 N<sup>o</sup> 427 TERRACE ROAD, FREEMANS REACH - MR & MRS SALIBA. P2003/785.

APPROVAL BE GRANTED for work to be undertaken as requested, subject to the retention of 4 (four) trees; 2 (two) within 5m (five) of the north west boundary, 1 (one) at the western corner of the house paddock and 1 (one) adjacent to the dog pen.

18. TREE REMOVAL - MARKET GARDEN - NO. 15 LOT 16 DP817528 SCHEYVILLE ROAD, OAKVILLE - AREA 1.863HA - MR KUNG PING FU. P1936/95

THE APPLICATION BE granted, subject to the retention of the 2 (two) trees adjacent to the property boundary, western side and a further tree adjacent to the dwelling, eastern side of property.

19. REZONING TO PERMIT SERVICE STATION/CONVENIENCE STORE - LOT 1 DP730903 NO. 244 RICHMOND ROAD, CLARENDON. DLEP4/92

Alderman Stubbs left the meeting at this stage, the time being 4.00 p.m.

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

COUNCIL SUPPORT the rezoning, however, defer notification to the Department of Planning pursuant to Section 68 of the Environmental Planning & Assessment Act, 1979 until the matter regarding water supply is resolved to the satisfaction of the Water Board and the Divisional Manager Environment and Development.

20. EXTENSION OF HOURS OF A LIQUOR LICENCE - LOT 2 DP559675 NO. 253 WINDSOR STREET, RICHMOND. P2343.610

COUNCIL RAISE no objection to the issue of a liquor licence or the extension of trading hours to 3.00am on Mondays to Saturdays.

21. CONSTRUCTION OF DWELLING - LOT 8 DP13511 NO. 65 OLD BELLS LINE OF ROAD, KURRAJONG - G & V SHIRLEY. BA94/92

Mr.Shirley, the applicant, addressed the Committee.

Mr.Chew addressed the Committee as an objector.

BUILDING APPLICATION 94/92 for the construction of a dwelling at Lot 8 DP13511 Old Bells Line of Road, Kurrajong be approved with appropriate conditions.

22. OPERATION OF EAST KURRAJONG WASTE DEPOT. GC270/47 PT1, GW1/1 PT1

THE DEPOT be operated on a month by month basis until a decision has been reached on the future of the subject waste depot at East Kurrajong.

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

THE DRAFT DEVELOPMENT CONTROL PLAN for the southern end of North Richmond commercial area not be adopted.

24. TREE REMOVAL - LOT 3 DP228704 NO. 51 PEBBLY HILL ROAD, MARAYLYA - MR B & MRS P DE LAPORTE. P1625/250 PT1

The Mayor advised that Mr. De Laporte had requested that this matter be dealt with at the July General Purpose Committee Meeting.

THAT THIS APPLICATION be deferred to the July General Purpose Committee Meeting.

25. DWELLING & STABLES - LOT 1 SECTION 5 - CORNER WHARF AND BULGA STREETS, ST. ALBANS - SHELTON - BA471/92

Mr. McKillop, the applicant, addressed the Committee.

The Town Clerk/General Manager read a letter from John G. Davies & Associates Pty. Ltd. which had been tabled by Mr. McKillop, to the Committee, and which is set out below :

*"In support of the above application, I would like to offer the following information.*

*In December last year, as requested by Mr. McKillop, I made contact with your Council Officer, Mr. P. Duffy. I asked him for any information that Council may require in addition to Ordinance 70.*

*At this time, I was informed that this site was within a flood zone, which meant that the habitable floor level could not be any closer than the R.L. 14.6 AHP, as stated on the plan. Apparently, this R.L. was related to the nearby bridge. The other factor which would have a bearing on the application was the design of the residence had to be an Australian Federation theme.*

*At this time, I asked if there was any further information I should have so as to prepare a suitable design to comply with Council's policy. The answer was no, in fact I asked if I could receive a copy of the Code to study and I was told by Mr. Duffy that it was not necessary.*

*We are enclosing a copy of a letter we sent to Council dated 4th December, 1991.*

*I feel that the application, as submitted, fulfills all the criteria, as stipulated by Council.*

*Hoping this clarifies the situation. "*

THAT THE APPLICATION be approved subject to appropriate conditions incorporating the aspects as outlined in the report by the Divisional Manager Environment and Development, to come to the Ordinary Meeting.

#### TOURISM HAWKESBURY INC.

Mr. Brian Hardiman addressed the Committee on the initiatives that Tourism Hawkesbury has taken in recent months.

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

Alderman Paine declared an interest in Cheque No. 10826.

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.      | 10680   | - | 11378   | \$3,338,537.84 |
| Trust Fund Nos.        | 771     | - | 875     | \$1,444,770.49 |
| FID General Fund       | 469,169 | - | 469,173 | \$322,092.98   |
| 98P General Fund       | 37,057  | - | 37,060  | \$4,575,665.36 |
| 98P Bank Trust Fund    | 425,432 | - |         | \$197,921.24   |
| FID Account Trust Fund |         | - |         |                |
|                        |         |   |         | <hr/>          |
|                        |         |   |         | \$9,878,987.91 |
|                        |         |   |         | <hr/>          |

2. RICHMOND TENNIS COMPLEX. GC283/57 PT1.

COUNCIL APPROVE THE Agreements between the Hawkesbury District Tennis Association and Mr Kerry White, in respect of the roles of Association Coach and Centre Manager for Richmond Tennis Complex.

3. ALCOHOL FREE ZONE - GLOSSODIA SHOPPING CENTRE. GP70/1 PT1.

COUNCIL ADVERTISES ITS intention to create an Alcohol Free Zone over the access road and public carpark at the Glossodia Shopping Centre.

4. COUNCIL LAND - MCMAHON PARK ROAD, KURRAJONG. PK/7 PT2

THE MANAGEMENT COMMITTEE of McMahon Park be advised of the access to Lot 2 from McMahon Park Road and that Council is not prepared to pass this land to the care, control and management of the Committee at this time.

**5. LEASE OF LAND - WINDSOR PENINSULA. GC283/84 PT1**

1. THE LEASE of Lots X & Y DP162477 Pitt Street, Windsor be granted to Mr Vic Brown for an initial term of 6 (six) months. Upon expiry of the initial term, an option for a lease of a further 6 (six) months shall be available. Notice to quit may be given by either party and shall also be 6 (six) months.
2. Rental to be \$190 (one hundred and ninety dollars) per calendar month, payable monthly in advance with rental to be reviewed each annual anniversary in line with movements in the Sydney All Groups Consumer Price Index.
3. The lessee shall be responsible for the payment of all services, used or separately metered on the site.
4. The lease to rest on correspondence.

Alderman Parsons arrived at the meeting at this stage, the time being 6.45 p.m.

**6. PROPOSED ACQUISITION OF LOT 57 DP32260 MILEHAM STREET, SOUTH WINDSOR. GC284/13 PT1**

1. COUNCIL ACQUIRE LOT 57 DP32260 Mileham Street, South Windsor from Mr B S Szarka for a purchase price of \$5,000 (five thousand).
2. Funding for the acquisition be provided from Section 94 Funds for open space and community facilities.
3. The Seal of Council be affixed to all necessary documentation.

**7. PROPOSED LEASE OF PART OF PUBLIC RESERVE NO. 75. GC283/75 PT1**

IN VIEW OF the advice outlined in the report, Council make application to the Minister for Local Government for the leasing of part of Public Reserve No. 75 (Lot 4 DP252546) to Mr B G & Mrs A Cartwright of Ponderosa Auto Marine and Ski Resort, subject to the following terms and conditions:-

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This is Page                      of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30TH JUNE, 1992.

- a) Payment of a commencing annual rental of \$520 (five hundred and twenty dollars), which is to be reviewed to the Consumer Price Index annually on the anniversary of the Lease.
- b) The term being 5 (five) years, with an option to renew for a further 5 (five) year period.
- c) The Lessee being responsible for payment of all outgoings on the Reserve, including Council rates, land tax and any other charges levied by a statutory authority.
- d) The use of the Reserve is to be restricted to Auto Marine and Ski Resort/Caravan Park.
- e) The public are not to be excluded from the Reserve.
- f) The Lessee is to be responsible for all legal costs in this matter.
- g) The Seal of Council be affixed to all necessary documentation.
- h) Council further pursue the sale of the land.

**8. PROPOSED PURCHASE OF ROSE COTTAGE BY THE THOMAS AND JANE ROSE FAMILY SOCIETY INCORPORATED. GC283/111/PT9**

Alderman Williams arrived at this stage, the time being 6.55 p.m.

- 1. A SUBDIVISION BE effected in order that Rose Cottage may be sold to the Thomas and Jane Rose Family Society Incorporated for \$1 (one dollar). Special conditions shall be added in the Sale Agreement and that a Section 88D Instrument of the Conveyancing Act be lodged to ensure that public access is maintained in conjunction with the continuing operation of the Australiana Pioneer Village.
- 2. The Seal of Council be affixed to all necessary documents.
- 3. That the Special Condition take into account the sale back to Council from the Rose Family Society Incorporated for \$1 (one) should it be a resolution of the said Society.

4. That should Rose Cottage be either removed from the current site or destroyed by fire or otherwise rendered inoperative as an historical item, then the Council is to have the option to purchase the land back from the Society for \$1 (one).

**9. RENEWAL OF COUNCIL'S WORKERS' COMPENSATION SELF-INSURER'S LICENCE. G155/1 PT3**

THAT AN APPLICATION be made to the WorkCover Authority to renew Council's licence for Workers' Compensation.

**10. PROPOSED SALE OF LAND - CORNER GEORGE ROAD AND HANOVER STREET, WILBERFORCE. GC285/13 PT1**

1. Council accept the offer from the Department of School Education in the amount of \$400,000 (four hundred thousand) for the purchase of the vacant land bounded by George Road and Hanover Street, Wilberforce.
2. The Seal of Council be affixed to all documentation associated with the sale.

**FID/BAD PAYMENTS GF16/6 PT 2**

Alderman Rogers sought permission to bring up as a matter of urgency a motion in relation to FID/BAD payments, and permission was granted by the Mayor.

1. THAT COUNCIL FORTHWITH make no further payments to the relevant State Department (Finance) in relation to FID/BAD payments pending the expiration of any appeal in the Woollahra Council case challenging the validity of this impost.
2. That Hawkesbury City Council forthwith make application for a refund of payments to date of FID/BAD from the relevant State Department.

## QUESTIONS WITHOUT NOTICE

Alderman Minturn referred to problems being experienced with the Bunya Pine at the Pre-School at North Richmond.

The Divisional Manager Community Planning stated that there is a Preservation Order on that tree and the officer concerned is recommending against the removal of the tree. There is no provision in the budget for altered access at this stage in terms of long term planning some work must be done in that Centre and a redesign of the Centre will necessitate a new access which, it is anticipated, will overcome the problem. Depending on funding from the Commonwealth in regard to upgrading the building for accreditation purposes it would probably be within 18 months. There is a proposal to the Committee that in the interim period they agree to relocation of the entry to the western side of the building to overcome that problem.

Alderman Parsons asked if this matter could be brought up to Council's Public Liability Insurers for comment.

Alderman Parsons referred to sewage pumpout whereas with the new system of pumping out fortnightly, it seems to be that sewage tanks that are just about empty are being pumped out, and asked if this could be addressed by the amount of litres being removed.

There may be one person living in a household and the tank is still being pumped out whereas households where four or five people are living needs to be pumped out. He asked if this could be updated.

The Mayor advised that this was addressed when the pumpout system was introduced.

The Divisional Manager Environment and Development undertook to circulate a copy of the report whereby Council adopted the current methodology of pumpout.

Alderman Keegan asked if it was possible, in the Planning and Development Section of the Business Paper, to have the applicant's phone numbers. He stated that prior to the meeting he, and other aldermen, check on the applications and quite often they wish to phone and ask the applicant for permission to enter their property.

The Divisional Manager Environment and Development stated that these could be supplied where they had been provided to Council, in the absence of that, the numbers are not known. There is no requirement for the applicant to provide a phone number as some people may consider it to be a breach of privacy.

The Mayor advised that the applicants could be asked if they wished their phone number published, otherwise this could not be done as it would be a matter of privacy and a matter of permission to do this.

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This is Page 27 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30TH JUNE, 1992.

Alderman Books asked if the Chairman of the Traffic Committee could ask the Traffic Committee to have a look at establishing "Children's Crossing" signs near the Greenhills Child Care Centre and the Stimulus Complex at South Windsor.

Alderman Books asked a new sign could be installed to indicate where the Museum is located.

The Divisional Manager Engineering Operations advised that a sign is being prepared.

Alderman Calvert referred to a development from Mr. Ben Elias in Richmond, which was deferred until such time as something had been done regarding the carpark. He felt that it was now appropriate for Mr. Elias to resubmit his application and not defer it any longer.

Alderman Sheather asked, in relation to the Penrith cruises, what is happening with the wharf.

The Divisional Manager Corporate Services advised that the latest information from Mr. Wakeling is that he has had recent negotiations with Riverside Oaks with a view to having some operation from that site. He has been unable to make a number of recent meetings that have been organised with him. He has endeavoured to put a number of issues in writing and Council is awaiting this correspondence. It is understood that he may also wish to have some operation from Windsor albeit on a more limited basis than originally proposed, but this is still waiting confirmation.

Alderman Sheather asked what is the situation if the development application is through this Council and the activity is then related to an adjoining Council.

The Divisional Manager Environment and Development stated that, depending upon the provisions of that Council's Planning Scheme as to whether they make application or not, the onus is on the applicant and that Council.

Alderman Sheather advised that three weekends ago with the Divisional Manager Engineering Operations, they made an inspection of Rickaby Creek in relation to a sewerage problem and asked if there had been any word back in relation to that problem.

The Town Clerk/General Manager stated that he had spoken to the Water Board late this afternoon in this regard. There were two things - one was that there was a contractor working on some electrical work on that day which breached the pipe - apparently also there has been some work undertaken in the Creek. The Board has

a holding area in the Creek where it pumps to the University's turkeys' nest dam and someone had been working in the Creek and had breached part of the holding area, and that is where the rest of the flow came from.

The meeting terminated at 7.13 p.m.

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

.....  
Mayor

Minutes of the Meeting of the General Purpose Committee Meeting held at the Council Chambers, Windsor on 3rd July, 1992 commencing at 3.15 p.m.

**PRESENT :** Alderman W.J.Sledge, Mayor, and Aldermen R.G.Calvert, B.N.Keegan, P.J.Minturn, C.A.Paine, P.E.Rogers and L.C.Sheather.

Apologies for absence were received from Aldermen H.J.M.Books, W.J.Mackay, M.G.Parsons, R.P.Stubbs and H.Williams.

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

The following recommendations were passed as resolutions of the Committee :

**1. LAND FILL, REPAIR AND STABILISATION OF RIVERBANK - PART PORTION 43 PARISH OF HAM COMMON, YARRAMUNDI LANE, AGNES BANKS - P GARDINER & D SCHOFIELD. DA128/92**

The Committee inspected the site at 3.30 p.m.

A. THE APPLICATION BE refused for the following reasons :-

1. The proposal is contrary to objective (a) of the Environmental 7(d1) Scenic Protection zone.
2. There is not sufficient justification in the application for the proposal.
3. The documentation associated with the application is deficient in terms of enabling Council to assess the impact on bank stabilisation for the subject property and adjoining properties, and on river hydraulics generally.
4. The proposal is not in the public interest.

B. The landowner be required to stabilise, topsoil, seed and plant with suitable tree species the existing filled area within a period of sixty (60) days to the satisfaction of the Divisional Manager Environment and Development.

C. The Department of Water Resources be invited to liaise with the landowners and the Divisional Manager Environment and Development to determine appropriate restoration methods relative to "B" above.

D. Should the restoration in "B" not take place, the landowners be advised that legal action against them will be considered.

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

The Committee inspected the site at 4.30 p.m.

A. THE APPLICATION BE refused on the following grounds :-

1. The landfill is visually prominent and adversely affects the visual amenity of the locality due to its bulk and scale.
2. The landfill is over the Plumpton to Newcastle Gas Line.
3. The proposal is not in the public interest.

B. The landowner be requested to liaise with the Divisional Manager Environment & Development concerning the removal of fill material.

C. Action be taken to halt the unauthorised occupancy of the brick shed.

The meeting terminated at 5.00 p.m.

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

.....  
Mayor

## **GENERAL PURPOSE COMMITTEE**

### **W O R K S**

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

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expenditure | Variance | Remarks          |
|-----------------------------------------------------|------------------|------------------------|----------------------|-------------------|----------|------------------|
| <b><u>ENVIRONMENTAL PLAN &amp; PROTECTION</u></b>   |                  |                        |                      |                   |          |                  |
| <b><u>Conservation</u></b>                          |                  |                        |                      |                   |          |                  |
| 1010 Museum Maintenance & Services                  | 4200             | -                      | 2408                 | 2408              | -        | Annual Provision |
| 1020.0 Tree Planting New                            | 32700            | -                      | 13782                | 13782             | -        | Annual Provision |
| 1020.01 Tree Mtce                                   | 35000            | -                      | 6023                 | 6023              | -        | Annual Provision |
| 1020.02 Earth Week                                  | 4500             | -                      | 905                  | 905               | -        | Annual Provision |
| 1000.250 Richmond Grandstand Conservation - Stage 2 | 32000            | 28510                  | 1858                 | 30368             | -1632    | Work Complete    |
| <b><u>TRANSPORT INFRASTRUCTURE</u></b>              |                  |                        |                      |                   |          |                  |
| <b><u>Maintenance of Infrastructure</u></b>         |                  |                        |                      |                   |          |                  |
| <b><u>Ferries</u></b>                               |                  |                        |                      |                   |          |                  |
| 2000 Ferry Lower Portland                           | 165500           | -                      | 65881                | 65881             | -        | Annual Provision |
| <b><u>RTA State Roads "Tied" Grant 91/92</u></b>    |                  |                        |                      |                   |          |                  |
| 2002.175 Wisemans Ferry 91/92                       | 247100           | 118957                 | 111185               | 230142            | -        | Annual Provision |
| 2004.175 Webbs Creek Ferry 91/92                    | 199500           | 93727                  | 91553                | 185280            | -        | Annual Provision |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                           | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expend-iture | Vari-ance | Remarks          |
|--------------------------------|------------------|------------------------|----------------------|--------------------|-----------|------------------|
| 2006.175 Sackville Ferry 91/92 | 179500           | 84169                  | 76849                | 161018             | -         | Annual Provision |
| 2007.176 Relief                | 299700           | 7528                   | 76                   | 7604               | -         | Annual Provision |
| 2008.0 Docking Slips           | 15000            | -                      | 470                  | 470                | -         | Annual Provision |

**Road Maintenance**

|                            |         |   |        |        |   |                  |
|----------------------------|---------|---|--------|--------|---|------------------|
| 2016.1-6 Sealed Roads Mtce | 1037000 | - | 472291 | 472291 | - | Annual Provision |
|----------------------------|---------|---|--------|--------|---|------------------|

**Road Resealing**

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

|                                |       |   |       |       |       |               |
|--------------------------------|-------|---|-------|-------|-------|---------------|
| <b>Bowen Mountain</b>          |       |   |       |       |       |               |
| 2016.501 Bowen Mountain Road   | 22523 | - | 22674 | 22674 | +151  | Work Complete |
| Bellbird Crescent              | 3432  | - | 3379  | 3379  | -53   | Work Complete |
| Wattle Street                  | 2789  | - | 2707  | 2707  | -82   | Work Complete |
| <b>East Kurrajong</b>          |       |   |       |       |       |               |
| East Kurrajong Road, Section 1 | 30352 | - | 28312 | 28312 | -2040 | Work Complete |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                         | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks            |
|----------------------------------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|--------------------|
| <b>Freemans Reach/Kurmond</b>                |                     |                              |                            |                           |               |                    |
| Kurmond Road                                 | 32712               | -                            | 32220                      | 32220                     | -492          | Work Complete      |
| <b>Glossodia</b>                             |                     |                              |                            |                           |               |                    |
| Mitchell Drive                               | 19305               | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| Creek Ridge Road                             | 37752               | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| <b>Grose Vale</b>                            |                     |                              |                            |                           |               |                    |
| Avoca Road                                   | 12870               | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| <b>Kurrajong</b>                             |                     |                              |                            |                           |               |                    |
| Hermitage Road                               | 10725               | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| <b>North Richmond</b>                        |                     |                              |                            |                           |               |                    |
| Keda Circuit - Northern<br>leg (slurry seal) | 15991               |                              | -                          | -                         | -             | Programmed Oct/Nov |
| <b>Maraylya</b>                              |                     |                              |                            |                           |               |                    |
| Pitt Town-Dural Road                         | 36255               | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| Whitmore Road                                | 14274               | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| <b>Pitt Town/Cattai</b>                      |                     |                              |                            |                           |               |                    |
| Bathurst Street, P/Town                      | 5685                | -                            | -                          | -                         | -             | Programmed Oct/Nov |
| Mitchell Park Road                           | 13943               | -                            | -                          | -                         | -             | Programmed Oct/Nov |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                                | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expenditure | Variance | Remarks            |
|---------------------------------------------------------------------|------------------|------------------------|----------------------|-------------------|----------|--------------------|
| <b>Richmond</b>                                                     |                  |                        |                      |                   |          |                    |
| Southee Road                                                        | 21041            | -                      | 20308                | 20308             | -733     | Work Complete      |
| <b>Windsor</b>                                                      |                  |                        |                      |                   |          |                    |
| 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 |
| <b>Wilberforce</b>                                                  |                  |                        |                      |                   |          |                    |
| Pitt Town Ferry Road                                                | 6338             | -                      | -                    | -                 | -        | Programmed Oct/Nov |
| Still to be allocated                                               | 620              |                        |                      |                   |          |                    |
| <b><u>Regional Roads Programme 1991/92 RTA Grant (\$373680)</u></b> |                  |                        |                      |                   |          |                    |
| 2035.100 Regional Roads 1991/92                                     | 373680           | 171514                 | 152783               | 324297            | -        | Maintenance Work   |
| <b><u>Australian Construction Services (\$34570)</u></b>            |                  |                        |                      |                   |          |                    |
| <b><u>Council Revenue (\$11520)</u></b>                             |                  |                        |                      |                   |          |                    |
| 2026.16 Percival Street 1991/92                                     | 24250            | -                      | 14976                | 14976             | -        | Work as Necessary  |
| 2026.15 Dight Street 1991/92                                        | 21840            | -                      | 31                   | 31                | -        | Work as Necessary  |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                                                                                | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expenditure | Variance | Remarks                 |
|---------------------------------------------------------------------------------------------------------------------|------------------|------------------------|----------------------|-------------------|----------|-------------------------|
| <b><u>ROAD MAINTENANCE</u></b>                                                                                      |                  |                        |                      |                   |          |                         |
| 2021.0-3 Unsealed Roads Mtce                                                                                        | 340000           | -                      | 205682               | 205682            | -        | Annual Provision        |
| <b>Flood Damage</b>                                                                                                 |                  |                        |                      |                   |          |                         |
| 2028 & 2030 Flood & Storm Damage<br>1988 Local Roads<br>RTA Programme Grant (\$1426307)<br>Loan Programme (\$25000) | 1451307          | 1431101                | 16340                | 1447441           |          | Work nearing completion |
| <b>Flood &amp; Storm Damage 1989</b>                                                                                |                  |                        |                      |                   |          |                         |
| RTA Programme (\$217030)<br>Loan Programme (\$25000)                                                                |                  |                        |                      |                   |          |                         |
| <b>Local Roads</b>                                                                                                  |                  |                        |                      |                   |          |                         |
| 2030.30 Emergency Works                                                                                             | 53000            | 53002                  | -                    | 53002             | +2       | Work Complete           |
| 2031 Argyle Reach Road                                                                                              | 18000            | 1504                   | 10126                | 11630             | -        | Work In Progress        |
| Avondale Road                                                                                                       | 5000             | 403                    | -                    | 403               | -4597    | Work Complete           |
| Brennans Intersection                                                                                               | 12500            | 10274                  | -                    | 10274             | -2226    | Work Complete           |
| Cabbage Tree Road                                                                                                   | 23000            | 23000                  | -                    | 23000             | -        | Work Complete           |
| Glebe Road                                                                                                          | 25400            | 11916                  | 323                  | 12239             | -13161   | Work Complete           |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                   | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks          |
|------------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|------------------|
| Pitt Town Dural Road   | 400                 | -                            | -                          | -                         | -400          | Work Complete    |
| Settlers Road          | 23780               | 26131                        | -                          | 26131                     | +2351         | Work Complete    |
| The Driftway           | 15000               | 7344                         | 3834                       | 11178                     | -             | 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 | 48681 | 1646948 | +8808 | Work Complete |
|------|-------------------|---------|---------|-------|---------|-------|---------------|

**Local Roads Regional \$71800**

(Grant \$71000)

|       |       |     |       |     |               |
|-------|-------|-----|-------|-----|---------------|
| 71800 | 71754 | 142 | 71896 | +96 | Work Complete |
|-------|-------|-----|-------|-----|---------------|

**Classified Roads \$159800**

2032.263-266 (Grant \$159800)

|        |        |   |        |       |               |
|--------|--------|---|--------|-------|---------------|
| 159800 | 157851 | - | 157851 | -1949 | Work Complete |
|--------|--------|---|--------|-------|---------------|

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                        |                                | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks          |
|---------------------------------------------|--------------------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|------------------|
| <b><u>FLOOD &amp; STORM DAMAGE 1991</u></b> |                                |                     |                              |                            |                           |               |                  |
| <b><u>Local Roads (\$95500) RTA</u></b>     |                                |                     |                              |                            |                           |               |                  |
| Roads Maint.(Council \$25000)               |                                | 120500              | 24901                        | 85464                      | 110365                    | -             | Work in Progress |
| <b><u>FLOOD &amp; STORM DAMAGE 1992</u></b> |                                |                     |                              |                            |                           |               |                  |
| <b><u>Local Roads (\$1153600) RTA</u></b>   |                                |                     |                              |                            |                           |               |                  |
| Working Funds(Council \$25000)              |                                | 1178600             | -                            | 380712                     | 380712                    | -             | Work in Progress |
| <b><u>Maintenance and Repair</u></b>        |                                |                     |                              |                            |                           |               |                  |
| 2042.01                                     | Paved Footpaths Mtce           | 18100               | -                            | 4388                       | 4388                      | -             | Annual Provision |
| 2042.07                                     | Unpaved Path Mtce              | 2000                | -                            | 1790                       | 1790                      | -             | Annual Provision |
| 2044                                        | Bus Shelter Shed Mtce          | 3000                | -                            | 397                        | 397                       | -             | Annual Provision |
| 2046.001                                    | Bridge Mtce                    | 80000               | -                            | 32753                      | 32753                     | -             | Annual Provision |
| 2050                                        | Street & Gutter Cleaning       | 205450              | -                            | 113954                     | 113954                    | -             | Annual Provision |
| 2052                                        | Kerb & Guttering Mtce          | 45000               | -                            | 6073                       | 6073                      | -             | Annual Provision |
| <b><u>PROVISION OF INFRASTRUCTURE</u></b>   |                                |                     |                              |                            |                           |               |                  |
| 2061.01                                     | Sundry Pub/Wks Survey & Design | 10750               | -                            | 7944                       | 7944                      | -             | Annual Provision |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                 | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expenditure | Variance | Remarks                                                                |
|------------------------------------------------------|------------------|------------------------|----------------------|-------------------|----------|------------------------------------------------------------------------|
| <b><u>PUBLIC UTILITY INFRASTRUCTURE</u></b>          |                  |                        |                      |                   |          |                                                                        |
| <b><u>Cemeteries</u></b>                             |                  |                        |                      |                   |          |                                                                        |
| 3000 Cemeteries Expenses                             | 61800            | -                      | 39032                | 39032             | -        | Annual Provision                                                       |
| <b><u>Emergency Services</u></b>                     |                  |                        |                      |                   |          |                                                                        |
| 3010 State Emergency Services                        | 43300            | -                      | 27030                | 27030             | -        | Annual Provision - Volunteer Organisation                              |
| <b><u>Stormwater Control</u></b>                     |                  |                        |                      |                   |          |                                                                        |
| <b>Loan Programme 86/87</b>                          |                  |                        |                      |                   |          |                                                                        |
| 3200.01 Const Blacktown Road<br>(Loan Funds \$39000) | 55820            | 68140                  | 182                  | 68322 + 12502     |          | Work Complete<br>Additional funding to be provided<br>from Water Board |
| (Contribution HAC \$8000) (Cont. '90 \$8820)         |                  |                        |                      |                   |          |                                                                        |
| 3200.02 Drainage Mulgrave/Curtis Road                | 25000            | 100                    | 155                  | 255               | -        | Work by Developers                                                     |

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 9TH JUNE, 1992

REPORTS FOR DETERMINATION

14. ORGANISATIONAL RESTRUCTURE. GO40/5 PT1.

The Council-appointed Committee has reviewed the applications for the position of Divisional Manager Engineering Operations and held interviews with those shortlisted. As a result the Committee resolved to appoint Mr Chris Daley.

IT IS RECOMMENDED THAT the appointment of the Divisional Manager Engineering Operations be confirmed.

15. TWO STOREY DUPLEX - LOT 35, DP794424 ARTHUR PHILLIP DRIVE, NORTH RICHMOND - HUXLEY HOMES. DA69/92

Council is referred to Item 4 in the Planning and Development Section.

Concerns were raised within the report as to the non-compliance with respect to Council's Development Control Plan (DCP) for Duplex/Dual Occupancy Housing.

The applicant has submitted amended plans which address these concerns.

✓ IT IS RECOMMENDED THAT the applicant's amended plans be received and a further report be prepared for consideration at the next General Purpose Committee meeting.

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This is Page                      of the Minutes of the ORDINARY N° 5 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 9TH JUNE, 1992.

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Town Clerk/General Manager

Mayor

1. Receipts for investments and domestic garbage services not be placed in an FID dutiable Bank Account so that no further FID payments be made to the Office of State Revenue on income from these services.
2. An application for a refund be made to the Office of State Revenue.

13. SERVICE STATION/GENERAL STORE/PRODUCE STORE -  
LOT A DP399092 NO.2 HANCKEL ROAD, OAKVILLE - R & D  
HANCKEL. DA79/92

Council is referred to Item 7 of the Planning and Development Section of this business paper.

A telephone call was received on 13th July, 1992, from Mr. Neville Anderson who is an objector to the above development application. Mr. Anderson advised that he had sought his own advice as to the legality of the application, which indicated that the proposed general store with petrol bowsers constitutes a service station and is, in fact, prohibited in the zone. He further indicated that he would contact the Department of Local Government to obtain its advice as to the legality of the application.

By approving a prohibited use, Council may be subjected to legal challenge, pursuant to Section 123 of the Environmental Planning and Assessment Act, 1979. In order to avoid the potential for litigation, it is considered that Council should defer determination of the application and obtain its own legal advice as to the permissibility or otherwise of the proposal. The results of this can then be further reported to Council.

✓ IT IS RECOMMENDED THAT the application be deferred and legal advice be sought regarding the permissibility of the application.

*+ LEP be prepared if necessary  
otherwise approval as per Committee*

G M McCully  
Town Clerk/General Manager

# TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 14TH JULY, 1992.

## REPORTS FOR DETERMINATION

### 12. FID/BAD PAYMENTS. GF16/6 PT2

The Woollahra case, which may be subject to appeal, has clarified the position in relation to income from investments and garbage services that Council is exempt from payment of Financial Institutions Duty under the Stamp Duties Act 1920.

FID is payable on receipts into Council's Bank Account which is not exempt from the duty. The Bank collects the duty by charging the amount to this Account. The Woollahra case determined that exemption should not be withheld by the Office of State Revenue on a Bank Account because investment and domestic garbage services receipts are deposited into this Account.

Before the decision of the Court on the Woollahra case, Council has been paying FID on income from investments, domestic garbage services and other revenue. The total FID payments made from 1990 up to 30th June, 1992 are \$71,608.25. The breakdown of FID payments is as follows:-

|                         | <u>Period</u>        | <u>FID Amount</u> |
|-------------------------|----------------------|-------------------|
| Income from Investments | 1/5/1987 - 30/6/1992 | 60,697.92         |
| Garbage Services        | 1/5/1987 - 31/3/1992 | 2,573.94          |
| Tipping Fees            | 1/5/1987 - 31/3/1992 | 436.10            |
| Other Revenue           | 1/5/1987 - 31/3/1992 | 7,900.29          |
|                         |                      | <hr/>             |
|                         |                      | \$71,608.25       |
|                         |                      | <hr/>             |

In view of the outcome of the case, Council is entitled to make application for a refund from the Office of State Revenue of \$63,707.96 which is FID payments on income from investments, garbage services and tipping fees for the period from 1st May, 1987 to 30th June, 1992.

There are further implications resulting from the Court case which may further reduce Council's liability to FID such as Sewerage Services. This is being pursued with the Local Government Association and Council's solicitor.

In regard to Bank Account Debit Tax (BAD), Council has been granted exemption from payment of the Tax since 1st April, 1983.

IT IS RECOMMENDED THAT subject to there being no appeal to the Supreme Court:

**HAWKESBURY CITY COUNCIL**  
**DRAFT MANAGEMENT PLAN 1993**

| Principal Activities                                                                                                                                                          | Statement of Objectives -<br>Means to Achieve                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Performance Targets 1993                                                                                                                                                                                                                                                                                                                                                                       | Means of Assessment                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><u>Programme</u></b><br/><b><u>Environment &amp; Development</u></b></p> <p>Development of a Section 94 Policy under the Environmental Planning and Assessment Act.</p> | <p>To generate in an equitable manner sufficient funds to provide an appropriate community facility infrastructure to cater for the needs of the city's growing population in accordance with the legislative provisions by identifying and documenting existing infrastructure to establish appropriate future needs; researching and formulating predictive growth patterns within determined population catchment areas; and developing methodology for the determination of contribution rates.</p> | <p>The preparation of a Section 94 Development Control Plan for the City of Hawkesbury.</p> <p>Ongoing review of the completed D.C.P.</p>                                                                                                                                                                                                                                                      | <p>Has the Section 94 D.C.P. been satisfactorily completed during the period?</p> <p>What amendments have been identified as desirable as a result of review?</p>                                                                                                                 |
| <p>Heritage</p>                                                                                                                                                               | <p>To contribute to the protection and enhancement of items of historical significance by the promotion of heritage awareness in the community; and establishing relevant guidelines, controls, mechanisms for advice and education processes</p>                                                                                                                                                                                                                                                       | <p>The preparation of a D.C.P. for the St. Albans conservation area.</p> <p>The preparation and dissemination of relevant printed material.</p> <p>Availability of expert staff to advise owners and/or developers, to comment on development proposals and to meet with and address where appropriate, relevant organisations.</p> <p>Servicing of Council's Heritage Advisory Committee.</p> | <p>Has the D.C.P. for St. Albans conservation area been satisfactorily completed?</p> <p>Printed material prepared and disseminated, to be recorded.</p> <p>Involvement of expert staff in advice to owners, comment on proposals and relevant organisations, to be recorded.</p> |

**HAWKESBURY CITY COUNCIL**  
**DRAFT MANAGEMENT PLAN 1993**

| Principal Activities                                    | Statement of Objectives -<br>Means to Achieve                                                                                                                                                                                                                                                                                                                                                                    | Performance Targets 1993                                                                                                                                                                                                                                                                      | Means of Assessment                                                                                                                                                                                                        |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Implementation of an appropriate land release strategy. | To plan for an even flow of land for new development and to maintain continuity in the building industry by providing mechanism for the management and economic and orderly development of land; and encourage the establishment of employment generating activities within the City.                                                                                                                            | The preparation of appropriate L.E.P's as determined to contribute towards achieving the stated objective.                                                                                                                                                                                    | Details of L.E.P's prepared during the period, to be recorded.                                                                                                                                                             |
| To address the issue of flooding.                       | To mitigate the impact of flooding in the interests of the safety and convenience of the community and to ensure that future development does not contribute to drainage and flooding problems downstream by developing and implementing appropriate drainage provisions for development; and completing the preparation (including the supervision of consultants) of Council's Floodplain Management Strategy. | Co-ordination of the preparation of Council's Floodplain Management Strategy.<br><br>Review of Council's existing policies relating to the drainage impact downstream of development.                                                                                                         | Has the Floodplain Management Strategy been completed? If not what stages of preparation have been completed?<br><br>Details of review of Council's policies and/or amendments resulting from that review, to be recorded. |
| Development and implementation of a landfill policy.    | To prevent damage being caused by the indiscriminate dumping of solid waste into unauthorised landfill and riverbank sites by identification of existing problem areas and the environmental impacts, both short and long term, of indiscriminate landfill, an examination of the opportunities and/or constraints regarding types of landfill and location.                                                     | The preparation and completion of a D.C.P. for landfill activities within the City.<br><br>The formulation and implementation of an education programme incorporating press releases and the preparation and dissemination of an educational kit to schools and appropriate land care groups. | Has the D.C.P. for landfill been satisfactorily completed within the period?<br><br>Details of press releases and educational kits prepared and disseminated, to be recorded.                                              |

## HAWKESBURY CITY COUNCIL

### DRAFT MANAGEMENT PLAN 1993

| Principal Activities                                                                               | Statement of Objectives -<br>Means to Achieve                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Performance Targets 1993                                                                                                                                                                                                         | Means of Assessment                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Facilitation of the redevelopment of the commercial area in the Richmond Railway Station Precinct. | To encourage the viable redevelopment of this precinct to allow increased retail and commercial involvement and in particular to facilitate the development of transport interchange by the planning of a transport node incorporating car parking and bus/rail interchange; the identification of commercial opportunities; the preparation of design guidelines.                                                                                                                              | The preparation of a D.C.P. for redevelopment of the precinct.                                                                                                                                                                   | Has the D.C.P. been satisfactorily completed within the period?                                                                                                                                                                                                                                                                                                                            |
| Managing population growth.                                                                        | To develop strategies which will encourage change and predicted growth within the City to occur in such a way as to protect, as far as practicable, the quality of life enjoyed by our community by the examination of opportunities for increasing population densities, in an appropriate and acceptable manner, in established urban areas; the preparation of effective policy on rural and rural/residential subdivision; the preparation of development strategies for new release areas. | <p>The preparation of a D.C.P. for future subdivision.</p> <p>The review of existing medium density and dual occupancy housing codes.</p> <p>The preparation of housing strategies for the proposed Scheyville release area.</p> | <p>Has the D.C.P. for future subdivision been satisfactorily completed within the period?<br/>What stage of preparation has been reached?</p> <p>What amendments have been identified as being desirable as a result of the review of the medium density and dual occupancy housing codes?</p> <p>What stage has been reached in the preparation of housing strategies for Scheyville?</p> |

### **Short Term Projects**

1. Review of Windsor Traffic Study
2. Review of Tree Preservation Order
3. Increased effort in education - marketing
4. Review of advertising policy

### **Long Term Projects**

1. Industry/employment opportunities (ethical industries)
2. Influencing water board policy re water availability/use
3. Townscape improvements
4. Defining limits to growth (definition of population ceiling)
5. Development strategy - Richmond
6. Hawkesbury River - Tourism
7. Organizing demographics for the city

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                                  | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expenditure | Variance | Remarks                               |
|-----------------------------------------------------------------------|------------------|------------------------|----------------------|-------------------|----------|---------------------------------------|
| <b>Loan Programme 88/89 (100000)</b>                                  |                  |                        |                      |                   |          |                                       |
| 3200.101 41 Mitchell Drive, Glossodia                                 | 4000             | 319                    | -                    | 319               | -        | Arrangements With Owners Not Complete |
| 3200.102 36-42 Bathurst Street, Pitt Town<br>(plus \$6500 89/90 loan) | 43840            | 40712                  | -                    | 40712             | -3128    | Work Complete                         |
| <b>Loan Programme 89/90</b>                                           |                  |                        |                      |                   |          |                                       |
| 3200.112 21-23 Michael St, Nth Richmond                               | 3800             | 943                    | -                    | 943               | -2857    | Work Complete                         |
| <b>Loan Programme 90/91</b>                                           |                  |                        |                      |                   |          |                                       |
| 3200.201 Hilltop Road, Tennyson                                       | 35000            | 36223                  | 1391                 | 37614             | +2614    | Work Complete                         |
| 3200.202 Bandon/Windsor/Old Hawkesbury Rds                            | 18500            | -                      | -                    | -                 | -        | Programmed September                  |
| 3200.203 Redfern Place, Pitt Town                                     | 12000            | -                      | -                    | -                 | -        | Programmed August                     |
| 3200.204 Grand Parade, Glossodia                                      | 18500            | 16977                  | -                    | 16977             | -1523    | Work Complete                         |
| 3200.205 102-104 Lt Bowen Rd, Bowen Mt                                | 4500             | 1801                   | 2346                 | 4147              | 353      | Work Complete                         |
| 3200.206 Gorricks Crossing<br>(Loan \$11500)<br>(Cont. \$11500)       | 23000            | 27531                  | -                    | 27531             | +4531    | Work Complete                         |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                          |                                     | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks                                             |
|-------------------------------|-------------------------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|-----------------------------------------------------|
| <b>Loan Programme 91/92</b>   |                                     |                     |                              |                            |                           |               |                                                     |
| 3200.301                      | 102-104 Lt Bowen Dr, Bowen Mt       | 10300               | -                            | 10615                      | 10615                     | +313          | Work Complete                                       |
| 3200.302                      | Windsor St, Richmond-East Market St | 7800                | -                            | -                          | -                         | -             | Programmed July                                     |
| 3200.303                      | Paget St to East Market St          | 70000               | -                            | -                          | -                         | -             | Programmed August                                   |
| 3200.305                      | Stage 2 - College Drain             | 11900               | -                            | -                          | -                         | -             | Programmed August                                   |
| <b>Loan Programme 92/92</b>   |                                     |                     |                              |                            |                           |               |                                                     |
| 3200.300                      | North St, Windsor, Stage 2          | 38000               | -                            | 1114                       | 1114                      | -             | Work Commenced - Heritage Council approval required |
| 3200.304                      | Lt 1-2 Laws Farm Road               | 16000               | -                            | -                          | -                         | -             | Programmed September                                |
| <b><u>Maintenance</u></b>     |                                     |                     |                              |                            |                           |               |                                                     |
| 3210                          | Drainage Mtce                       | 38000               | -                            | 15303                      | 15303                     | -             | Annual Provision                                    |
| <b><u>Street Lighting</u></b> |                                     |                     |                              |                            |                           |               |                                                     |
| 3220.01                       | Street Lighting                     | 490000              | -                            | 236375                     | 236375                    | -             | Annual Provision                                    |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                            |                      | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks          |
|-------------------------------------------------|----------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|------------------|
| <b><u>ECONOMIC DEVELOPMENT</u></b>              |                      |                     |                              |                            |                           |               |                  |
| <b><u>Infrastructure</u></b>                    |                      |                     |                              |                            |                           |               |                  |
| <b>Car Parking</b>                              |                      |                     |                              |                            |                           |               |                  |
| 4000                                            | Car Parks Mtce       | 87700               | -                            | 30714                      | 30714                     | -             | Annual Provision |
| <b><u>Community Facilities and Services</u></b> |                      |                     |                              |                            |                           |               |                  |
| <b>Boat Ramp</b>                                |                      |                     |                              |                            |                           |               |                  |
| 5170                                            | Boat Ramp Mtce       | 51700               | -                            | 18987                      | 18987                     | -             | Annual Provision |
| <b>Parks</b>                                    |                      |                     |                              |                            |                           |               |                  |
| E23B1                                           | Parks Mtce           | 573940              | -                            | 299324                     | 299324                    | -             | Annual Provision |
| 5180.03                                         | Parks Amenities Mtce | 58500               | -                            | 30358                      | 30358                     | -             | Annual Provision |
| 5180.004                                        | Parks Cleaning       | 226500              | -                            | 107556                     | 107556                    | -             | Annual Provision |
| 5180.09                                         | Contract Mowing      | 93100               | -                            | 34022                      | 34022                     | -             | Annual Provision |
| 5180.013                                        | Garden Competition   | 4730                | -                            | -                          | -                         | -             | Annual Provision |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                                       | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expenditure | Variance | Remarks                                                 |
|----------------------------------------------------------------------------|------------------|------------------------|----------------------|-------------------|----------|---------------------------------------------------------|
| <b><u>RECREATIONAL SERVICES</u></b>                                        |                  |                        |                      |                   |          |                                                         |
| <b><u>Loan Programme 1988/89 (100000)</u></b>                              |                  |                        |                      |                   |          |                                                         |
| 5680 Woodbury Reserve<br>(Loan Funds \$12050)<br>(Contribution \$7940)     | 19990            | 8147                   | -                    | 8147              | -        | Work In Progress                                        |
| Macquarie Park - Loan 89/88                                                | 25000            | 651                    | 50                   | 701               | -        | Work Commenced                                          |
| Powell Park                                                                | 5500             | 250                    | -                    | 250               | -        | Improvements By S530A<br>Committee - Work Complete      |
| 5680 Richmond Park - Cannons, Tables<br>& Trees                            | 61850            | 17821                  | 4064                 | 21885             | -        | Work Commenced                                          |
| Ham Common - Bicentenary Park - Bikeway,<br>Pathway, Surface and Equipment | 48500            | 15776                  | 1138                 | 16914             | -        | Playground Construction<br>Complete - Bikeway Commenced |
| <b><u>Loan Programme 1989/90 (\$71400)</u></b>                             |                  |                        |                      |                   |          |                                                         |
| <b>Contributions (\$264300)</b>                                            |                  |                        |                      |                   |          |                                                         |
| 5682 Windsor                                                               |                  |                        |                      |                   |          |                                                         |
| McQuade Park                                                               | 32000            | 24432                  | 3188                 | 27620             | -        | Work in Progress                                        |
| Berger Road Reserve                                                        | 13000            | 9561                   | -                    | 9561              | -3439    | Work Complete                                           |
| Governor Phillip Park                                                      | 15000            | 15171                  | -                    | 15171             | +171     | Work Complete                                           |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

|         | Item                         | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks                   |
|---------|------------------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|---------------------------|
|         | <b>Richmond</b>              |                     |                              |                            |                           |               |                           |
| 5682.20 | Bensons Lane Complex         | 215000              | 183509                       | 191                        | 183700                    | -31300        | Building Complete         |
| .07     | Tamplin Field                | 15000               | 8854                         | 3138                       | 11992                     | -             | Work in Progress          |
|         | <b>Kurrajong</b>             |                     |                              |                            |                           |               |                           |
| .08     | McMahons Park                | 30000               | 24808                        | 148                        | 24956                     | -5044         | Work Complete             |
| .09     | Bowen Mtn Park               | 10000               | 6793                         | 585                        | 7378                      | -             | Improvements by Committee |
| .10     | Memorial Park                | 30000               | 490                          | -                          | 490                       | -             | Programmed September      |
|         | <b>Wilberforce</b>           |                     |                              |                            |                           |               |                           |
| .11     | Wilberforce Park             | 76000               | 59532                        | -                          | 59532                     | -             | Work in Progress          |
| .12     | Woodlands Park               | 18000               | 5445                         | 9611                       | 15056                     | -             | Work in Progress          |
|         | <b>Oakville</b>              |                     |                              |                            |                           |               |                           |
| 5682.13 | Maraylya Park                | 25000               | 21183                        | 2265                       | 23448                     | -             | Work in Progress          |
|         | <b>Macdonald Valley</b>      |                     |                              |                            |                           |               |                           |
| .14     | St Albans                    | 10000               | 11260                        | -                          | 11260                     | +1260         | Work Complete             |
|         | <b>Landscape/Development</b> |                     |                              |                            |                           |               |                           |
| .15     | - Major Parks & Reserves     | 5700                | 231                          | 137                        | 368                       | -             | Landscape Designs         |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 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)                                      |                  |                        |                      |                   |          |                                                       |
| <b>Windsor</b>                                                       |                  |                        |                      |                   |          |                                                       |
| 5682.23 Colbee Park McGraths Hill                                    | 25000            | 8094                   | 798                  | 8892              | -        | Shelter Shed Complete<br>Drainage under Investigation |
| 5682.38 Richmond Ex-Servicemens' Sport<br>Complex - Water Supply     | 29000            | 5543                   | -                    | 5543              | -        | Work Commenced                                        |
| 5682.28 Icely Park                                                   | 43000            | 24476                  | 10806                | 35282             | -7715    | Work Complete                                         |
| 5682.29 North Richmond Community Centre                              | 6000             | 277                    | 567                  | 844               | -        | Work Commenced                                        |
| 5682.30 Kemsley Downs Estate                                         | 6000             | 1424                   | 9                    | 1433              | -        | Plan of Management                                    |
| 5682.31 McMahons Park<br>Replace Existing Amenities                  | 32600            | 8046                   | 13636                | 21682             | -        | Work Commenced                                        |
| 5679.01 McMahons Park - BBQ Area<br>(Grant \$7400)<br>(Cont. \$7400) | 14800            | 15176                  | -                    | 15176             | +376     | Work Complete                                         |
| 5682.40 McMahons Park Upgrade Water Supply                           | 3000             | 3150                   | 950                  | 4100              | +1100    | Work Complete                                         |
| 5682.34 Argyle Bailey Reserve                                        | 9500             | 5460                   | -                    | 5460              | -        | Work Commenced                                        |
| 5682.35 Woodlands Park                                               | 37000            | 28                     | 10                   | 38                | -        | Work Commenced                                        |
| 5682.37 Vineyard Park - Irrigation                                   | 18600            | 155                    | 21010                | 21165             | +2565    | Work Complete                                         |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                                                    | Adopted Estimate | Expend. Previous Years | Current Expend. 1992 | Total Expend-iture | Vari-ance | Remarks              |
|-------------------------------------------------------------------------|------------------|------------------------|----------------------|--------------------|-----------|----------------------|
| <u>Capital Works Programme 1987 (\$25000)</u>                           |                  |                        |                      |                    |           |                      |
| 5681.08 Macquarie Park Cable Fence & Car Park                           | 16000            | 1528                   | -                    | 1528               | -         | Work Commenced       |
| 5681.02 APV Restoration of Rose Cottage Cordners Corner Reserve (15000) | 12409            | 2591                   | -                    | 2591               | -         | Preliminaries        |
| <u>ENTREPRENEURIAL ACTIVITIES</u>                                       |                  |                        |                      |                    |           |                      |
| <u>Cordners Corner</u>                                                  |                  |                        |                      |                    |           |                      |
| 6050.06 Cordners Corner Restoration                                     | 10000            | -                      | 6924                 | 6924               | -         | Operation Continuing |
| <u>CORPORATE SERVICES</u>                                               |                  |                        |                      |                    |           |                      |
| <u>Finance and Administration</u>                                       |                  |                        |                      |                    |           |                      |
| 6200 Depot Expenses                                                     | 56000            | -                      | 29468                | 29468              | -         | Annual Provision     |

## General Purpose Committee - Works - 28/7/92

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 30th June, 1992

| Item                                              | Adopted<br>Estimate | Expend.<br>Previous<br>Years | Current<br>Expend.<br>1992 | Total<br>Expend-<br>iture | Vari-<br>ance | Remarks          |
|---------------------------------------------------|---------------------|------------------------------|----------------------------|---------------------------|---------------|------------------|
| <b><u>SEWERAGE WORKS</u></b>                      |                     |                              |                            |                           |               |                  |
| 8256.03-06 South Windsor Treatment<br>Works Stg 2 | 4100000             | 3529172                      | 246462                     | 3775634                   | -             | Works Proceeding |

**Recommendation**

1. That the Works Cost Statement to 30th June, 1992, be received.
2. The revised estimates of cost be adopted.

**2. APPLICATION - PIPELINE TO LITTLE WHEENY CREEK,  
KURRAJONG HEIGHTS - D W HOLLAND. P1 910/20 PT1, P203/170**

Application has been received for permissive occupancy of a pump and ancillary equipment on Public Reserve Lot 31, DP203876 from Lot 25, DP203876, No. 5 Stanley Avenue to Little Wheeny Creek, Kurrajong Heights.

This installation has been in existence for some time, together with others in the same locality, and formalisation is sought to comply with Department of Water Resources requirements.

IT IS RECOMMENDED THAT permission be granted for a pump and ancillary equipment in Lot 31, DP203876 for the purpose of pumping water from Little Wheeny Creek to Lot 25, DP203876, subject to:-

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

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

Further to the report to the Ordinary Meeting of Council held on 30th June, 1992, advice has been received from Worth Oil Recycling Pty Ltd., outlining their programme for development of their inhouse water treatment process plant to discharge trade waste from the premises.

Delays have been experienced in several areas of construction, however, the plant is now programmed for commissioning on the 5th September, 1992, and subject to approval by Council, the first treated batch of trade waste is expected to be available for discharge on 15th September, 1992.

Pipework from the final storage tank to Council's sewer will be installed on 10th September, with a foolproof locking device installed at the outlet of the pipework in accordance with Council's instructions.

Worth Oil has entered into an interim agreement to discharge trade waste subject to conditions, for a period of six months and the agreement expires on 2nd September, 1992.

Due to delays experienced in plant construction, and in the interest of obtaining a comprehensive set of test results taken over a number of batches, Worth Oil Recycling request that Council extend the current interim licence for a further period of six months, to expire on 2nd March, 1993, and that the licence contain the same conditions as the current licence agreement.

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

#### **4. N<sup>o</sup> 52 BERGER ROAD, SOUTH WINDSOR - REQUEST TO PURCHASE PROPERTY. P245/420**

Council has received correspondence from Driscoll & Reid, Real Estate Agents, Riverstone, requesting Council to consider purchasing property No. 52 Berger Road, South Windsor for the following reasons.

*"The Forese family wish to sell the above property and Driscoll and Reid represent the family in the sale.*

*The property has been marketed since the 25th March, 1992, and during this time, it has become evident that the property has been substantially affected by drainage works carried out by the joint venture in relation to the Bligh Park extension.*

*We have knowledge of the joint venture purchasing the rear acreages of adjoining neighbours in Berger Road and believe the Forese family have been treated unfairly by being ignored for similar purchase of their property.*

*Mr Vaby has explained that a natural water course existed from the land now known as Bligh Park previous to development, which then raises the question, why Council saw fit to purchase those adjoining properties through which the natural water course ran and then exclude the Forese family property.*

*It is acknowledged that 52 Berger Road is below the 16 metre contour, as are the land purchased by Council, however, it is evident that the property is now receiving more run off than was previously the case. This stands to reason, given the current debate regarding Hawkesbury flood levels and urban development.*

*The consistent flow of water caused by the drainage work now renders the property unsaleable to the normal purchaser of a five acre block.*

*I request that the Council resolve the problem by following the precedent already created and purchase the rear acreage of 52 Berger Road under the same terms as the adjoining properties.*

*I thank you for your urgent attention to this matter."*

Council, at its meeting held on 14th August, 1989, resolved in part:-

*"That purchase be made of those lands defined as open space and part residential, adjacent to Berger Road and within the Draft LEP 1989, for the northern extension of Bligh Park."*

It should be noted that property N<sup>o</sup> 52 Berger Road was not considered for purchase as it falls outside the boundaries of the Draft LEP 1989, and the cost of purchase could not be recouped from the future Section 94 contributions from north Bligh Park, as the additional land area would exceed the open space requirements.

Furthermore, acquisition of this land could not be justified from an engineering viewpoint as the channel formation works from Bligh Park are wholly contained within the adjacent properties.

The land acquired for open space purposes (south of N<sup>o</sup> 52) is traversed by an open channel drain which was constructed along the alignment of the natural water course. A partly completed wet basin and playing field formations are also in existence. It is considered that a combination of the existing dry flood retention basin in the centre of Bligh Park and the future wet basin will improve both the quality and intensity of stormwater runoff emanating from Bligh park.

In considering the drainage effects on property N<sup>o</sup> 52, it should be noted that a significant proportion of the property is located between R.L. 11 and 12 metres A.H.D., and is therefore, subject to the effects of backwaters during periods of flood. In addition to the Bligh Park catchment, the site is also a low point for the western and northern catchments. However, the natural watercourse within this property is poorly defined in parts and the alleged saturation could be a result of poor grading and sediment build-up. It is considered that the problem may be improved by re-defining the natural watercourse and removing sediment buildup where necessary.

In regard to the open space, it is noted that N° 52 Berger Road adjoins a further 5ha (approximately) of undeveloped open space along its northern boundary. Therefore, the acquisition of this property has the potential to create a significant link between two large areas of open space which could form a 20ha sporting complex, if warranted.

Under the circumstances, it is intended to recommend that Council consider the purchase of property N° 52 Berger Road at a fair market price as determined by an independent valuer and a development control plan for the entire reserve be prepared for future consideration.

IT IS RECOMMENDED THAT Council purchase property N° 52 Berger Road, South Windsor, at a fair market price as determined by a independent valuer and a development control plan for the entire reserve area be prepared in consultation with the Hawkesbury Sports Council for future consideration.

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

Detailed hereunder is the proposed programme of works submitted for funding under the Department of Public Works 1:1 Flood Mitigation Maintenance Grant.

The programme is based on the provision of \$12,500 voted in Council's 1992 budget and allowance for a 4% (approx) increase to the allocation of \$11,200 received from the Department towards the 1991/92 programme.

#### Proposed Flood Mitigation Maintenance 1992/93

##### 1. Headworks Structure, Buttsworth Creek -

- a) Remove from site, gates No.1 and 3, to straighten metal plates, reprime and repaint, renew rubber seals, replace lifting hooks, return to site and refit.

\$ 5,250

General Purpose Committee - Works - 28/7/92

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|    |                                                                                                                                                                      |                 |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| b) | Steel Railing - To blast clean onsite, reprime and paint using zinc silicate primer.                                                                                 | \$ 3,900        |
|    | Supply and place rock ballast to training walls.                                                                                                                     | \$ 1,000        |
| 2. | Flood Gate, Buttsworth Creek -                                                                                                                                       |                 |
|    | Remove, clean and prime using zinc silicate primer, undertake minor repairs to mounting bracket and hinge, to refit.                                                 | \$ 1,000        |
| 3. | Normans Creek Channel -                                                                                                                                              |                 |
|    | Machine spread previously excavated dry material.<br>Remove from site and convey to tip all debris.<br>Machine excavate invert of channel to remove silt and debris. | \$ 4,000        |
| 4. | Bardenerang Creek Flood Gates -                                                                                                                                      |                 |
|    | Fabricate new mounting strap and fit same, to refit existing gate.                                                                                                   | \$ 1,000        |
|    | Fabricate new steel gate and mounting bracket and fit.                                                                                                               | \$ 2,500        |
| 5. | Bushells Lagoon -                                                                                                                                                    |                 |
|    | Repair erosion damage above flood gates from Bushells Lagoon.                                                                                                        | \$ 500          |
| 6. | Rickabys Creek -                                                                                                                                                     |                 |
|    | Machine excavate invert of channel to remove silt, fallen timber and other stream obstructions.                                                                      | <u>\$ 5,000</u> |
|    | Total                                                                                                                                                                | \$24,150        |

IT IS RECOMMENDED THAT the application submitted to the Department of Public Works for the 1992/93 Flood Mitigation Maintenance Programme be adopted.

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

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**PRESENT:**

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

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

**APOLOGIES:**

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

**CONFIRMATION OF MINUTES:**

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

**REPORT:**

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

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

**BUSINESS ARISING FROM PREVIOUS MINUTES:**

ITEM 1: (File GT230/11 PT1)

SUBJECT: WINDSOR TRAFFIC STUDY

The following matters were deferred from the Committee meeting of 23rd June, 1992, to this meeting, pending consideration of the Windsor Traffic Study by Members of the Committee:-

- a) Fitzgerald Street, Windsor - Extension of Coach Parking Bays.
- b) George Street, Windsor - Parking restriction (Thompson Square).

The Windsor Traffic Study has not been received from the consultants at this time. The above items will be referred to the meeting to be held on 14th August, 1992.

Correspondents have been advised.

Committee's Recommendation

That the information be received.

ITEM 2: (File 1341/R, 731/R)

SUBJECT: GEORGE STREET/COLONIAL DRIVE, SOUTH WINDSOR

CORRESPONDENT: NSW POLICE DEPARTMENT - WINDSOR HIGHWAY PATROL

Requesting consideration be given to clearer line marking of median strip situated on Colonial Drive with intersection of George Street, as motorists misjudge the median strip when turning right from George Street into Colonial Drive. Also requesting consideration be given to re-alignment of intersection as potential for collisions exist.

Deferred from meeting of 23rd June, 1992 to allow inspection at this meeting.

The Committee noted that the traffic medians have been remarked.

Committee's Recommendation

That the Roads and Traffic Authority be requested to remark the arrows at this intersection.

ITEM 3: (File 708/R PT1)

SUBJECT: GOLDEN VALLEY DRIVE, GLOSSODIA - SPEED HUMPS

CORRESPONDENT: GLOSSODIA COMMUNITY CENTRE INCORPORATED

Requesting consideration be given to installation of speed humps on Golden Valley Drive, Glossodia in the vicinity of the Public School and Community Centre. Expressing concern at the speed of traffic in relation to substantial pedestrian traffic.

Referred from meeting of 23rd June, 1992 to this meeting to enable on-site inspection, with representatives of Glossodia Community Centre to meet with Committee on site.

The Committee requested that the minutes from previous meetings relating to road markings/traffic problems in the vicinity of local schools be obtained for further consideration.

Committee's Recommendation

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

ITEM 4: (File 243/R)

SUBJECT: BELLS LINE OF ROAD, KURMOND - KURRAJONG HEIGHTS. REDUCTION OF SPEED LIMIT

From meeting of 23rd June, 1992 - Question without Notice: consideration be given to reduction of 100kph on Bells Line of Road between Hermitage Road - Mill Road, in view of increased number of serious motor vehicle collisions.

The Chairman advised the Committee that the Roads and Traffic Authority and the Police Department were organising a "drive" along Bells Line of Road to consider appropriate traffic speeds.

Committee's Recommendation

That the matter be deferred pending the investigations of the Roads and Traffic Authority and Police Department.

ITEM 5: (File: 731/R)

SUBJECT: GEORGE STREET, SOUTH WINDSOR -  
EXTENSION OF "NO STANDING" ZONE

From Meeting of 23rd June, 1992 - Question without Notice: consideration be given to extension of "No Standing" zone in George Street, South Windsor in front of delicatessen on corner of George/Argyle Streets, to 9 metres to allow improved sight distance for vehicles exiting Argyle Street.

The Committee noted that the work had already been completed.

Committee's Recommendation

That no further action is required.

ITEM 6: (File 731/R)

SUBJECT: GEORGE STREET, WINDSOR - TRAFFIC  
SIGNAGE ADJACENT WINDSOR RAILWAY  
STATION.

From meeting of 23rd June, 1992 - The Chairman requested that the Committee inspect the newly completed roadworks in the vicinity of the Windsor Railway Station as representations had been received from the public in relation to poor traffic signage and resulting confusion at the intersection.

The Committee indicated that, in future, when changes in traffic conditions occur, a notice be placed in the local newspapers.

Committee's Recommendation

That the traffic facilities at this location are considered adequate.

ITEM 7: (File 1946/R 836/R)

SUBJECT: SOUTHEE ROAD/HUGHES AVENUE,  
HOBARTVILLE - STREET LIGHT

From meetings 15th May, 1992 and 23rd June, 1992 - Question without Notice: erection of street light at corner of Southee Road/Hughes Avenue, Hobartville.

Advice has been received from Prospect Electricity to the effect:-

1. No capital charge
2. Annual Charge of \$66.00

Funding of \$490,000 has been provided in this year's budget for the provision of street lighting and it is evident from the expenditure to date that these funds will only cover charges for the existing street lighting network.

Accordingly, it is recommended that the subject works not proceed at this stage, but be listed for consideration when preparing 1992 - 1992 Estimates dependent upon priority.

Committee's Recommendation

That a further report be provided on the relocation of the existing street light at this intersection.

**CORRESPONDENCE:**

ITEM 8: (File 1927/R PT2)

CORRESPONDENT: COLO HEIGHTS PROGRESS ASSOCIATION

SUBJECT: SINGLETON ROAD, COLO HEIGHTS

Requesting consideration of reduction of speed limit to 60kph within village area. Prime concern relates to egress from private driveways in an existing 100kph zone, particularly in relation to limited sight distance due to bends and children from local school crossing Singleton Road in an 80kph zone.

**Committee's Recommendation**

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

ITEM 9: (File 1829/R)

CORRESPONDENT: THE ANGLIS GROUP & WINDSOR DOWNS  
HOME OWNER'S ASSOCIATION

SUBJECT: RICHMOND ROAD - PEDESTRIAN CROSSING

Requesting consideration of installation of pedestrian crossing on Richmond Road, South Windsor to serve pedestrian traffic from Windsor Downs attending convenience store situated on southern side of Richmond Road.

**Committee's Recommendation**

That a pedestrian crossing in this location is not considered to be appropriate as a "warrant" does not exist for this facility.

ITEM 10: File 1829/R)

CORRESPONDENT: HAWKESBURY CITY COUNCIL & WINDSOR  
DOWNS HOME OWNER'S ASSOCIATION

SUBJECT: RICHMOND ROAD, SOUTH WINDSOR -  
REDUCTION OF SPEED LIMIT

Advising of representations from residents of Windsor Downs concerned at danger or collision in respect of vehicular traffic turning into, and out of, Windsor Downs Estate, and requesting reduction of speed limit on Richmond Road to 70kph, from Llandilo to St Mary's Roads.

Committee's Recommendation

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

ITEM 11: (File 1229/R)

CORRESPONDENT: R C AND M J CLOUGH

SUBJECT: LUTTRELL STREET, RICHMOND - ADVISORY  
SIGNS

Advising of extensive damage to residence due to high speed vehicle failing to negotiate bend in Luttrell Street at intersection with Cameron Street; requesting consideration of installation of Chevron warning signs on traffic island at above intersection.

Committee's Recommendation

That Chevron warning signs be provided on the traffic island.

ITEM 12: (File 421/R PT1)  
CORRESPONDENT: RAAF  
SUBJECT: DIGHT STREET, RICHMOND

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

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

Committee's Recommendation

That the matter be deferred until the next meeting to enable a report, with appropriate plans, to be prepared.

ITEM 13: (File 1822/R)  
CORRESPONDENT: R GILES  
SUBJECT: RAILWAY ROAD SOUTH, MULGRAVE - HEAVY  
TRAFFIC VOLUME

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

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

Committee's Recommendation

That the matter be deferred until the next meeting to enable a traffic count to be undertaken to determine the need for a load limit.

ITEM 14: (File 708/R)

CORRESPONDENT: M EGGERS

SUBJECT: GOLDEN VALLEY DRIVE, GLOSSODIA -  
RELOCATION OF PEDESTRIAN CROSSING

Requesting relocation of pedestrian crossing recently installed, as allegedly not serving traffic route of children crossing accessing Glossodia Public School.

Committee's Recommendation

That the location of the pedestrian crossing is considered satisfactory. (Refer to Item 3).

ITEM 15: (File 248/R)

CORRESPONDENT: F ROMIJN

SUBJECT: RICHMOND ROAD/BOURKE STREET,  
RICHMOND - TRAFFIC CONDITIONS

Expressing concern at traffic conditions at the above location, in view of substantial number of students attending adjacent University of Western Sydney - Hawkesbury.

Requesting relocation of speed reduction warning signs, and/or erection of appropriate warning signs/roundabout/traffic island.

The Committee understood that a request had already been made to the Roads and Traffic Authority to investigate the possibility of installing traffic lights at this intersection.

Committee's Recommendation

That a further report be provided outlining what action has been taken, to date, on this matter.

ITEM 16: (File GS020/013/013, 722/R)

CORRESPONDENT: KURRAJONG PUBLIC SCHOOL, P AND C ASSOCIATION

SUBJECT: GROSE VALE ROAD - REDUCTION OF SPEED LIMIT/ADVISORY SIGNS

Expressing concern at safety of pupils in vicinity of school.

Requesting    1)    reduction of speed limit  
                  2)    provision of day glow flags/warning signs

Mr Hatch tabled a letter from the Ministry of Transport outlining the problems associated with bus movements to and from Kurrajong Public School.

Committee's Recommendation

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

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

ITEM 17: (File 2320/R)

CORRESPONDENT: WISEMANS FERRY CHAMBER OF COMMERCE

SUBJECT: SETTLERS ROAD - REDUCTION OF SPEED LIMIT

In respect of Settlers Road.

Requesting    1)    a 60kph speed limit in the vicinity of Sunnyvale

- 2) a 20kph speed limit through St Albans Village

Committee's Recommendation

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

ITEM 18: (File GC283/67 PT1)

CORRESPONDENT: TENANTS, MCGRATHS HILL SHOPPING CENTRE

SUBJECT: WINDSOR ROAD ACCESS

Requesting consideration be given to access to shopping centre off Windsor Road, in an endeavour to increase custom/profitability.

Committee's Recommendation

That the area is unsuitable for the provision of access to the shopping centre from Windsor Road.

DEVELOPMENT APPLICATION:

ITEM 19: (File DA191/92)

CORRESPONDENT: ADESE PTY LTD

SUBJECT: LOT 1, DP164133, 29 ELDON STREET, PITT TOWN - PROPOSED BAKERY - ACCESS OF CHATHAM STREET.

Committee's Recommendation

That the traffic flow through the site be reversed, and the angle of the parking spaces be appropriately altered.

LATE REPORT

ITEM 20: (File GT230/001 PT1)

CORRESPONDENT: ROADS AND TRAFFIC AUTHORITY

SUBJECT: TRAFFIC ACCIDENT DATA - HAWKESBURY CITY

Advising the following data in relation to intersection accidents with Hawkesbury City during 1st January, 1990 and 31st December, 1990.

| <u>Street 1</u>      | <u>Street 2</u>          | <u>Total</u> | <u>Injured</u> |
|----------------------|--------------------------|--------------|----------------|
| Blacktown Road       | George St, South Windsor | 32           | 15             |
| Bosworth Street      | March Street             | 17           | 7              |
| George Street (Wind) | Richmond Road            | 15           | 7              |
| Macquarie Street     | Richmond Road            | 12           | 3              |
| East Market Street   | Lennox Street            | 12           | 4              |
| Kurrajong Road       | Old Kurrajong Road       | 10           | 6              |
| Fitzgerald Street    | Macquarie Street         | 10           | 2              |
| Kable Street         | Macquarie Street         | 10           | 6              |
| Drummond Street      | Macquarie Street         | 10           | 5              |
| Argyle Street        | Macquarie Street         | 9            | 5              |
| Richmond Road        | St Marys Road            | 9            | 3              |
| East Market Street   | March Street             | 8            | 1              |
| Bells Line of Road   | Terrace Road             | 8            | 2              |
| Boundary Road        | Windsor Road             | 8            | 2              |

|                  |                |   |   |
|------------------|----------------|---|---|
| Blacktown Road   | Bourke Street  | 7 | 5 |
| Bourke Street    | Windsor Street | 7 | 1 |
| Chapman road     | Windsor Road   | 6 | 4 |
| Lennox Street    | Paget Street   | 6 | 1 |
| Pitt Street      | Windsor Road   | 6 | 1 |
| Colonial Drive   | George Street  | 5 | 2 |
| Bosworth Street  | Windsor Street | 5 | 1 |
| Llandilo Road    | Richmond Road  | 5 | 2 |
| Castlereagh Road | Lennox Street  | 5 | 0 |
| Groves Avenue    | Windsor Road   | 5 | 2 |

No fatalities were recorded during the subject period.

Further advising the following details of fatal accidents during 1st January 1992 and 30th April, 1992:

- a) Bells Line of Road - 500m west of Old Kurrajong Road, North Richmond.
- b) Castlereagh Road, 130m south of Freeman Road, Agnes Banks.
- c) Creek Ridge Road, 135m south of Shepherds Road, Glossodia.

#### Committee's Recommendation

That the information be received.

#### QUESTIONS WITHOUT NOTICE:

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

4. Mr Christie requested that appropriate signage be provided indicating the location of the Richmond Railway Carpark. A request will be made to City Rail.
5. Mr Christie also requested that the loose material (stones) in Tarragon Avenue and Hughes Avenue, Hobartville be removed.
6. The Chairman discussed the need for a pedestrian crossing in the vicinity of the Greenhills Child Care Centre and Stimulus Centre. The Committee considered that a crossing was not necessary at this stage.
7. The Chairman also requested that a report be provided for the next meeting on the traffic problems associated with the North Richmond Public School in Elizabeth and William Streets. A representative of the school or the P and C Association should be invited to meet with the Committee on the site.

Date of Next Meeting: 14th August, 1992.

The meeting concluded at 2.00pm.

## **GENERAL PURPOSE COMMITTEE MEETING**

### **PLANNING AND DEVELOPMENT**

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

# **HAWKESBURY CITY COUNCIL**

## **ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

### **DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90**

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

- (a) the provisions of: -
  - (i) any environmental planning instrument;
  - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b);
  - (iii) any draft State Environmental Planning Policy which has been submitted to the Minister in accordance with section 37 and details of which have been notified to the consent authority; and
  - (iv) any development control plan in force under Section 72 applying to the land to which the development application relates;
- (a1) the provisions of:-
  - (i) any conservation agreement entered into under the National Parks and Wildlife Act 1974 and applying to the whole or part of the land to which the development application relates; and
  - (ii) any plan of management adopted under that Act for the conservation area to which the agreement relates;
- (b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;
- (c) the effect of that development on the landscape or scenic quality of the locality;
- (c1) the effect of that development on any wilderness area (with the mean of the Wilderness Act 1987) in the locality;
- (d) the social effect and the economic effect of that development in the locality;
- (e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;

- (f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;
- (g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;
- (h) the relationship of that development to development on adjoining land or on other land in the locality;
- (i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the Probable effect of that traffic on the movement of traffic on that road system;
- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;
- (m1) whether that development is likely to cause soil erosion;
- (n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;
- (o) the existing and likely future amenity of the neighbourhood;
- (p) any submission made under section 87;
- (p1) without limiting the generality of paragraph (a), any matter specified in an environmental planning instrument as a matter to be taken into consideration or to which the consent authority shall otherwise have regard in determining the development application;
- (q) the circumstances of the case;
- (r) the public interest; and
- (s) any other prescribed matter.

**APPROVED**

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

|                       |                                                                              |
|-----------------------|------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>R Mudiman</b>                                                             |
| <b>Area:</b>          | <b>766.4m<sup>2</sup></b>                                                    |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- 2(a)</b>                  |
| <b>Advertising:</b>   | <b>Advertised in accordance with Council policy<br/>with two submissions</b> |
| <b>Date Received:</b> | <b>21st May, 1992</b>                                                        |

**Proposal**

The applicant wishes to formalise the existing activity repairing golf clubs within the workshop on the subject property. The workshop faces Argyle Street.

A dwelling and garage already exist on the land.

Machinery used will be grinders and polishers.

The applicant is the principal worker, however, a casual worker is employed. Hours of operation are from 7.00am to 8.00am Monday to Friday and 8.00am to 8.00pm on Saturday.

The applicant uses his own vehicle to collect the goods to be repaired.

**Statutory Situation**

Home activities are permissible with Council consent.

**Advertising**

Two submissions have been received:- Ms K Smith objecting and Mr Molly raising no objection.

The grounds of objection are as follows:-

- *This workshop has been operating for a long period of time, sometimes creating noise at 10pm.*
- *The activity is not a home activity but is in fact a commercial operation in the full time repair of golf clubs.*
- *Involves the employment of persons other than residents of the dwelling on a casual basis.*
- *The grinders have been operating outside the shed beneath an awning thereby increasing the noise factor.*

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- *The activity interferes with the amenity of our neighbourhood because of the high pitched noise from the grinders."*

Mr Molly states that:-

*"... the applicant is a considerate young man and has not caused any problems to my wife and I, as there has been no noise to bother us, nor any interference to our radio or television reception".*

Planning Assessment

Site inspections indicate that minimal noise was evident which would interfere with the amenity of the area. It is considered that the hours of operation be limited to 8.00am to 6.00pm Monday to Saturday.

The use such as the repairing of golf clubs is not considered to be a commercial operation as there is no office per se, however, the definition of a home activity means:-

*"any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain..."*

The applicant has been advised of the requirements of the home activity, in that only the residents can be employed. This has been covered as a condition of consent.

All work is to be confined within the workshop. Consequently, the application is supported.

✓ **IT IS RECOMMENDED THAT:-**

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

- (a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and

the activity or pursuit does not -

- (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
- (ii) involve exposure to view from any public place of any unsightly matter;

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- (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
  - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling;
  - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).
3. All goods and materials to be stored within the workshop and all work performed to be confined in the workshop.
4. Operating hours shall be limited to 8.00am to 6.00pm, Mondays to Saturdays. Any alteration to these hours will require Council consent.

APPROVED

2. INTEGRATED HOUSING - LOTS 2050-2053. DP810842, N<sup>o</sup>S 89, 91, 93 & 95 PORPOISE CRESCENT, BLIGH PARK - A KAVANAGH. DA142/92, SA68/92

|                       |                                                     |
|-----------------------|-----------------------------------------------------|
| <b>Owner:</b>         | Department of Housing                               |
| <b>Area:</b>          | 1919.4m <sup>2</sup> (total)                        |
| <b>Zoning:</b>        | Hawkesbury Local Environmental Plan, 1989<br>- 2(a) |
| <b>Advertising:</b>   | Advertised with no submissions received             |
| <b>Date Received:</b> | 19th May, 1992                                      |

Proposal

Application has been made seeking Council's consent to construct 6 x 3 bedroom dwellings on the subject land. Approval is also sought, under separate application, to subdivide the land into six Torrens Title Lots, to allow separate landholdings/titles for each of the dwellings.

### Statutory Situation

The proposed development is permissible with consent, under the Residential 2(a) zoning of the land. Council's Development Control Plan for "Cluster Housing" and State Environmental Planning Policy No. 25 applies.

Clause 12(1)(a) of LEP requires that each lot has an area of not less than 450m<sup>2</sup>. As the six lots will have an area less than this, an objection pursuant to State Environmental Planning Policy 1 (SEPP No. 1) has been submitted. The 450m<sup>2</sup> standard is considered unnecessary in the circumstances, as the development application illustrates how each lot will be developed for residential purposes.

The applicant has provided the following statement:-

*"In respect of the above application, reasons for objection pursuant to SEPP N<sup>o</sup> 1 are:*

- 1. Proposed integrated housing allows for greater amenity to occupiers than could be expected from a medium density townhouse development or the like.*
- 2. Detached buildings will maintain the normal residential streetscape (average 10 - 12m frontages to each site, with a variety of landscapes, external finishes achieving individual appearance).*
- 3. Our alternative to this application will be the lodgement of four attached dual occupancies (ie eight units). We feel that on balance our current application will be more acceptable to the local area than the various alternatives".*

the SEPP N<sup>o</sup> 1 objection is supported.

### Planning Assessment

#### **Requirements for Cluster Housing DCP**

The proposed development complies with the requirements of the Cluster Housing DCP relating to private open space, access to sunlight, building setbacks and car parking. Although specific landscaping details are not yet known, general landscaping principles are considered satisfactory. Appropriate landscaping should ensure that the appearance of the feature fencing and driveways is "softened". Further, the expanse of driveway should be broken up by using different colours and/or textures in the driveway construction.

As the buildings will be brick veneer construction with concrete tiled roofs, no adverse effect on the character of the area is likely. However, a mix of external finishes should be incorporated into the development.

The adjoining road system is considered capable of accommodating the traffic generated by the development.

The dwellings will be compatible with future dwelling types as the front setbacks range from 6.0m to 8.0m and provide a variety of designs.

Consideration has been given to the proposed zero lot line of some side boundaries where it maximises useable private open space by the removal of little used narrow sideways and the walls can be beneficial by providing privacy and create noise barriers.

Roof designs incorporate combined 'hip' and 'gable' construction for some dwellings. It is considered that roof design be amended where necessary. This can be conditioned.

#### Subdivision Proposal

The allotment sizes for proposed Lots 101 - 105 and 106 are 320m<sup>2</sup> and 310m<sup>2</sup> respectively. As the subdivision will enable separate ownership of each dwelling, no objection is seen to the proposal.

#### Conclusion

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

The application complies with Council's DCP for Cluster Housing and for reasons stated above, the application should be approved, subject to conditions.

#### IT IS RECOMMENDED THAT:- ✓

- A. The applicant's SEPP N<sup>o</sup> 1 objection to the minimum lot size be supported.
- B. Consent be granted subject to Integrated Housing:-
  - 1. The development shall be carried out generally in accordance with plans dated May, 1992.
  - 2. Submission of a building application, plans and specifications complying with Ordinance 70.
  - 3. No excavation or site works shall be commenced prior to the issue of the building permit.
  - 4. The internal driveway shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.
  - 5. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape. Details to be submitted concurrently with the building application.

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6. All fences behind the building alignment to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
7. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager of Environment and Development concurrently with the building application. Such landscaping is to be completed prior to the occupation of the building and adequately maintained.
8. Provision of a clothes drying area. Details to be submitted with the building application.
9. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway area.
10. Construction of Council's standard residential footway and layback vehicular crossings to suit the accesses to the sites.
11. Payment of a sewer headworks contribution to Council of \$6,540 (six thousand five hundred and forty dollars). This contribution shall be paid prior to release of building approval and will be reassessed at the rate applicable at the time of payment.
12. Satisfactory arrangements being made with Prospect Electricity and Telecom for adjustment of any services affected by the location of the proposed driveways. Details to be submitted from the relevant authorities, concurrently with and prior to, the release of the building application.
13. A contribution of \$3,454 (three thousand four hundred and fifty four dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities.

C. Subdivision:-

1. The 6 (six) lot subdivision shall be carried out generally in accordance with plans dated May, 1992.
2. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
3. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.

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5. Satisfactory arrangements being made with the Council for the provision of sewerage reticulation to each lot in the subdivision by the provision of junctions and sidelines.
6. Construction of sewer works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to, and approved by, the Manager of Engineering Operations.
7. A design, checking and inspection fee of \$100 (one hundred dollars) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
8. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
9. Payment of a linen release fee of \$340 (three hundred and forty dollars). This amount is valid until 31st December, 1992.
10. The dwellings shall be completed to "lock up" stage prior to release of final plan of subdivision.

*Approved*

**3. DUAL OCCUPANCY - LOT 659, DP238182, N<sup>o</sup> 10 THOMPSON AVENUE, RICHMOND - S & J GARFATH. DA132/92**

|                       |                                                                         |
|-----------------------|-------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>S &amp; J Garfath</b>                                                |
| <b>Area:</b>          | <b>678.9m<sup>2</sup></b>                                               |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Residential 2(a)</b> |
| <b>Advertising:</b>   | <b>Advertised with 1 submission received</b>                            |
| <b>Date Received:</b> | <b>12th May, 1992</b>                                                   |

Council is in receipt of an application proposing the erection of an additional dwelling to create a dual occupancy.

The proposed residence is to contain 1 bedroom, ensuite, kitchen and lounge room. Car parking for 4 (four) vehicles is to be provided.

The proposed residence is to be finished in brick veneer with concrete roof tiles.

The application is recommended for approval.

#### Statutory Situation

The application is permissible, with Council consent, under the provisions contained in Sydney Regional Environmental Plan No. 12 - Dual Occupancy.

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

#### Submission

One submission was received from Mrs E Sullivan of 8 Thompson Avenue, which adjoins the subject property to the north, objecting to the proposal on the grounds of:-

- "- *inadequate privacy*
- *obstruction of southerly breeze*"

The proposed dwelling is setback 1.5m from the northern boundary. It is considered that this setback, coupled with the single storey height of the building, will maintain adequate levels of privacy for the adjoining property.

It is considered that the height of the building will not significantly alter wind movement in the locality.

The objections raised in the submission do not warrant refusal of the application.

#### Planning Comments

The subject property is a regular shaped allotment with an area of 678.9m<sup>2</sup> having frontage to Thompson Avenue, Richmond.

The application proposes private open space areas with a minimum area of 80m<sup>2</sup>, which complies with Council's Development Control Plan. Shadow analysis indicates that adequate direct sunlight will be available to the courtyard areas. The location of courtyards is such that windows on the proposed residence overlook the courtyard of the existing residence. This can be overcome by amending proposed internal fencing which can be required as a condition imposed on development consent.

The location of the proposed building is such that overshadowing of adjoining properties is non-existent at the relevant times in Council's DCP.

Covered parking for two vehicles is proposed within a double carport located adjacent to the existing residence. An additional 2 vehicles may be stacked within the driveway. This would comply with Council's DCP.

The carport is, however, located above a drainage easement which can not be built upon.

As such, under the circumstances, it is considered that Council should permit the provision of one covered space, with the remaining spaces being uncovered.

The proposed development has a satisfactory appearance and is to be finished in suitable materials.

✓  
**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 submitted plan no. 4/92/01 dated 29th April, 1992 and where amended by the following conditions.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. All stormwater to be discharged to the street.
4. Any footway crossing improvements to be carried out to Council's standards and to provide for the retention of the existing pit.
5. The laundry cupboard shall be provided with a washtub so as to comply with Part 46.4(1)(c) of Ordinance 70. Details to be submitted with the building application.
6. Internal fencing shall be amended so that the windows of the proposed building do not overlook the courtyard of the existing residence. Details to be submitted with the building application.
7. Fencing along the northern property boundary shall be increased in height, where required, to a height of 1.8m (one point eight) by placing lattice on top of existing fencing. Details to be submitted with the building application.
8. No structure shall be constructed above the drainage easement and in this regard, only 1 (one) covered car parking space is required to be provided.
9. Details of the proposed driveway additions shall be submitted for consideration by the Divisional Manager Environment and Development with the building application.

*Support*

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

|                       |                                                                                                              |
|-----------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>Futuris Industrial Products Pty Ltd (E and R Steeden Pty Ltd)</b>                                         |
| <b>Area:</b>          | <b>24.88ha</b>                                                                                               |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989 - Part Rural 1(c) and Part Reservation 9(b) (Proposed Road)</b> |
| <b>Advertising:</b>   | <b>Adjoining owners notified with one submission received</b>                                                |
| <b>Date Received:</b> | <b>4th June, 1992</b>                                                                                        |

**Background**

In February, 1963, approval was granted to use the subject land for:-

*"Performance testing of automotive brake linings and for the operation of light aircraft; construction of test office, fuel store and hangar for ancillary use."*

In recent times, however, the property has been used for driver training courses, and following complaints from an adjoining landowner, the applicant was requested to submit an application for Council's consideration as the current use was not covered by original approval.

**Proposal**

The applicant's submission details the driver training course as follows:-

*"Participants arrive at 8.30am; at 9.00am the course begins with a vehicle check and discussion on the days procedures. Drivers are informed of a strict 80kph speed limit and requested to be aware of and sympathetic to any wildlife in the vicinity.*

*Participants drive Instructors around the circuit for evaluation of driving habits. A short discussion follows then participants are split into two groups of six drivers each. The first group practice simulated emergency straight line braking exercises at 70kph, the second group observes. Groups then change roles.*

*At approximately 11.30am we move to the vehicle manoeuvring area, drivers practice manoeuvring their vehicle in a very confined area, speeds do not exceed 5kph. At 12.00noon we have a lunch break. A Police Radar demonstration starts at 1.00pm and concludes at 1.30pm.*

*Drivers then participate in evasive braking exercises, still in a 2 group format. At around 2.30pm we wet the track and drivers participate in the two braking exercises in wet conditions.*

*Our clientele on weekdays consist of Corporate as well as Government departments including Local Governments. On Saturdays we are involved in Young Driver Programmes in conjunction with various Police Patrols. This is done by our Company on a voluntary or at cost basis. There is no charge to the Young drivers, we feel very strong in our endeavours of reducing the road trauma amongst the young drivers.*

*It has always been our belief that the composition of our course, given that the vast majority of our course centres around braking, fell within the approval already granted for the property.*

*Our Company has always maintained a high standard of responsibility in conducting our courses and do not believe we would cause any inconvenience to the adjoining property owners. After all, in normal brake testing as carried out by Futuris Industrial Products it is necessary for them to achieve "lock-up". Our intention is to demonstrate that maximum brake efficiency is just prior to the locking of brakes..."*

It is proposed that the facility will employ three people and operate from 8.30am to 4.30pm, Mondays to Saturdays.

Four letters of support accompany the application, being from:-

1. Futuris Industrial Products Pty Ltd -

*"We have a significant investment in research and development facilities for the ongoing development of asbestos-free brake linings. The facility at Pitt Town is very central to the process in that over and above the chemical, physical, and engineering tests which are used to gauge the efficacy of our products, it is essential that the products be extensively tested safely in a "real life" situation before we can even contemplate releasing them for the use of the motoring public.*

*The activities of Precision have given us large amounts of additional feedback which were not previously available to us as to the in service performance of our own products. In addition, we have learned about the variations in braking performance of specific vehicles, strengths, weaknesses, etc., which need to be taken into account in product design.*

*We see the activities of Precision as being a valuable tool in our endeavours to provide safe and environmentally sound products."*

2. R F Everingham, Tactician, Granville Police Station -

*"Precision Driver Training have been conducting defensive training courses for High School Students at this circuit for us over the last 12 months.*

*These courses are centred around driver technique with the main aim being on correct braking on both wet and dry surfaces. The emphasis placed on braking is because statistically a very large amount of accidents involve rear end or nose to tail collisions.*

*Originally the courses were conducted by Jeff and Tricia for students from both Granville and South Granville High Schools but recently this has been expanded due to the generosity of sponsors and students from the Windsor, Ermington and Parramatta Police Patrols have participated.*

*The courses have been extremely well received from the students and the Principals of the High Schools. I believe that the courses have had a beneficial effect on the attitude of the students involved and our aim of impacting on the high degree of trauma associated with road collisions and young drivers will be achieved."*

3. Mr W S and Mrs N B Seymour, N<sup>o</sup> 232 Cattai Road -

*"...We are situated alongside the Ferodo testing ground and have been for three years now, and since we have lived here the people connected with the operations of these grounds have been extremely courteous and mindful of any unnecessary noise during their testing."*

4. Mr R A Miller, 21 Millers Road -

*"...I have lived in the Pitt Town area for nearly fifty years, for thirty years of that time the Ferodo test track has been operational... As I live in close proximity to the track, its use in the last few years has caused me no concern whatsoever..."*

#### Statutory Situation

The track and associated facilities are located on land zoned Rural 1(c) under the provisions of Hawkesbury LEP, 1989. The proposal may be permitted with Council's consent.

Clause 25 (Development of flood liable land) of the LEP applies to the proposal, as the site is subject to the estimated 1 in 100 year flood (15.9 metres, AHD). However, the proposal is consistent with the provisions of this clause.

#### Public Submissions

Adjoining owners were advised of the proposal with one objection being received from Mr J M and Mrs S Wright of N<sup>o</sup> 39 Pitt Town-Dural Road:-

*"We object most strongly to the property we adjoin to be used as a driving training school. The facilities are not suited to this. We have seen people using the area alongside our fence to urinate. We get rubbish blown onto our property from the adjoining area. The most annoying aspect, however, is the*

*constant noise coming from the track when driver training is on. It is not a noise of cars driving around a track, but of constant screeches of brakes and tyres where they practise skidding and braking.*

*These screeches are preceded by a high pitched whistle which is the signal used to tell the driver to brake. These are not "normal" noises one would expect, living in this environment. They go on for hours, not just a few minutes...*

*We have no problem with the people that do brake testing, as there are only 1-3 cars and they generally only drive around the track without the whistles and screeches. Driver training usually have 20 cars or more.*

*I suggest a compromise, whereby the track owners erect a 6ft high solid fence, the length of our boundary, thereby reducing the noise, stopping rubbish coming over and hiding people when they use trees as urinals. Please do not make us suffer another 2 years of the noise and disturbance we have had the past 2 years."*

A submission has also been received from Sergeant G B Thompson of the Castle Hill Highway Patrol:-

*"Some 12 months ago I had the pleasure of meeting with Mr and Mrs Jeff and Tricia Kelly and at that meeting I was informed of a Driver Training school that was to be commenced at the Ferodo brake testing circuit situated at Pitt Town...*

*At that meeting, I saw the opportunity for some Police involvement at a Community level and to that end I have rostered staff from the Richmond Highway Patrol to attend on those training days and discuss radar and traffic policy as well as open discussion on matters of interest.*

*These training days have had a twofold effect in that both members of the public and the young Police involved leave those training days with a better understanding of and their attitude towards each other.*

*The clear benefit to the Hawkesbury Community has been the generosity of both Precision Driver Training and sponsors which has so far resulted in a large number of Year 12 students from local High Schools receiving free tuition in driving techniques...*

*Police attendance will be an ongoing commitment to Precision Driver Training due to our common aim of improving the skills and attitude of young drivers."*

#### Planning Assessment

Discussions were held with the applicant in regard to noise. Whilst a whistle is used occasionally (the advantage of the whistle being its "element of surprise"), "Stop Police" signs and traffic lights are also utilised. The applicant has indicated that

additional means are being investigated to cause students to brake suddenly, so the use of the whistle may be reduced.

Further, the applicant has advised that "screeching" generally occurs at the beginning of each exercise until participants learn to brake correctly.

It is considered that a 1.8m (6ft) high solid fence would not effectively reduce the amount of noise, as the track is some considerable distance (between approximately 70 and 130 metres) from the common boundary. However, the applicant could be requested to refrain from using the whistle, if Council considers it necessary. Further, appropriate earth mounding could be carried out in the vicinity of the track to reduce the noise generated by vehicles braking.

Adequate area is available on the site for parking. It is desirable, however, that toilet facilities be provided on the property.

As the facility will provide significant social benefit to the community, the application is recommended for approval.

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

1. The development shall be carried out generally in accordance with the supporting documentation submitted with the application.
2. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
3. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
4. Operating hours shall be limited to 8.30am to 4.30pm, Mondays to Saturdays. Any alteration of these hours will require Council consent.
5. No more than 12 (twelve) students shall participate in the course each day.
6. Appropriate earth mounding shall be carried out to the satisfaction of the Divisional Manager Environment and Development to reduce the noise impact of the development on the landowner of Lot 1, DP509872.

times, if the lower level was flooded then the higher level would be one lane each way.

The higher level addition to the bridge is proposed to be at a level commensurate with the lower level of the road between the bridge and Richmond, however, which is still some 2-3 metres higher than the existing bridge level. The effect of this, given flood experiences over the last 20 years or so, would be to not provide total flood free access but to lessen the time that the bridge is closed, probably in the order of 1-2 days on either end of the flood. This, of course, would be a significant boon to the community.

It should be noted that there has been no environmental assessment of such a bridge proposal nor is there known to have been approaches to the Roads and Traffic Authority as to its thoughts on the proposal and the adequacy of the existing road reserves on either side of the current bridge to cater for the proposal. If the road reserves were not adequate in width, it may be required to resume or acquire land from private landowners.

Should the augmentation of the bridge proceed, it may have a negative impact on the flood free ring-road system supported by Council including a higher level bridge upstream of North Richmond and, ultimately, connecting with the Driftway, etc. The negative impact would be in terms of pushing back in time as to when Government authorities would proceed with those works. It may even be that the authorities would not proceed with the works if it is felt that the North Richmond bridge augmentation is an effective if not total solution to flood access.

### Advertising

If Council proceeds with the rezoning process, there is a statutory advertising period where the community can have input, and which Council can consider at a subsequent meeting that would be required after the environmental studies are prepared and the documentation placed on exhibition.

Even though the matter has not been advertised, to date, there has been a small number of objections received and, indeed, Council will recall that there were some objectors who addressed Council when the matter was first reported for information.

A number of years ago, Council used to advertise rezoning applications when they were first received to gain community views, prior to resolving whether or not to proceed with the rezoning. This created difficulties, however, in that there was also a statutory advertising period within the rezoning and it was felt to be doubling up on processes. At the time, Council resolved that for future rezoning applications there should be sufficient documentation to enable the Council, *prima facie*, to consider proceeding with the application but recognising that because of community input, environmental studies, etc., they may not ultimately proceed with the rezoning when further reported to them. It is still believed that this is the correct procedure.

area generally from Wilberforce to North Richmond has a minimum criteria of 10 ha. for subdivision and has been this way since 1976.

### Services

Obviously the proposal requires reticulated water and sewerage, and it is proposed at this stage to provide a self-contained service and not rely on services provided by the Water Board. In this respect, it is proposed to draw water from the river, treat it and dispose of the treated effluent on the golf courses and open space areas associated with the development. The applicant is proposing a high degree of sophistication in terms of treatment and has provided basic data to support his claim of adequacy as to the site and what is proposed by way of servicing.

The Water Board has indicated that it is not in a position now or in the foreseeable future to service the land under current methods of servicing in the locality, as the Glossodia/Freemans Reach water supply system is unable to cope with such an increase in demand, nor has the sewer scheme for the locality addressed such an increase in potential use in its design. It is not sure whether the Water Board will agree to a proposal for private reticulated water and sewerage, however, it is understood that there is the mechanism for the Board to opt out of its responsibilities of service which may require redefinition of its benefit area. This is a matter that would require clarification should the rezoning process be implemented.

### Environmental Study

Should Council proceed with a Draft Local Environmental Plan, it is recommended most strongly that it be preceded by a Local Environmental Study in terms of the Environmental Planning & Assessment Act. In this respect, the Council must prepare the study and there is the mechanism to recoup monies expended in any studies from the applicant. Council would require an undertaking from the applicant for reimbursement which, depending on the costs of the studies to be prepared, may also require an amount of "up front" funding.

It is considered that the format would be that Council would engage its own independent consultants to review the documentation provided thus far; would request the applicant's consultants to prepare further documentation clarifying various issues; and would then review these matters for report back to Council.

There are a number of issues which should be addressed in any environmental study including environmental impact, social impact, employment opportunities and transport.

### Flood Free Access

The proposal provides for a number of traffic devices external to the site including the augmentation of the North Richmond bridge by the building of an additional two lane carriageway at a higher level than the existing carriageway. Whilst there have been no designs prepared, it would appear that what is proposed is a four lane bridge, two lanes being existing and two lanes being additional new higher level carriageway, so that in normal times there would be two lanes west, two lanes east and, in flood

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- . 200 dwelling Retirement Village;
- . 250 unit Medium Density development;
- . Equestrian Centre;
- . Village Shopping Centre;
- . Primary School;
- . Extensive areas of open space.

The applicant and his sub-consultants have completed preliminary documentation purporting to justify the proposal both in terms of positive economic impact and minimal environmental impact, and are now requesting Council to proceed with the preparation of a draft local environmental plan to rezone the site to permit the development.

The documentation presented so far would suggest, in the absence of further studies, that there is, *prima facie*, a case that the proposal can be contained on the land in an environmentally satisfactory manner. Of course, as part of the rezoning process Council would be advised to require further and extensive environmental investigation.

It is understood that the documentation has been forwarded by the applicant to each Alderman. A summary of issues for consideration at this meeting are as follows:

Policy for Use of Land in the Locality

Council's adopted Rural Lands Policy, which was re-iterated at its recent strategic planning meeting, was that the City area should maintain the aspect of a number of towns and villages set in a rural hinterland. Specifically for the area generally to the west of the Hawkesbury River, Council's policy is that there will be no further rezoning of rural lands to permit subdivision (recognising, however, that there will be occasional "one off" anomalies to be dealt with on their merits). In this respect, the proposal conflicts with Council's policy as to appropriate development in rural zones.

The land is contained within the area generally between Wilberforce and North Richmond which has been identified by the State Government as having urban potential in the long term. In this respect, the overall area has been identified in both the Government's North West Sector documentation and, more recently, its Metropolitan Land Audit as having suitable characteristics for urban development. These characteristics mainly relate, within the studies to slope, soil type and stability, drainage patterns, etc. but do not relate to availability of infrastructure, work force, transport, etc., which obviously would have to take place for any large scale Government land releases. Neither the North West Sector documentation nor the Metropolitan Land Audit recommend that development take place but merely identify the land as being suitable should the decision be made at a subsequent stage that development should proceed.

In this respect the proposal is contrary to these documents as the Department of Planning, by way of direction to Council in preparation of Council's current LEP 1989, would not allow any fragmentation of existing holdings and requires the retention of the status quo in terms of subdivision and development potential. The

*The landfill is very prominent from Old Hawkesbury Road. This is due to the quantity of fill placed and its overall height relative to the immediate landscape. As a result, the application should not be supported.*

*Discussions with an Officer of the Australian Gas Light Company has indicated that the placement of fill material over the pipeline is not to be encouraged, further justifying refusal of the application.*

**IT IS RECOMMENDED THAT:-**

**A. The application be refused on the following grounds:-**

- 1. The landfill is visually prominent and adversely affects the visual amenity of the locality due to its bulk and scale.*
- 2. The landfill is over the Plumpton to Newcastle Gas Line.*
- 3. The proposal is not in the public interest.*

**B. The landowner be requested to remove fill material placed on the property.**

**C. Action be taken to halt the unauthorised occupancy of the brick shed."**

*Kurmond report*

*- supported -*

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

At its meeting of 14th April, 1992, Council was advised of a submission seeking rezoning of land generally bounded by Terrace Road, Wire Lane, Kurmond Road and Brahma Road at North Richmond for a substantial proposal as follows:

- . 36 Hole Golf Course Complex;
- . NSW Golf Training Academy;
- . Clubhouse and Associated Facilities;
- . Hotel and Convention Complex;
- . Resort Accommodation;
- . 2000 residential allotments of varying sizes;

- C. Action be taken to halt the unauthorised occupancy of the brick shed.

At the Ordinary meeting on 14th July, 1992, it was resolved that the application be deferred to this meeting to allow the applicant to address the Committee.

The report is reproduced hereunder:

|                       |                                                                   |
|-----------------------|-------------------------------------------------------------------|
| <b>"Owner:</b>        | <b>Miss Y Dunn</b>                                                |
| <b>Area:</b>          | <b>2.976ha</b>                                                    |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan,<br/>1989 - Rural 1(c)</b> |
| <b>Advertising:</b>   | <b>Not required</b>                                               |
| <b>Date Received:</b> | <b>20th December, 1990</b>                                        |

**Proposal**

*Council is in receipt of an application seeking to gain approval for existing landfill which has been placed on the subject property.*

*The property is a regular shaped allotment with an area of 2.976ha. Contour information indicates that the property, prior to filling, was relatively flat, sloping gently to the rear of the site to a creek which enters Killarney Chain of Ponds.*

*The property is entirely flood affected and prior to filling, the majority of the property was below the 1 in 10 year level.*

*Furthermore, the property contains a brick shed which appears to be used as a residence, contrary to conditions of the permit.*

*The landfill operation involved the placement of up to 4.0m of fill material on the site, measuring approximately 100m x 85m covering an area of 8500m<sup>2</sup> (2 acres), with a total volume of 11300m<sup>3</sup>. The property contains the pipeline for the Plumpton to Newcastle Gas Line and in places, fill covers this line by over 2.0m.*

*The applicant has advised that the fill material originated from a dam located at the rear of the property. This is disputed as Council, via Development Consent No. 126/86, had previously approved the construction of the dam with the excavated material being used to fill the Winford Motor's site. Based on this information, it is considered that the material was more likely to have been imported to the site.*

*Additionally, the applicant has advised that the fill is required to provide a storage area for animals and farm machinery in times of flood. This is also disputed as despite being filled for over 18 months, the property is not being used for an agricultural purpose at present and the property's size limits its agricultural potential.*

There are many resited dwellings within the City area that have been properly established and fit in with the neighbourhood and streetscape, however, there are others which, in retrospect, do not fit or have not been completed satisfactorily. In this respect, it would appear that most applicants have the desire to provide their dwelling at the lowest possible cost and there is a general belief that resited dwellings are cheaper than buildings built from "scratch". This is known to not always be the situation as many costs associated with resited dwellings are not known by applicants at the time and it is evident that in many cases the resited buildings end up costing equal to or greater than comparable normal construction methods.

In the circumstances of this case, it is considered that the dwelling, if completed to a satisfactory standard, would not be out of character with development in the immediate and surrounding locality. The proposal is, therefore, recommended for approval subject to the inclusion of a condition concerning the landowner only be able to connect to Council's sewer at the final stage of completion of the dwelling."

IT IS RECOMMENDED THAT the application be approved with appropriate conditions including the availability of connection to Council's sewer at the final stages of construction of the building.

*refused*

*Master Report*

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

This application was considered at the General Purpose Committee meeting of Council on 30th June, 1992, when the Committee recommended that a site inspection be carried out. The Committee inspected the site on 3rd July, 1992 and recommended the following:

- A. The application be refused on the following grounds:-
1. The landfill is visually prominent and adversely affects the visual amenity of the locality due to its bulk and scale.
  2. The landfill is over the Plumpton to Newcastle Gas Line.
  3. The proposal is not in the public interest.
- B. The landowner be requested to liaise with the Divisional Manager Environment & Development concerning the removal of fill material.

*"Our client objects to the proposed development in that should the house be placed near the common boundary between the properties then his privacy will be reduced as our client's house is at ground level and the proposed development will be an elevated house.*

*Our client also objects on the basis that the developer has already started construction prior to obtaining consent from the Council in that he has placed the resited house on an adjoining vacant block.*

*Our client considers that the bond of \$2,000.00 the developer is required to pay you is inadequate having regard to his attitude to commencing this work prior to Council giving its consent.*

*Finally, an elevated weatherboard house will always need maintenance (unless the developer is made to brick veneer the structure). This proposed house will detract from the general good appearance of the neighbourhood and our client's house will lose value as a consequence."*

Nineteen other letters of objection, 17 of which are pro forma letters, have also been received raising similar grounds of objection.

The land is flood liable and to meet the minimum requirements as to floor level height the dwelling is required to be two storey. Notwithstanding, the neighbourhood comprises of a number of two storey as well as single storey houses. The lot generally to the south of the subject lot contains a single storey dwelling with the land to the north containing a two storey dwelling. Because of the single storey dwelling to the south having a potential to be overshadowed from the development, a shadow diagram has been prepared which indicates a degree of overshadowing of the adjoining land. This would suggest that the northern portion of the single storey house would be in shadow mid-winter between 12.00 noon and 3.00 p.m. approximately but that there is adequate sunlight to the rear yard area and rear of the dwelling. In this respect it would appear that the affectation is reasonable in the circumstances.

Of concern is the fact that the resited dwelling has been sited on another property in the neighbourhood prior to approval being given and it is evident that the resite would require substantial work to bring it to a reasonable standard of finish so as to be in keeping with the locality.

A number of aldermen have indicated their concern about resited dwellings and whether Council can prohibit this form of construction. Whilst legal advice has not been sought, it would appear that Council does not have the power to refuse applications for dwellings merely by virtue of the fact that they are resited dwellings. The criteria would appear to be that, providing they comply with the relevant Ordinances, they are able to be approved.

This is not to say that Council is not able to control this form of development as there are other criteria within the Local Government Act for assessing the application in terms of streetscape, amenity, construction materials, finish, etc.

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Considerable tree removal for various reasons has been undertaken on the subject property since 1984, resulting in the approximate loss of some 75% of substantial tree cover. The owners have undertaken replacement tree planting in some areas, which is appreciated, but is negligible when considered against those removed over the past years.

The trees in question are in reasonable condition and in this regard should be retained.

IT IS RECOMMENDED THAT the application for tree removal by Mr B & Mrs P De Laporte be refused but that approval be granted for the removal of a dead section of one tree and complete removal of one other tree which has a structural fault midway up the main trunk.

*Refused*

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

This application was considered at the General Purpose Committee meeting of Council on 30th June, 1992, and a site inspection carried out. The Committee recommended that the application be refused for the following reasons:

1. The proposed building, being a resited dwelling, is not compatible with the streetscape and neighbourhood amenity.
2. Not in the public interest.

At the Ordinary meeting on 14th July, 1992, it was resolved that the application be deferred to this meeting to allow the applicant to address the Committee.

The report is reproduced hereunder:

"An application has been received requesting Council's issue of a building permit for a double storey dwelling with the top storey comprising of a resited timber clad dwelling.

Adjoining owners were notified of the building application and an objection has been received from Solicitors acting on behalf of Mr. R.J. Jones, the owner of one of the adjoining properties. The basis of the objection is as follows:

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3. The Horacek's agree to pay Council's legal costs in arranging the abovementioned drainage easements.
4. The Horacek's create a 2.5m (two point five) wide drainage easement near the boundary of their land to facilitate interlotment drainage as shown in the drainage plan.

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

The following report was deferred from Council's General Purpose Committee meeting of 30th June, 1992, to enable the applicant to address the Committee.

An application for tree removal was received on 5th November, 1991, from Mr. & Mrs. De Laporte and Council approval granted on 7th November, 1991. In retrospect, it is considered that the previous approval, which has now lapsed, should not have been granted.

Mr. De Laporte subsequently applied for re-assessment on 10th June, 1992, due to the lapse of the original consent and a further inspection was undertaken on site on 11th June, 1992, in the presence of Mrs. De Laporte. The trees indicated by Mrs. De Laporte were in reasonable condition, some borer damage was evident but was considered to be of a minor nature. Dead wood was visible on all trees and considered to be reasonable on trees of this size. There was no apparent ground movement visible on the area surrounding the trees in question.

There is reasonable clearance to dwellings on both Mr. De Laporte's property and adjoining property owned by Mr. J. & Mrs. R. Muscat, 49 Pebbly Hill Road, Maraylya.

In view of the information obtained on site, it was indicated to Mrs. De Laporte that removal of all trees was not considered necessary at this time, however, approval would be given for removal of a dead section of one tree and complete removal of one other, which had a structural fault approximately midway up the main trunk.

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2. The Horacek's/Pearview Pty Ltd must supply and lay a 625mm diameter pipe in the yet to be created drainage easement, from Horacek's boundary to the pit near the intersection of Bradley and Woods Roads. (The approximate cost is \$22,000).
3. The Horacek's agree to pay Council's legal costs in arranging the abovementioned drainage easements.
4. The Horacek's create a 2.5m wide drainage easement near the boundary of their land to facilitate interlotment drainage as shown in the drainage plan.

Cost

Increased development in the catchment necessitates the need for increased pipe sizes.

It should be noted that field inspections reveal that it is not practical to lay a second pipeline through 6 Woods Road, (Waling's property), as this would require the removal of an existing brick garage and a row of substantial trees. Accordingly, the existing 450mm diameter pipeline would need to be replaced with a 675mm diameter pipeline. As the existing pit in Woods Road is very shallow, there is a need to extend the 675mm pipe to a pit in Bradley Road, a further distance of approximately 20m. The 675mm diameter pipe has the capacity to drain the block.

By creating the appropriate drainage easements, at this stage, through the Horacek's property, it will facilitate the provision of future drainage pipes emanating from future developments. The cost of providing the future drainage will be borne by the developer at the time.

Technically the development of Horacek's land does not require the need for a 675mm drainage pipe and a smaller diameter pipe (approximately 375mm) would suffice. The difference in cost between the smaller pipe and the longer pipe is approximately \$14,000. At this stage, there is no evidence that other properties on this street block will be redeveloped. It would, therefore, be unlikely that Council would recoup the \$14,000 in the short term. Consequently, it is recommended that the applicant/Horacek's pay the full cost of providing the necessary drainage for this locality.

**IT IS RECOMMENDED THAT** Council proceed to seek agreement from the various parties to the following:-

1. The downstream owners, namely Wayling and Martin, must agree to the creation of a drainage easement 3.0m (three point zero) wide on their land. (Cost of creating easements is approximately \$500 (five hundred dollars)).
2. The Horacek's/Pearview Pty Ltd must supply and lay a 625mm (six hundred and twenty five) diameter pipe in the yet to be created drainage easement, from Horacek's boundary to the pit near the intersection of Bradley and Woods Roads. (The approximate cost is \$22,000 (twenty two thousand dollars)).

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

Background

A development consent for the erection of nine townhouses was issued to Pearview Developments Pty Ltd on land owned by D and B Horacek. Condition 9 of this consent stated:-

*"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."*

At its Ordinary meeting of the 14th April, 1992, Council resolved that:-

- "a) Council received an indication from its Valuer and Solicitor as to likely costs in this matter, and that it be further reported to Council for determination.*
- b) Adjoining and upstream owners be invited to liaise with Council's officers in the creation of a common drainage easement and that calculations take place as to suitable design criteria and a methodology of suitable funding."*

Drainage Plan

A substantial part of the block bounded by George Street, Ham Street, Mileham Street and Woods Road requires interlotment drainage and the creation of drainage easements to allow stormwater to drain to a pit at the intersection of Woods and Bradley Roads.

An overall drainage plan has been prepared and affected owners notified. No written submissions have been received to this plan. Verbal comments have been received from six property owners, with no major objections to the proposal.

The immediate priority is to enable the land owned by the Horacek's to be drained so that their development can proceed. For this to occur, the following needs to happen:-

1. The downstream owners, namely Wayling and Martin, must agree to the creation of a drainage easement 3.0m wide on their land. (Cost of creating easements is approximately \$500).

16. The carpark, bus bay and "pick-up/drop-off" shall be constructed prior to occupation of the site.
17. The development shall be carried out in accordance with plans numbered 91/42/02 and 91/42/03 dated May, 1992, and as modified by these conditions.

✓

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

At its Ordinary Meeting of 12th November, 1991, Council resolved to rezone the subject property to permit the establishment of a service station.

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

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

4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. Care is to be taken that stormwater discharge is not concentrated onto adjoining properties.
5. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
6. Parking shall be provided for 20 (twenty) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
7. Full construction of the bus bay with a sealed pavement, any necessary drainage, 3m (three) wide concrete path paving adjacent to the school and concrete kerb and gutter both sides the length of the bus bay shall accommodate 3 (three) buses.
8. Dedication of road widening to contain the bus bay and concrete path paving required above free of cost to Council.
9. Payment of a sewer headworks contribution if sewer is to be discharged to Council's system. The amount will be calculated upon request.
10. The construction of kerb and gutter with the footway area being formed in earth, and all necessary drainage together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land, together with any such works as are necessary to make this construction affective.
11. Submission of a building application, plans and specifications complying with Ordinance 70.
12. Details of the waste water treatment system are to be submitted with the building application for Council's approval.
13. The canteen shall be relocated to the western site of the proposed class rooms.
14. If the population of the school exceeds 300 (three hundred) students by the year 1996, the carpark shall be extended to provide 30 (thirty) carparking spaces.
15. A "pick-up/drop-off" turning circle shall be provided at the southern end of the carpark to enable parents to drop-off children if so required. Details to be submitted with the building application.

There are a number of other schools in rural areas, and the noise generated by children at recess and lunchtime is generally not considered to be excessive in such a locality.

### **Traffic/Access**

The school is anticipated to grow within five years to contain 350 students and 27 staff. This number of people will generate a significant amount of traffic. The current 2 bus bay proposal is considered to be inadequate and the bus bay should, at least, be extended to cater for 3 buses. Sight distances are satisfactory for vehicles leaving the site, if the driveway is near the western front boundary. The proposed carpark has been designed in such a fashion and is considered satisfactory. The 20 carparking spaces are sufficient for the first year or two of operation, but if the school grows to the anticipated levels by 1996, the carpark will need to be extended.

Also, there is a strong possibility that parents will drop children off at the school using private transport. The use of Wolseley Road for this purpose is not endorsed. Provision must be made for an on-site drop-off, pick-up area and this can be accommodated by creating a "bubble" turning area at the southern end of the proposed carpark. This aspect can be covered as a condition of consent.

### **Effluent**

The existing Tech-Treat Biocycle sewage system which is employed at the school's Cattai site seems to be working satisfactorily. A similar system is proposed for this site. Full details of the disposal of human effluent must be provided with the building application. Again this can be covered as a condition of consent.

A condition of consent will also be imposed whereby the applicant needs to obtain permission from the Water Board to install storage tanks and draw off the water mains.

### **Drainage**

The site has the potential to be affectively drained and the applicant will have to comply with Council's standard requirements regarding drainage.

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

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

| <b><i>YEAR</i></b> | <b><i>STUDENTS</i></b> | <b><i>TEACHERS</i></b> | <b><i>ADMIN-<br/>ISTRATION<br/>STAFF</i></b> |
|--------------------|------------------------|------------------------|----------------------------------------------|
| 1992               | 160                    | 12                     | 1                                            |
| 1993               | 230                    | 15                     | 2                                            |
| 1994               | 270                    | 18                     | 2                                            |
| 1995               | 310                    | 20                     | 3                                            |
| 1996               | 350                    | 23                     | 4                                            |

### Services

The applicant proposes to install a "Tech-Treat" Biocycle sewage treatment plant with on-site disposal of treated effluent by spraying. As the water supply to the site is limited to a domestic supply, it is proposed to install storage tanks and an automatic water pressure system to serve the school's requirements.

### Statutory Situation

The use is defined as an "educational establishment" and is permissible with Council's consent.

### Public Submissions

Adjoining owners were notified with one objection being received from H Moller. The grounds of objection are as follows:-

1. Concerns regarding discharge of stormwater drainage into Garfield Street.
2. Concerns regarding access to the site from Garfield Street.

These concerns will be discussed in the following section.

### Planning Assessment

#### **Noise**

The locality is characterised by a 2ha subdivision pattern. The proposed siting of the class rooms is located towards the middle of the subject land, and provides adequate buffering to adjoining houses. The canteen, however, is too close to the existing adjoining dwelling-house, and will be required to be relocated to a more central position on the land. This more central position will be adjacent to the proposed location of the class rooms, thereby providing a shield to the affected adjoining dwelling-house. This can be enforced as a condition of consent.

6. The proposal is contrary to the recommendations of Council's Floodplain Management Committee.

*Approved*

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

|                       |                                                                         |
|-----------------------|-------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>G Murdocca</b>                                                       |
| <b>Area:</b>          | <b>2.02ha</b>                                                           |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Rural 1(c)</b>       |
| <b>Advertising:</b>   | <b>Adjoining owners notified with one<br/>submission being received</b> |
| <b>Date Received:</b> | <b>2nd June, 1992</b>                                                   |

**Proposal**

Arndell College presently operates in transportable buildings on a site in Threlkeld Drive, Cattai. It is proposed to relocate these buildings to this site. The plans indicate that fourteen class rooms and a canteen will be relocated to a position approximately 40m behind the existing dwelling-house on the land. Twelve of these class rooms will be transported from the Cattai site and two will be bought from elsewhere. The location of the proposed canteen is approximately 30m from an existing adjoining dwelling-house and the nearest class room will be approximately 50m from this house.

A twenty space carparking area is to be provided on the western side of the property. A bus bay has also been provided at the front of the property and will accommodate two buses. No access is proposed to Garfield Street, at this stage.

An existing dam on the site is also to be filled.

**Student and Staff Numbers**

The following table gives the projected numbers for student and staff populations as provided by the applicant:-

The proposal is in the public interest as it:-

- removes the existing licensed 46 caravan sites with attendant annexes and sheds from the edge of the river. This is replaced with 1.5km of riverside re-vegetation 40m deep. The proposed 20 holiday cottages in this location will be approximately 40 to 100m back from the south river frontage;
- by re-vegetating 1.5km of riverside the river ecology will be restored for a significant portion of the riverbank in the Hawkesbury City Council area;
- vastly improves the broadacre vista over the property from Greens Road to the river by significantly reducing visible development and providing enhanced landscaping;
- provides public facilities lacking in the locality, ie. restaurant facilities, general store and the possibility at a later stage of a "boutique brewery" style pub; and
- will provide increased revenue by way of rates to the Hawkesbury City Council and may partially fund the sealing of a significant portion of the unsealed part of Greens Road.

#### Planning Assessment

The deletion of 10 holiday cottages from the escarpment is a positive step, in that the scenic quality of the Hawkesbury River environment had the potential to be degraded by the presence of these units. The deletion of the cabins does not, however, change the fundamental concerns contained in the previous Council report. Consequently, the recommendation remains unaltered.

IT IS RECOMMENDED THAT Council ~~not~~ prepare a Draft Local Environmental Plan to permit a 75 (seventy five) Community Title Tourist Accommodation Subdivision on the grounds that:-

1. The proposal is contrary to the objectives of the 7(d) Environmental Protection (Scenic) zoning.
2. The proposal is contrary to the provision of Clause 11 (Rural Subdivisions) of Hawkesbury Local Environmental Plan, 1989.
3. The proposal is contrary to the provisions of Clause 25 Development of Flood Liable Lands provisions of Hawkesbury Local Environmental Plan, 1989.
4. The proposal is not in the public interest.
5. The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.

The proposal is not contrary to the objectives of the 7(d) Environmental Protection (Scenic) zoning as follows as it:-

- preserves the existing wooded ridges and escarpments by avoiding development that requires removal of significant trees and by positioning structures so that they are screened from the surrounding valley and hillsides;
- protects the hilltops, ridges, river valley and other local features of scenic significance with appropriate building materials, positioning of structures, access roads and landscaping;
- does not comprise of traffic generating development along a main or arterial road;
- does not have any outdoor advertising sign other than directional signage; and
- has a density of one holiday cottage per acre being 100m<sup>2</sup> of development per 4,500m of land, ie. approximately 2.2% land coverage.

The proposal is not contrary to the provisions of Clause 25 development of flood liable land provisions of the Hawkesbury Local Environmental Plan, 1989, as follows:-

- the development is not in the "floodway";
- no building is proposed to be erected on any land lying at a level below the 1 in 10 year flood level;
- the floor level of any habitable room will be not less than that of the 1 in 100 year flood level;
- high velocity floodwater does not exist on Paradise Point. In fact, the 1978 floodwaters did not produce high velocity floodwaters at the neck of the Peninsular as people were walking knee deep through the water at that location. The Peninsular and its neck is not the floodway;
- the 1978 flood photograph illustrates that floodwater was not "breaching" the neck of the Peninsular as there was nil velocity at that point as floodwater eddies backwards to fill the flood storage area north of the Peninsular; and
- the 1978 flood photograph proves that water velocity does not cause property damage on the Peninsular. The photo clearly illustrates caravans, annexes and cottages, some of which are located in low areas and flooded to roof level but still in place.

***Bush Fire***

*The land is situated within a high bush fire risk zone and any development proposal on the site should comply with the provisions of Council's Bush Fire Mitigation Policy. Whilst such a proposal can be conditioned to lessen the impact of bush fire, the overall risk of this still remains. More people will be placed at risk if the proposal were to be carried out than would normally be associated with the zoning ie 1 dwelling per 40 hectares.*

***Rural Subdivision Requirements***

*The 29ha site is held in two titles. The majority of surrounding lands are broadacre parcels. The creation of 75 allotments, albeit Community Title, will be an anomaly within the predominantly undeveloped locality.*

***Access and Visual Amenity***

*Whilst access is permissible in the escarpment area above Greens Road, considerable cut and fill would be required with consequent environmental damage. Scarring from such cut and fill will undoubtedly compromise the visual amenity of the area.*

*IT IS RECOMMENDED THAT Council not prepare a Draft Local Environmental Plan to permit a 75 (seventy five) Community Title Tourist Accommodation Subdivision on the grounds that:-*

- 1) The proposal is contrary to the objectives of the 7(d) Environmental Protection (Scenic) zoning.*
- 2) The proposal is contrary to the provision of Clause 11 (Rural Subdivisions) of Hawkesbury Local Environmental Plan, 1989.*
- 3) The proposal is contrary to the provisions of Clause 25 Development of Flood Liable Lands provisions of Hawkesbury Local Environmental Plan, 1989.*
- 4) The proposal is not in the public interest.*
- 5) The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.*
- 6) The proposal is contrary to the recommendations of Council's Floodplain Management Committee."*

**Applicants Submission**

The applicant has provided a response to Council's previous reasons of refusal. Excerpts of these comments are reproduced below:-

- b) *To protect hilltops, ridgelines, river valleys and other local features of scenic significance by controlling the choice and colour of building materials and the position of buildings, access roads and landscaping.*
- c) *To prevent the establishment of traffic generating development along main and arterial roads.*
- d) *To control outdoor advertising so that it does not disfigure the rural landscape.*
- e) *To protect the low density, broadacre character of rural areas.*

*The density of development proposed in the application is contrary to the preservation of the wooded escarpment on the land, the protection of the ridgeline and river valley and protection of the low density broadacre character of the rural area.*

*The existing caravan park on the land, together with the proposed cottages, access roads and car parking, will compromise the scenic significance of the escarpment and river valley. Whilst the cottages will comprise pole construction, colorbond roofs and slab timber walls and thus blend in with the surrounding development, the density of development will be significantly greater than that usually associated with this zone, that is one dwelling per 40 hectares.*

#### ***Flood Liability of the Land***

*The density of development proposed within the application is further of concern given the flood liability of the land. Notwithstanding the applicant's assertion that there is absolutely no evidence of high water velocities from any flood at Paradise Point, little evidence exists that the Peninsula is in fact above the 1 in 100 year flood frequency level, that is 8.7m AHD. Detailed contours on the previous plan submitted by the applicant indicate that only a small area of the land is above 8m AHD, whilst the majority of proposed building sites will be situated on land between 7 and 8m AHD. Whilst all floors will be at or above the 1 in 100 year flood frequency level, a high level of damage would still occur within the development during a flood. Further, the developer proposes to construct a bridge or fill the area between the main part of the property and the Peninsula. Such works not only necessitate a Hydraulic Report but could also adversely affect flood flows by forcing the water around the Peninsula increasing mainstream velocities.*

*In determining any application involving flood liable lands, Council has a duty of care to take into account State Government Policy in relation to such lands. The primary objective of the State Government's Flood Policy is to reduce the impact of flooding and flood liability on individual owners and occupiers, and to reduce private and public losses resulting from flooding. The proposal is contrary to the aim of the State Government's Flood Policy as indicated in the Floodplain Development Manual.*

*Notwithstanding that the application proposes development in accordance with the provision of the Community Title Act of 1989, this Act does not override the provisions of a Local Environmental Plan such as Hawkesbury Local Environmental Plan, 1989. Thus, any Community Title development must still accord with the provisions of a Local Planning Instrument.*

*Assessment by Council's Floodplain Management Committee*

*Council at its Ordinary Meeting on 12th November, 1991 resolved that consideration of the proposal be deferred pending a report to Council by the Floodplain Management Committee on development suitable for the floodplain. At its meeting on the 29th January, 1992, the Floodplain Management Committee considered the following in relation to the proposal:-*

- \* That the high velocity floodwater from the 1 in 100 year flood event will adversely impact on Lots 18 and 19. The 1978 flood (a 1 in 50 year event) was characterised by high velocity floodwaters which reached the neck of the Peninsula.*
- \* That given the existence of 1978 flood photographs which illustrate floodwaters breaching the neck of the Peninsula, Council would be negligent in its duty of care as specified in the New South Wales Floodplain Development Manual should it approve such a proposal.*
- \* That the proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.*
- \* That Community Title Subdivision of flood liable lands will increase pressure for additional development on the floodplain. If approved, the proposal will establish an undesirable precedent for fragmentation of such lands.*
- \* That Community Titles proposals should be assessed in light of the relevant provisions of the Hawkesbury Local Environmental Plan, 1989, that is development of flood liable lands and Rural 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.*

*At its Ordinary Meeting on the 11th February, 1992, Council resolved that resolutions of the Floodplain Management Committee be taken into account in determination of Community Title Applications on flood liable lands.*

*Planning Assessment*

**7(d) Environmental Protection (Scenic) Zone Objectives**

*The land on which the proposal is to be constructed is currently zoned 7(d) Environmental Protection (Scenic). Objectives of the zone include:-*

- a) To preserve the existing wooded ridges and escarpments.*

*Approved*

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

|                       |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>Padaso Pty Ltd</b>                                                                         |
| <b>Area:</b>          | <b>29ha</b>                                                                                   |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Environmental Protection (Scenic) 7(d)</b> |
| <b>Advertising:</b>   | <b>Not applicable</b>                                                                         |
| <b>Date Received:</b> | <b>14th November, 1991</b>                                                                    |

The applicant has submitted a fresh rezoning application for this land. The proposed development is the same as that previously reported to Council with the deletion of ten holiday cottages on the escarpment. Reproduced below is the report that went to the General Purpose Committee on 30th June, 1992, including the ten holiday cottages:-

*"Council is in receipt of an application to rezone the land to allow a 75 lot Community Title "Tourist Accommodation" Subdivision.*

*Whilst support was originally sought for a 90 lot Community Title Subdivision, the current proposal comprises:-*

- \* 70 holiday cottage allotments;*
- \* 3 commercial allotments;*
- \* 2 permanent allotments;*
- \* boating facilities;*
- \* car parking areas; and*
- \* common open space including recreational facilities.*

*The Portland Country Club Caravan Park, the historic stone cottage, manager's residence and five cottages currently exist on the land.*

*The proposal is not recommended for a number of reasons, including the flood and scenic protection nature of the locality.*

**Statutory Situation**

*The land is zoned Environmental Protection (Scenic) 7(d) pursuant to Hawkesbury Local Environmental Plan, 1989. Clause 11 (Rural Subdivision) of the Plan provides that each allotment in a 7(d) zone must have a minimum allotment size of 40ha. The land comprises a total area of 29ha and is held in two titles. In the absence of rezoning, the proposal is contrary to the minimum allotment provisions of the Plan.*

*The land is subject to flooding at the 1 in 20 year (6.6m AHD), 1 in 50 year (7.9m AHD) and 1 in 100 year (8.7m AHD) frequency. Clause 25 (development of flood liable lands) of the Plan applies to any development on the land.*

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

Planning Assessment

The above concerns were discussed with the applicant. In regard to noise, the applicant proposes to enclose the eastern side of the machinery shed, install new doors at the rear of the building, provide insulation in the roof, and carry out substantial landscaping over the site. This, together with the proposed hours of operation, should ensure that the noise impact on adjoining property owners is not detrimental. Further, the proposal only involves the assembly of mobile homes, not their manufacture.

Heavy vehicle access to the site is considered reasonable and as vehicles will be able to turn on the site, all trucks will leave in a forward direction. Sight distances are satisfactory.

The proposal is unlikely to have an adverse visual impact, as existing buildings will be used, and provided all work is performed and all materials are stored within the building. Indeed, the applicant intends to paint the office building and shed, which is in part zincalume, and carry out landscaping which will substantially improve the appearance of the property.

Given the concerns of the neighbours, the imposition of a twelve month limit on the development was discussed. The applicant is agreeable to this imposition, as well as other requirements for noise reduction. During this time, the development can be monitored.

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

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

*"the activity or pursuit does not -*

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

- (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1m by 0.6m exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof). "*

The main difference between these two definitions is the scale of the activity, a home activity being largely restricted by the employment of only residents of the site.

The applicant is clearly aware of this difference and accordingly, has only applied for a home activity which employs father and son, and assembles only one mobile home every six weeks.

#### Public Submissions

Adjoining owners were notified of the proposal with three objections received from:-

- Ms B Ferguson and Ms M London, 242 East Kurrajong Road;
- Mr M and Mrs J Moran, 221 East Kurrajong Road; and
- Mr B Tierney, 232 East Kurrajong Road.

The grounds of objection are summarised below:-

1. The proposal is an industrial activity and as such is not permitted within a rural zone.
2. The proposal is not a home activity given its scale and nature.
3. The proposal will generate a significant amount of noise.
4. The proposal will cause an increase in heavy traffic, creating a hazardous situation. Access is difficult for semi-trailers due to the narrow roadway.
5. There is a drainage problem at the main access.
6. Increased traffic activity will create a dangerous situation for local children.
7. The proposal will be detrimental to the rural atmosphere and will adversely affect property values.
8. The proposal will have an adverse visual impact.
9. There would be problems with policing noise levels, starting times, staff employment, etc.

It is anticipated that two to three rigid trucks will deliver materials to the site each week and two semi-trailers will collect the two halves of the mobile home every six weeks. These trailers will be accompanied by escort vehicles and all movements will be subject to a permit from the Roads and Traffic Authority. All vehicles can turn on the site, and consequently, can exit the property in a forward direction.

The property also contains the main dwelling, a garage and a storage shed.

#### Statutory Situation

The subject site is zoned Rural 1(c1) under the provisions of Hawkesbury LEP, 1989.

There are two definitions within which the application might reasonably fall, these being a "home activity" and a "light industry". Light industry, defined in the Environmental Planning and Assessment Model Provisions, 1980, means:-

*"An industry, not being an offensive or hazardous industry, in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity or the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise."*

Light industries, however, are prohibited on lands zoned 1(c1).

A home activity, which is permissible within Rural 1(c1) zones, is defined as follows:-

*"Any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain in a building or a room or a number of rooms forming part of, attached to or on the same parcel of land as a dwelling-house or in a dwelling in a residential flat building where...*

*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*

31. Before demolition work of the old service station is carried out, any asbestos fibro sheeting removal is to be carried out under guidelines of the Work Cover Authority and to the satisfaction of the Divisional Manager Environment and Development.

✓  
12. ASSEMBLY OF MOBILE HOMES - LOT 3, DP211133, N<sup>o</sup> 229  
EAST KURRAJONG ROAD, EAST KURRAJONG - B HANSON.  
DA166/92

|                       |                                                                      |
|-----------------------|----------------------------------------------------------------------|
| <b>Owner:</b>         | <b>B and K Hanson</b>                                                |
| <b>Area:</b>          | <b>4.508ha</b>                                                       |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Rural 1(c1)</b>   |
| <b>Advertising:</b>   | <b>Adjoining owners notified with three<br/>submissions received</b> |
| <b>Date Received:</b> | <b>3rd June, 1992</b>                                                |

The proposal involves the use of two existing buildings on the subject land for a design and construction business:-

- a) An old dwelling (which was previously used for storage/office purposes) will be used as a design office.
- b) The machinery shed will be used for the assembly of mobile homes.

The office building is of fibro and timber construction and has a floor area of approximately 80m<sup>2</sup>. The machinery shed is constructed of metal, having a floor area of about 120m<sup>2</sup>.

It is proposed that one mobile home will be assembled every six weeks. The homes are assembled as two halves, which are transported separately. Hours of operation will be from 7.30am to 5.00pm, Mondays to Fridays. The business will only employ father and son.

As the materials brought to the site are prefabricated, only light hand tools will be used including an electric screw gun, a power saw (which will only be used occasionally to cut particle board) and carpenters hand tools.

18. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit each of the three proposed entrances.
19. Construction of the carpark, driveways and manoeuvring areas with a sealed pavement (concrete within the drive areas of the service station) to the requirements of the Divisional Manager Engineering Operations.
20. Stormwater from the site being discharged to a pit to be constructed in conjunction with the pipeline required by condition above located fronting the north eastern corner of the site.
21. The construction of full width brick paving over the frontage of Chatham Street and Bathurst Street to match the existing paving in Eldon Street. Consideration will be given to the provision of limited landscaping in the footway area.
22. The colour scheme for the building shall be submitted for approval with the building application.
23. Dedication of a splayed corner at the intersection of Bathurst Street and Chatham Street free of cost to Council.
24. Provision of separation lines to provide an entry and exit at the Bathurst Street vehicular crossing.
25. Vehicular crossing access from Chatham Street to be clearly signposted "Exit" only.
26. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
27. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
28. A design checking and inspection fee of \$875 (eight hundred and seventy five dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
29. The kerb radius at the intersection being 6.0m (six point zero), the paving being relocated to within the road reserve and no landscaping to be provided between the paving and the kerb.
30. The submission of a separate development application for Stage 2 of the development.

5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
6. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act, 1989, and Regulations thereunder and Council's Food Premises Code.
7. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
8. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
9. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
10. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
11. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
12. The spillage of light, if any, shall be controlled to the satisfaction of Council.
13. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
14. The development being subject to compliance with the requirements of the Dangerous Goods Branch, Department of Industrial Relations. Documentary evidence to be submitted concurrently with the building application.
15. Access to the building is to be provided for disabled people.
16. Construction of concrete kerb and gutter and sealed road shoulder over the frontage of the development to Chatham Street and Bathurst Street.
17. Construction of a drainage pipeline picking up water upstream of the kerb tangent point in Bathurst Street and along the western side of Chatham Street discharging to the existing piped drainage system at the intersection of Chatham and Eldon Streets.

The design of the ingress and egress as well as internal car movements is satisfactory on the site. From the site, only egress movements are to be permitted onto the main road, Chatham Street. This eliminates any conflict with vehicular movement from Chatham Street travelling south.

The applicant has provided nine carparking spaces. Observation of other convenience stores in Vineyard and Richmond shows that the carparking which is provided on each of those sites is under utilised. Given this experience the provision of nine carparking spaces is considered to be satisfactory in this case.

A loading area has been provided to the side of the convenience store and the dimensions of this area are satisfactory for the types of service vehicles which will come to the site.

An adjoining heritage item located to the north-west of the site is setback approximately 80.0m from the convenience store and is amongst other retail outlets located within the "Pitt Town Shopping Village". A high pale-cream coloured masonry wall separates the heritage item and the subject property.

The design of the convenience store will not affect the setting of the heritage item to a great degree when compared to existing buildings. However, a colour scheme should be provided at the building application stage.

To enhance the overall appearance of the development appropriate landscaping should be carried out on the site in accordance with an approved landscaping plan. This can be conditioned.

No signage details have been provided, consequently all signs will require separate approval under Ordinance 55 of the Local Government Act.

It is not known whether asbestos sheeting is within the old service station, therefore, it is considered appropriate to condition any removal of the substance.

✓ IT IS RECOMMENDED THAT consent be granted subject to the following conditions:-

1. The development shall be carried out generally in accordance with plans referenced 9201 S1, dated April, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.

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- the old service station possibly contains asbestos fibro sheeting. Precautions for removal to take place;
- vehicles parked either side of Bathurst Street currently causing traffic hazard. Needs to be widened for this development;
- future requirements for commercially zoned 3(a) land to cater for the expanding population of Pitt Town after Pitt Town is removed from REP 9.
- provision to restrict lighting so that it will not interfere with the amenity of adjoining residence; and
- hours of operation/potential noise nuisance at night.

Planning Assessment

Of the sixteen properties being notified of the proposal, five submissions were received. One submission containing six signatures, objected to the retail component.

Section 90 (Heads of Consideration) of the Environmental Planning and Assessment Act, 1979, requires that the consent authority shall take into account, amongst other things:-

*"The social effect and economic effect of that development in the locality".*

It has become apparent that most service station redevelopments, particularly within the Sydney region, incorporate a retail outlet catering for convenience goods.

Notwithstanding that, the conveniences outlet will compete with other businesses, the proposal is considered appropriate as it meets the objectives of the zone to meet the demands of the expanding community and passing trade. The nearest service station is located 4.5km away at McGraths Hill.

Unlike most 24 hour a day convenience stores, it is considered that this proposal would not cause a noise nuisance as the hours of operation are restricted to daylight hours. Additionally, as the proposal is within a business precinct, noise generated from this proposal, adjoining a main road, will not further interfere with the amenity of the area.

The design of the convenience store is such that the existing tin shed and the building shields the heritage item from noise associated with customers entering the site, filling their cars with fuel, carrying out transactions in the convenience store and then leaving the site. The buildings themselves can not stop all the noise from the site, however, appropriate landscaping can be provided. This can be overcome by way of conditions.

Lighting of the site has not been indicated, however, it is not anticipated to be a major problem. Again, a condition can be imposed, which requires the applicant to control lighting to Council's satisfaction if it can be shown it is detracting from the amenity of the adjoining residential area.

*"Pitt Town is a relatively small community with Windsor being the main shopping centre with its banks, large supermarkets and department stores. The three shops in the existing centre being the supermarket/newsagency/bottle shop, the take away food shop and butcher shop, while having some weekly customers rely almost entirely on the convenience trade for their existence. The establishment of an additional outlet catering for convenience groceries, take away foods and meat would seriously effect the existing stores. In fact, considering the size of Pitt Town the establishment of a duplicated store would result in the failure of one or more of the businesses.*

*If any development is to take place it would be of much greater benefit to the community to have businesses not already established, those being a bank, chemist or hot bread shop."*

*"It is acknowledged that the proposed service station, for the sale of petrol and associated automotive items, is a compatible use and on which has been previously established (although disused for some time). No objection is raised with this use.*

*Objection is raised, however, where the proposed service station is to stock and sell retail goods that could be purchased from the existing shopping development adjacent to the proposed development (newspapers, milk, bread, groceries, etc.).*

*Already present within the Pitt Town Shopping Development are three other shops which sell the same or similar goods.*

*Our interest is of owners of the Shopping Development and having long running leases with individual shop tenancies. We are, therefore, concerned with any proposed development that may duplicate and devalue the lessees business and the future feasibility of the individual tenancies.*

*As the hours of operation of the proposed development (7.00am - 7.00pm, seven days/week) are almost identical to those presently being operated at the existing shopping development (8.00am - 7.00pm, seven days/week) direct conflict will be inevitable with any duplication of goods sold.*

*Depending upon the type of goods sold up to six shop tenancies within the shopping development will be affected.*

*Therefore, in the interests of fair trade in a small community we ask that Council reject the "convenience store" part of the service station proposal and permit only the sale of petrol and associated automotive goods."*

Other concerns raised include:-

- there is no kerb and guttering on the part of Bathurst Street shown on the application;

### Proposal

The application involves the construction of a service station with a food store component (Stage 1) and approval in principle for a further 840m<sup>2</sup> of retail tenancy space (Stage 2) which is similar in concept to a former application (DA82/89) which received approval on the 17th April, 1989. The hours of operation will be from 7.00am to 7.00pm seven days a week.

The development proposal is located on the corner of Bathurst and Chatham Streets adjacent to the Pitt Town Shopping Village.

Existing on the land is an old disused service station and tin shed, the remainder of the subject land is vacant.

Plans submitted propose two stages:-

- Stage 1
  - Demolish existing disused service station.
  - Construct a new service station comprising approximately 100m<sup>2</sup> of retail area and staff amenities.
  - The petrol service area will contain two petrol bowsers.
  - The existing tin shed will remain and may be used in conjunction with the service station.
  - Parking for 10 vehicles (staff parking included).
- Stage 2
  - Demolish existing tin shed.
  - Construct tenancy offices.
  - Provide parking for 20 vehicles.

### Statutory Situation

Previous consent (DA82/89) dated 17th April, 1989, granted for service station, shops and offices.

Clauses 22(1) and 28 of HLEP, 1989, applies to the development as the site is adjacent to a main road and is in proximity to an item of Environmental Heritage (former "Bird in the Hand Inn"), respectively.

The proposal was referred to the Local Traffic Committee with no objection being raised.

The proposal complies with respect to the objectives of the zone.

### Advertising

Five submissions, including a petition, have been received objecting to the proposal. Grounds for objection have been outlined below:-

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9. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.
10. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
11. Landscaping shall be maintained to Council's satisfaction.
12. The development shall be carried out in accordance with Plan N<sup>o</sup> T1/92/3, dated 12th June, 1992.
13. Screen walls are to be provided to screen open yard activities and are to be of any approved design, details of which are to be submitted with the Building Application.
14. Documentary evidence from the Water Board showing no objection to the erection of the carport over the Board's easement shall be submitted with the building application.

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

|                       |                                                                                                                                                          |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>Mr P Paull</b>                                                                                                                                        |
| <b>Area:</b>          | <b>3429m<sup>2</sup></b>                                                                                                                                 |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Business General 3(a)</b>                                                                             |
| <b>Advertising:</b>   | <b>Advertised in accordance with Council's<br/>Policy with one petition containing six<br/>signatures and four letters objecting to the<br/>proposal</b> |
| <b>Date Received:</b> | <b>24th April, 1992</b>                                                                                                                                  |

The orientation of the two storey townhouses also causes overshadowing of these courtyards after 1.00pm in the winter months. Again, given the large size of the courtyards and the inability to build on the eastern side of these courtyards due to flooding constraints, the design of the development enables future residents to have satisfactory access to natural light.

The proposed carport in Unit 1 is partly located on a Water Board easement. Prior permission must be obtained from the Water Board for this structure, and this can be covered as a condition of consent. If the Water Board does not grant permission to build over the easement, then there are other options available for the siting of the carport.

In conclusion, the development is compatible with the character of the adjoining medium density housing and the design is an efficient use of residential land.

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

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

*Dypperson*

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

|                       |                                                                         |
|-----------------------|-------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>J Thornley</b>                                                       |
| <b>Area:</b>          | <b>5348m<sup>2</sup></b>                                                |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Residential 2(a)</b> |
| <b>Advertising:</b>   | <b>Adjoining owners notified with no submissions<br/>received</b>       |
| <b>Date Received:</b> | <b>15th June, 1992</b>                                                  |

The land is currently vacant and, in part, affected by flooding. The four proposed townhouses are to be located on the highest part of the land. To enable the ground floor levels to be above the 1 in 100 year floor frequency level some minor cut and fill (approximately 0.5m) is required. The townhouses will be orientated towards the river and be constructed of brick and tile. Double carports are attached to each townhouse. Three large casuarinas will be retained on the site and incorporated into the development.

The application is recommended for approval.

**Statutory Situation**

The proposal is permissible with Council's consent.

**Planning Assessment**

The proposal is well designed in that it maximises the area of developable land contained on the site, yet at the same time, retains some existing significant casuarinas (river sheoaks).

The proposal generally complies with the requirements of Council's DCP for Medium Density Housing in regard to density, parking, design and courtyard areas, however, comment needs to be made to some minor departures from the DCP especially in relation to flooding and solar access.

Some minor cut and fill will need to be undertaken in the vicinity of Units 2, 3 and 4 so as to maintain the floor level at 17.2m AHD, which is the 1 in 100 year flood frequency level for the area. No fill will be imported to achieve this cut and fill.

The courtyards of each of the Units are large being between 125m<sup>2</sup> and 152m<sup>2</sup> in area. The majority of these courtyards will be at a level between the 1 in 50 and 1 in 100 year flood frequency level. This is considered satisfactory.

- iii) on or before 14th (fourteenth) day of each month the applicant shall deliver or procure delivery to the Council of the true certified copy weighbridge or other returns or records showing the true quantities of materials transported to and from the property during the immediately preceding month and the Council will then as soon as it can conveniently do so issue to the applicant or its consenting assignee an invoice for the contribution payment for the month, which payment the applicant or its consenting assignee will pay to the Council within 14 (fourteen) days of the date hereof;
- (iv) the Council has the right to inspect and have the original records relating to any of the deposited material including numbers and types of trucks and load quantities transported to and from the property audited by any person nominated by its own internal accountant at any time as and when he may by written request so require; and
- (v) The Council will pay all of the said contribution payments into specially identified trust accounts for payment towards the rehabilitation, restoration, repair and/or maintenance of State, Regional and Local roads used by trucks transporting material to the site.

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

- B. Council request the applicant to consider the use of waste water generated by Worth Oil in its batching operations and general processing.

12. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
13. A detailed plan of landscaping shall be submitted for consideration by the Divisional Manager Environment and Development with the building application. Such landscaping is to include plants which will adequately screen the development and are tolerant to the conditions prevalent at concrete batching plants. Landscaping is to be completed prior to the occupation of the building and maintained for the life of the development.
14. Operating hours shall be limited to 6.00am to 6.00pm, Mondays to Fridays and 6.00am to 4.00pm, Saturdays. Any alteration of these hours will require Council consent.
15. The 2 (two) allotments shall be consolidated into 1 (one) allotment prior to occupation of the building.
16. Full details of all noise control measures shall be submitted for consideration by the Divisional Manager of Environment and Development with the building application.
17. Noise control measures as specified shall be implemented prior to operations commencing.
18. Air pollution control measures as specified in the EIS shall be implemented prior to operations commencing.
19. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 15 (fifteen) cents per tonne of all materials transported to the subject site, and 15 (fifteen) cents per tonne of all materials transported from the subject site. In respect of the said contribution the following provisions shall apply:-
  - i) the said contribution shall be calculated and paid monthly from the date on which the development consent became effective;
  - ii) the said contribution will be indexed and adjusted annually from the date the consent became effective in accordance with the Consumer Price Index applicable to each year ending 30th June, commencing the 30th June, 1992, for the duration of the development consent and the said adjustments to the contribution shall take effect from and including July each year commencing the 30th June, 1993, for the duration of the consent;

4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. In addition, bunding of dirty areas and provision of a first flush system substantially as proposed in the EIS is to be provided to ensure that polluted water does not leave the site. Provision is to be made during the construction phase to minimise discharge of water borne pollutants from the site by the provision of suitable silt traps or structures. Full details of works shall be submitted for approval with the building application.
5. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
6. All truck and heavy vehicle access to and from the site shall be from Macquarie Street, thence via Argyle Street, Fairey Road and Speedwell Place.
7. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
8. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application. Preference will be given to the use of dark toned, non-reflective material so as to cause the structures to blend with the landscape of the site and its surroundings.
9. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
10. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
11. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application. A trade waste agreement shall be entered into with Council prior to discharge of trade waste from the premises.

### **Traffic and Parking**

The EIS indicates that the site will generate an average of 82 vehicle trips per day. This slight increase can be adequately accommodated within the existing road network. In order to reduce vehicular noise to residential areas, Council should require that trucks and heavy vehicles enter and leave the site via Argyle Street, rather than Ham or Drummond Streets which is a more direct route but contains residential properties.

The application proposes the provision of nine on-site spaces. Council's Parking Development Control Plan does not specify a requirement for this particular use. In view of the number of employees and the nature of the use with minimal visitor parking required, nine spaces is considered adequate. Adequate manoeuvrability is available to the parking spaces.

The Roads and Traffic Authority has requested Council levy a contribution on its behalf for the maintenance of main roads which will be utilised by this development. In addition, Council should levy a contribution for local roads which are used. The contribution is calculated at 3c per tonne per kilometre of road used.

### **Environment**

Surrounding properties are zoned for Industrial and Rural purposes. The rural zoned land is flood prone so further development is unlikely. The industrial land is substantially undeveloped but development with industrial type buildings is envisaged in the locality. This development will not be out of character with the locality.

### **Conclusion**

The proposal generally conforms with Council's Industrial Development Control Plan and it is considered that the site is suitable for the proposed development. The effect on the amenity of the locality will be minimal.

### **IT IS RECOMMENDED THAT:-**

- A. The application be approved subject to the following conditions:-
1. The development shall be carried out generally in accordance with the plans and Environmental Impact Statement dated 11th May, 1992.
  2. Submission of a building application, plans and specifications complying with Ordinance 70.
  3. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the access to the site.

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- fully enclosing the transit mixer loading chutes;
- fully enclosing the cement storage silo;
- washing down of vehicles after loading and before leaving the site;
- automatic shut off systems to prevent silo overflow; and
- prompt cleaning of spillage before drying.

In addition to the cement dust, the river gravel and sand is another form of dust which this proposal considers and adopts the following measures:-

- covering of external conveyers;
- enclosing of transfer points; and
- water sprays to the aggregate store.

It is considered that the implementation of the above measures will adequately control the emission of dust from the operation. Also, the property is required to be licenced under the Clean Air Act, administered by the Environment Protection Authority.

### **Water Management**

The application requires the sealing of the majority of the site. All uncontaminated water will drain directly into the existing stormwater system. Stormwater contaminated with cement dust will be isolated by appropriate gradients, grated drains and retardation humps, and then drained into a collection pit. The water from the collection pit will then be recycled for reuse in the operation. The above measures will adequately control water pollution. The property is required to be licenced under the Clean Waters Act, administered by the Environmental Planning and Assessment Act.

In addition, Council should request the applicant to consider the use of waste water generated by Worth Oil in its batching of concrete and general processing in order to reduce demand on the town water supply.

### **Visual Impact**

The plant will require the construction of various machinery storage bins and silos plus a two storey office and amenities building. From a visual point of view, the most prominent features are the silos which have a height in excess of 20m. Initially the development will be visually prominent in the immediate locality as properties surrounding the site are not yet developed. Once these properties contain industrial development, this batching plant will blend into the surrounding environment. In order to reduce the visual impact of the development, it is proposed to landscape the property with native plants that have a high tolerance of high pH conditions which prevail at concrete batching plants. The plantings proposed should be enhanced by the inclusion of trees which will grow to a height to screen the development.

Given the location of the property, the development will not have significant visual impact. Council should require the use of materials which will blend in with the environment. Details can be submitted for consideration with the building application.

### Public Notification

The application was placed on public exhibition in accordance with Section 84 (1)(c) of the Act and copies of the EIS and associated documents were forwarded to the Department of Planning and other relevant State and Regional Authorities. No objections were received regarding the application.

### Planning Assessment

The subject property is regular in shape comprising two allotments with a total area of 3308m<sup>2</sup>. The property is presently undeveloped and contains no significant vegetation. The site has previously been filled and slopes gently from the rear of the property to its street frontage.

### **Batching Plant Operation**

The project involves the batching of coarse aggregates, sand, cement, admixtures with water into a transit mixer for blending before departure to the delivery point. Initially, it is intended to produce twenty-one, 4m<sup>3</sup> loads per day.

The batching plant in detail consists of the following:-

Sand and coarse aggregate is brought to the site by delivery vehicles which reverse onto a ramp, deposit the load into 6 x 50 tonne ground bins and then leave the property. The sand and aggregate is then transported by a covered inclined conveyor belt into a 250 tonne aggregate bin. This material is then dispensed by gravity to a weigh hopper and then into a waiting transit mixer. The cement and flyash is stored in 3 x 100 tonne silos where it is then transported to a weigh hopper for distribution into the transmit mixer. The water and admixtures are separately stored and are directly dispensed to the transmit mixer.

### **Noise Management**

The EIS is accompanied by a Noise Impact Statement. The possible sources of noise includes:-

- truck movements;
- raw materials unloading; and
- bulk tanker operation.

The Noise Impact Statement concludes through the use of computer modelling that the noise levels produced should not be offensive to surrounding residential properties due to the implementation of noise control measures.

### **Air Pollution Management**

The major form of air pollution created by concrete batching plants is cement dust. This application totally prevents cement dust by implementing the following measures:-

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

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

|                       |                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>A and M Galea Homes Pty Ltd</b>                                                                                                               |
| <b>Area:</b>          | <b>3308m<sup>2</sup></b>                                                                                                                         |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Industry General 4(a)</b>                                                                     |
| <b>Advertising:</b>   | <b>Advertised in accordance with the provisions<br/>of the Environmental Planning and<br/>Assessment Act, 1979, (Designated<br/>Development)</b> |
| <b>Date Received:</b> | <b>18th May, 1992</b>                                                                                                                            |

Proposal

Council is in receipt of an application proposing the establishment and conduct of a concrete batching plant.

Nine persons are to be employed in respect of the use which will operate between the hours of 6.00am and 6.00pm weekdays and 6.00am and 4.00pm Saturdays.

On-site parking for nine vehicles is to be provided.

Statutory Situation

The subject property is zoned Industry General 4(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. The development of the property as a concrete batching plant is permissible, with Council consent. Furthermore, the potential output from the plant is such that it is defined as designated development within the meaning of Schedule 3 of the Environmental Planning and Assessment Regulations, 1980. An Environmental Impact Statement is therefore required and has been lodged with the application.

Planning Assessment

The existing two storey building is located in the north eastern corner of the land, which has an area of approximately 4200m<sup>2</sup>. These two factors enable adequate provision of on-site parking for four spaces. These four spaces can be accessed from the existing driveway. The parking area would have to be constructed of an all-weather surface and when constructed would be approximately 10m away from the existing adjoining residence. The design of the adjoining residence is such that the garage forms a buffer between the living space and the proposed carpark. Given the nature of the use it is not considered that the provision of a carpark for a doctor's surgery housing one medical practitioner will cause a significant adverse impact on the amenity of the adjoining resident.

There is no evidence that patients visiting the site will take the opportunity to carry out criminal acts on adjoining properties. On the contrary medical practices which are located in residential areas, are considered to be of benefit to a community.

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

1. The construction of kerb and gutter, concrete path paving, 1.2m (one point two) wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder pavement over the frontage of the land together with any such works as are necessary to make this construction effective.
2. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
3. Construction of road and drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
4. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
5. Parking shall be provided for 4 (four) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
6. Submission of a building application, plans and specifications complying with Ordinance 70.
7. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

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

**Owner:** G and J Baldry  
**Area:** 4199m<sup>2</sup>  
**Zoning:** Hawkesbury Local Environmental Plan, 1989  
- Residential 2(a)  
**Advertising:** Advertised with one objection received  
**Date Received:** 25th June, 1992

It is proposed to covert the existing two storey residence into a doctor's surgery and a self-contained dwelling. The doctor's surgery will be located on the ground floor and the existing internal stairwell will be closed off to prevent access to the upstairs dwelling. Access to the dwelling will be gained via an external stair on the northern side of the building.

The ground floor design of the doctor's surgery contains a consultation room, treatment room, waiting room and an office. Two people, a doctor and a receptionist will be employed on the site between the hours of 8.30am and 2.00pm, Monday to Friday. It is proposed to provide for four carparking spaces on the site, three spaces for the doctor's surgery and one for the residents.

The application is recommended for approval.

**Statutory Situation**

The proposal is permissible with Council's consent.

**Public Submissions**

One objection has been received from an adjoining owner. The grounds of objection are as follows:-

- "1. The intention to establish a carpark at the site of the intended surgery will result in an increased number of unfamiliar and unknown vehicles being within close proximity of our home with no adequate walls or fencing to discourage potential patrons from entering our property, at times of the day when our home will be unattended as both my husband and I will be at work.
2. The surgery would act as a magnet, attracting the criminal element of the area in search of drugs and cash, encouraging break and enter incidents once again within close proximity of our home.
3. Finally, points 1 and 2 would result in the value of our property declining if we decided to sell, as potential buyers would recognise the negatives as we have."

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The new tower is proposed to be sited behind the existing radio equipment building and will, therefore, be to some degree screened from the street.

The existing vegetation in the area will greatly screen the structure from view by people in the locality. The structure may, however, be visible from some parts of public roads as well as private residences.

The open nature of the tower's construction will minimise overshadowing effects and concerns about visibility from a great distance can to some extent be overcome by an imposition of condition requiring the lattice tower to be painted a neutral colour. This technique is used by Elcom in its transmission pylons throughout the Blue Mountains. The top of the tower will need to be marked by a light so as not to become a hazard for aircraft. The lighting of the tower should be carried out in such a way so as not to impact on the amenity of adjoining neighbours. Again this can be covered as a condition of consent.

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

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

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

|                       |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>Prospect County Council</b>                                                                |
| <b>Area:</b>          | <b>676m<sup>2</sup></b>                                                                       |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Environmental Protection 7(d) (Scenic)</b> |
| <b>Advertising:</b>   | <b>Advertised in accordance with Council's<br/>Policy with two submissions being received</b> |
| <b>Date Received:</b> | <b>4th June, 1992</b>                                                                         |

**Proposal**

Prospect County Council have made an application to demolish an existing 18m high communications tower and replace it with 40m high steel lattice communications tower. The tower will support a number of microwave dishes. Lightning arresters approximately 5m in height will be located on top of the towers.

**Statutory Submission**

The erection of a communications tower is defined as a "public utility undertaking" and is permissible with Council's consent.

**Public Submissions**

The National Parks and Wildlife Service have raised no objection to the proposal.

An adjoining owner, C M Trompp, has raised the following grounds of objection:-

- the existing tower 25m in height blends in with the trees around it and is not intrusive. A 45m tower will tower above the trees around it by 25m;
- a 45m tower will be an eyesore;
- being an eyesore will devalue land and house prices generally;
- a 45m tower will be seen as far away as Richmond; and
- a 45m tower could possibly be an additional hazard to low flying RAAF aircraft.

**Planning Assessment**

Site inspections reveal that the existing tower is well screened by trees on the subject land as well as other trees in the locality.

11. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
12. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment and Development.
13. A disabled toilet is to be provided in accordance with Specification 9 of Ordinance 70.
14. Parking shall be provided for 46 (forty six) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
15. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
16. All ingress and egress to the site to be in a forward direction and to be suitably marked and signposted.
17. The pylon sign on the corner of East Market and March Streets shall not exceed 10.0m (ten point zero) in height.
18. The external finish of the building shall be compatible with the Richmond Railway Station building. In this regard, a schedule of proposed external finishes and colours, including samples, shall be submitted for consideration and approval with the building application.
19. A "No Standing" area shall be designated on March Street from the intersection of East Market Street to the eastern side of the proposed truck exit.
20. Fencing shall be provided along the East Market Street frontage and along the March Street frontage to the directional sign on the western side of the main driveway in accordance with the recommendations of Heritage Architect, Mr R Staas. (Details attached).
21. Details of the proposed fencing between the site and the railway station land shall be submitted for Council's consideration and approval with the building application.

will not be required along the March Street frontage, the proposed height is considered reasonable. The fence is an important element in the overall streetscape and accordingly, should be erected as recommended.

In regard to signage, the pylon sign on the corner of East Market and March Streets has been reduced from 15.2m to 10.0m in line with neighbouring signage.

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

1. The development shall generally be in accordance with the amended plans dated June, 1992.
2. Construction of full width path paving over the frontage of the site to March Street. The material used shall be chosen in consultation with the Divisional Manager Engineering Operations.
3. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the accesses to the site.
4. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway area.
5. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application, and shall include on-site detention to restrict flows for the developed area to that existing prior to development for all storms up to the 1 in 100 year storm.
6. Submission of a building application, plans and specifications complying with Ordinance 70.
7. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
8. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. Landscaping shall be maintained for the life of the development to the satisfaction of the Divisional Manager Environment and Development.

Consequently, the applicant was requested to make a further submission addressing these concerns. The Traffic Committee considered the amended proposal and subsequently, at its meeting of 14th July, 1992, Council resolved as follows:-

*"No objection in principle to the amended proposal, subject to the imposition of the following requirement:-*

*That a "No Standing" area be designated on March Street from the intersection of East Market Street to the eastern side of the proposed truck exit."*

### **Parking**

Council's Parking Development Control Plan requires the provision of parking at the following rate:-

1 space/6m<sup>2</sup> of service area or 1 space/3 seats (30 spaces)  
plus 1 space/2 employees (4 spaces).

Accordingly, 34 spaces are required. It is proposed that 46 spaces be provided on the site, hence parking is more than adequate. However, parking spaces will only be 5.4m x 2.6m instead of the required 5.5m x 2.6m, and aisle widths will vary between 6.2m and 6.4m instead of being 6.7m. Although a reduction in the requirements is not desirable, the development will comply with the requirements of the Roads and Traffic Authority and, therefore, is supported in this regard.

### **Landscaping/Fencing/Signage**

In regard to landscaping, it is considered that the plant species selected will not only enhance the appearance of the development, but will compliment the landscape of Richmond Park.

Advice was sought from Mr Staas concerning a suitable fence design. In this regard, a timber picket fence, 1.1m high, on a rendered brick box was recommended along the East Market Street frontage and a timber picket fence along March Street to the directional sign located on the western side of the main driveway. This fence is based on fencing which originally existed on the railway station land.

In addition, a security fence between the site and the railway line, which would allow a view through to the station building, such as the present palisade fence, was also recommended.

Whilst the applicant is prepared to construct a timber picket fence along the East Market Street frontage, there is a concern about its height and detail including the shape of the pickets, whether it should be painted (for maintenance reasons) and the provision of a rendered base wall.

The purpose of the fence and associated landscaping is to effectively screen the parking area when viewed from Richmond Park. As it is anticipated that the rendered base wall will be tapered towards the south western corner of the site and

The site is not affected by any road widening proposals. The restaurant will be located about 55m from East Market Street and, as such, will not adversely affect drivers using this road.

The application was referred to the Local Traffic Committee in accordance with the provisions of State Environmental Planning Policy N<sup>o</sup> 11. The Committee's recommendations are discussed below.

### Planning Assessment

#### **Building Design and Materials**

Following extensive discussions between the applicant, Heritage Architect, Mr R Staas, the State Rail Authority and its heritage consultant and Council officers, amended plans were submitted for the proposal, which incorporate the following changes:-

- a restaurant building with a separate verandah roof and a central raised hipped roof, which includes period moulded chimneys;
- an increased landscaped setback to East Market Street to provide an adequate landscape buffer and setting to compliment Richmond Park; and
- a landscaping scheme including species commonly used in 19th century landscapes, which will enhance the park, eg. box hedge and Bangalow palms.

The applicant has also agreed to be reasonably directed on the nature of building materials and colours. A condition can be imposed in this regard.

Overall, the design and layout of the development is considered to be compatible with the Railway Station and Richmond Park, both of which are heritage items under Schedule 1 of the LEP. Further, the building has been located towards the rear of the site to ensure sufficient curtilage is provided around the railway station and views of the station building are maintained.

#### **Traffic/Access**

The application was referred to the Local Traffic Committee in accordance with SEPP N<sup>o</sup> 11. Initially, the Committee expressed concern in relation to:-

1. The ingress/egress of articulated delivery vehicles.
2. The conflict of entry/exit points between street pedestrian traffic and vehicles entering/exiting the restaurant facility.
3. The proximity of the entry/exit points to the traffic signals set at the intersection of March and East Market Streets, Richmond.
4. The conflict between the entry/exit points of the proposed restaurant facility and the Richmond Inn being opposite and in the vicinity to each other.

Approved

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

|                       |                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>State Rail Authority</b>                                                                          |
| <b>Area:</b>          | <b>3534m<sup>2</sup></b>                                                                             |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989 (Amendment N<sup>o</sup> 6) - General Business 3(a)</b> |
| <b>Advertising:</b>   | <b>Adjoining owners notified with no submissions received</b>                                        |
| <b>Date Received:</b> | <b>10th April, 1992</b>                                                                              |

The proposal comprises of a 90 seat restaurant, with a drive-thru facility, parking for 46 cars, and associated landscaping. The amended plans also indicate a future "playland" and party room. The building, having a total floor area of 299.4m<sup>2</sup>, will be constructed of brick, with a prepainted metal roof. All access to the site will be from March Street.

The site is currently occupied by the old railway commuter carpark and part of the railway operations associated with Richmond railway station.

**Statutory Situation**

The property is zoned General Business 3(a) under the provisions of Hawkesbury Local Environmental Plan, 1989 (Amendment N<sup>o</sup> 6). The proposed development is permissible on the site with Council's consent. Clause 33B(2) of Hawkesbury LEP, 1989 (Amendment N<sup>o</sup> 6) requires that Council shall not grant consent to development in the vicinity of the Richmond Railway Station unless it is satisfied that:-

- the design of the development is compatible with the railway station and its surroundings; and
- there is sufficient curtilage in relation to and around the railway station.

These requirements are discussed below.

Further, Clause 22 of the LEP applies to the development, as the site fronts a main road, being East Market Street. This clause states that a building shall be set back at such a distance having regard to:-

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

General Purpose Committee - Planning and Development - 28/7/92

This application proposes the use of the existing residence as a veterinary clinic. The existing floor plan is to be utilised and the clinic will comprise a reception/waiting room, consulting room, operating room, patient accommodation, kitchen, toilet and storage room. The application proposes no new structures so it is not considered that the proposal will adversely affect the visual amenity of the locality.

Council's Parking Development Control Plan requires that for professional chambers, one off-street parking space be provided for each 40m<sup>2</sup> of gross floor area. This application proposes 156m<sup>2</sup> of such area, thus requiring four spaces. Considering that a maximum of five persons are to be employed and clients will more than likely drive to the clinic, four spaces will be inadequate. The applicant has indicated an intention to provide two covered spaces and ten uncovered spaces. In order to maximise on site parking, Council should require the twelve spaces proposed. Adequate area is available to provide this number of spaces with sufficient manoeuvrability.

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 plans and accompanying documentation submitted on 22nd June, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. Details of wastes generated and the collection and disposal methods shall be submitted for consideration with the building application.
5. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
6. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. Parking shall be provided for 12 (twelve) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, ~~sealed~~ and marked. Full details of works shall be submitted for approval with the building application.

Operating hours shall be limited to 9.00am to 6.00pm, Mondays to Fridays and 9.00am to 12.00noon on Saturdays. Any alteration of these hours will require Council consent.

*actual  
extended  
hours.*

*Approved*

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

|                       |                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------|
| <b>Owner:</b>         | <b>D Hurst</b>                                                                         |
| <b>Area:</b>          | <b>12.7ha</b>                                                                          |
| <b>Zoning:</b>        | <b>Hawkesbury Local Environmental Plan, 1989<br/>- Rural 1(b)</b>                      |
| <b>Advertising:</b>   | <b>Advertised in accordance with Council policy<br/>with four submissions received</b> |
| <b>Date Received:</b> | <b>22nd June, 1992</b>                                                                 |

Council is in receipt of an application proposing the use of an existing residence on the subject property as a veterinary clinic.

A maximum of five persons are to be employed in respect of the use which will operate between the hours of 9.00am and 6.00pm on weekdays whilst variable weekend work on a limited basis is proposed.

**Statutory Situation**

The use proposed constitutes a "professional chamber" and is permissible, with Council consent, under the provisions contained in Hawkesbury Local Environmental Plan, 1989.

**Submissions**

Four submissions were received, and of these, one raises no objection to the proposal. The remaining three submissions come from residents of the Parklands Village and object to the development with the principle areas of concern being:-

- noise; and
- poor vehicular access.

The building where the use is to be conducted is located a minimum of 80m from existing residences on adjoining lots. This distance should reduce the noise emanating from the property. Council should, however, impose a condition restricting noise levels so that noise attenuation measures can be undertaken to the building should noise be a problem in the future.

Sight distances in excess of 100m are available in both directions of Old Bells Line of Road. This is adequate to permit safe entrance to, and exit from, the site.

The objections received do not warrant refusal of the application.

**Planning Comment**

The subject property is an irregular shaped allotment with an area of 12.7ha. The property slopes down from Old Bells Line of Road into Little Wheeney Creek. The property contains an existing residence and an outbuilding/garage.

## General Purpose Committee - Finance - 28th July, 1992

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|       |                                |                     |          |
|-------|--------------------------------|---------------------|----------|
| 11757 | Klen-All Pty Ltd               | Cleaning Equipment  | 225.00   |
| 11758 | Kurmond Vet Clinic             | Veterinary Care     | 192.55   |
| 11759 | G C Laughton                   | Plant Hire          | 1741.00  |
| 11760 | Laserquip                      | Plant Hire          | 200.00   |
| 11761 | D J & B C Lord                 | Plant Hire          | 2990.00  |
| 11762 | MacDonald Johnston Engineering | Plant Parts         | 1504.98  |
| 11763 | D Maher                        | Security Service    | 84.00    |
| 11764 | P W & L Mayor                  | Plant Hire          | 654.75   |
| 11765 | McKinlay Morgan & Assoc P/L    | Professional Fees   | 1519.00  |
| 11766 | Dr R McEwin                    | Compensation Claim  | 150.00   |
| 11767 | Miracle Australia Pty Ltd      | Plant Parts         | 10677.50 |
| 11768 | National Australia Bank        | Loan Repayment      | 25970.68 |
| 11769 | Nashua Northwest               | Copier Charges      | 29.50    |
| 11770 | Nepean Engineering             | Plant Repairs       | 2486.00  |
| 11771 | Nth Richmond Community Ctre In | Reimbursement       | 53.00    |
| 11772 | Pascol Paints Aust Pty Ltd     | Paint               | 320.45   |
| 11773 | Dick Petrikas                  | Contract Payment    | 2647.50  |
| 11774 | Pedersen Stationers Pty Ltd    | Stationery          | 376.60   |
| 11775 | Permutit-Boby Australia P/L    | Contract Payment    | 1370.09  |
| 11776 | Philips Lighting Industries    | Lighting Equipment  | 812.52   |
| 11777 | Phillips Fox                   | Legal Fees          | 575.00   |
| 11778 | Paul Portelli                  | Compensation Claim  | 64.24    |
| 11779 | Priority Convey Enquiries      | Refund              | 18.00    |
| 11780 | Prospect County Council        | Electricity         | 39314.80 |
| 11781 | Prospect County Council        | Refund              | 100.00   |
| 11782 | Public Authorities Super Board | Loan Repayment      | 71000.00 |
| 11783 | Public Auth Securities Trust   | Loan Repayment      | 9348.05  |
| 11784 | Raeco Ltd                      | Stationery          | 391.12   |
| 11785 | Glen Rapson                    | Refund              | 399.50   |
| 11786 | R C M Pty Ltd                  | Compensation Claim  | 189.00   |
| 11787 | J & P Richardson Industries Pt | Contract Payment    | 9241.74  |
| 11788 | Roads and Traffic Authority    | Ferry Maintenance   | 650.00   |
| 11789 | Roach's Radiator Service       | Plant Repairs       | 517.00   |
| 11790 | Rover Mowers Limited           | Plant Parts         | 123.80   |
| 11791 | Safety Kleen                   | Service Machine     | 278.30   |
| 11792 | Sanyo Office Machines Pty Ltd  | Office Equipment    | 116.00   |
| 11793 | Scott Bernays & Graham Lewis   | Painting            | 1390.00  |
| 11794 | Hawkesbury City Council        | Reimbursement       | 196.10   |
| 11795 | Sewer Equipment Company (Aust) | Plant Parts         | 2449.89  |
| 11796 | Shoalhaven City Council        | Stationery          | 15.00    |
| 11797 | Solicitors Urgent Enquiries    | Refund              | 18.00    |
| 11798 | Spencer Electrical Pty Ltd     | Automatic Door Mtce | 90.00    |
| 11799 | TL & MA Stokes                 | Milk Supplies       | 95.72    |
| 11800 | Stillwell Trucks (Sydney)P/L   | Plant Parts         | 559.20   |
| 11801 | Stupsy Pty Ltd                 | Function Centre     | 2817.20  |
| 11802 | D G Stevens & Associates       | Consultancy Fees    | 1490.00  |

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## General Purpose Committee - Finance - 28th July, 1992

|       |                                 |                       |           |
|-------|---------------------------------|-----------------------|-----------|
| 11711 | Ellis Tipper Hire               | Plant Hire            | 1130.87   |
| 11712 | Esenmette Pty Ltd               | Contract Payment      | 151487.74 |
| 11713 | Fairfax Community Newspapers    | Advertising           | 325.51    |
| 11714 | Fire Control Officers Assoc     | Bush Fire Uniforms    | 17.70     |
| 11715 | Fire Fighting Enterprises       | Service Extinguishers | 693.99    |
| 11716 | Filing Efficiency Pty Ltd       | Files                 | 6.50      |
| 11717 | Finger Toys Australia           | Toys                  | 54.00     |
| 11718 | Fletcher Manufacturing Pty Ltd  | Bridge Maintenance    | 640.49    |
| 11719 | L J Follington                  | Plant Hire            | 1540.00   |
| 11720 | The Fury Group                  | Plant Parts           | 326.71    |
| 11721 | Gaywood Doors Pty Ltd           | Doors                 | 656.50    |
| 11722 | GBC Australia Pty Ltd           | Office Equipment      | 273.72    |
| 11723 | Genasys II Pty Ltd              | Computer Software     | 150.00    |
| 11724 | General Auto Instrument Servic  | Plant Parts           | 471.62    |
| 11725 | Geraldera Pty Ltd               | Stock Impounding      | 1106.23   |
| 11726 | Gibson Chemicals Pty Ltd        | Chemicals             | 142.16    |
| 11727 | Gilbert & Roach                 | Plant Service         | 82.50     |
| 11728 | G & J Horswell & Sons           | Recycling             | 97.50     |
| 11729 | GKN Rentals                     | Hired Plant           | 690.00    |
| 11730 | Globe Chemicals & Trading P/L   | Plant Parts           | 241.80    |
| 11731 | The Goodyear Tyre & Rubber Co   | Tyres & Repairs       | 1155.55   |
| 11732 | Government Information Service  | Publications          | 9.30      |
| 11733 | Government Records Repository   | Storage Boxes         | 300.00    |
| 11734 | Governemnt Printing Service     | Advertising           | 49.00     |
| 11735 | Hawkesbury City Council         | Transfer              | 9694.06   |
| 11736 | Hanlons                         | Fuel Supplies         | 70.00     |
| 11737 | Clifford Hallam Pharmaceutical  | Child Care Equipment  | 134.36    |
| 11738 | Hawkesbury Truck Repairs & Spa  | Plant Repairs         | 659.86    |
| 11739 | Hawkesbury Gas & Rec Centre     | Cylinder Rental       | 168.00    |
| 11740 | Hawkesbury Newspapers           | Advertising           | 1018.95   |
| 11741 | H'bury City Cncl Petty Cash     | Petty Cash            | 455.15    |
| 11742 | Hawkesbury River Plumbing       | Plumbing Equipment    | 1245.00   |
| 11743 | Hawkesbury Valley Holden        | Plant Parts           | 189.68    |
| 11744 | Hawkesbury Valley Motor         | Plant Purchase        | 8514.26   |
| 11745 | Hayes Bros & Co Pty Ltd         | Hardware              | 323.67    |
| 11746 | Mark Hayes Auto Electrical      | Electrical Work       | 130.00    |
| 11747 | H'bury City State Emergency Ser | Donation              | 850.00    |
| 11748 | Harcross Chemicals              | Chemicals             | 460.00    |
| 11749 | B Hepper Pty Ltd                | Stationery            | 44.10     |
| 11750 | Hepworth Industrial Wear P/L    | Protective Items      | 63.00     |
| 11751 | H Hire                          | Plant Hire            | 200.75    |
| 11752 | The Hills News                  | Advertising           | 16.50     |
| 11753 | Hi Tech Brake & Clutch P/L      | Plant Parts           | 93.10     |
| 11754 | Intertech Drilling Servs P/L    | Plant Hire            | 600.00    |
| 11755 | Kalamazoo Business Systems      | Stationery            | 374.00    |
| 11756 | Dr A U Khan                     | Compensation Claim    | 284.00    |

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## General Purpose Committee - Finance - 28th July, 1992

|        |                                |                       |           |
|--------|--------------------------------|-----------------------|-----------|
| 11648  | SA & ET Sek                    | Refund                | 93.13     |
| 11649  | St George Building Society     | Investments           | 600000.00 |
| 11650/ |                                |                       |           |
| 11668  | Employees                      | Salaries & Wages      | 100010.98 |
| 11669  | R J Abrahams Pty Ltd           | Insurance             | 1481.25   |
| 11670  | Action Process Services        | Legal Action Fees     | 659.00    |
| 11671  | Advance Eng & Safety Signs Pty | Signs                 | 796.80    |
| 11672  | Airlite Windows                | Windows & Doors       | 1301.24   |
| 11673  | Amatek Rocla Pipe & Concrete P | Sewers Mtce           | 317.00    |
| 11674  | Associated Kiln Dryers Pty Ltd | Pine Logs             | 2520.00   |
| 11675  | Australian Cement Limited      | Cement                | 24530.30  |
| 11676  | Australia Post                 | Bulk Postage          | 7914.98   |
| 11677  | A E Baker & Co                 | Hardware              | 1694.30   |
| 11678  | Mrs Christine Bailey           | Mayoral Ball Services | 230.00    |
| 11679  | BBC Hardware                   | Hardware              | 82.80     |
| 11680  | Bennett & Wood Autoparts       | Plant Parts           | 606.52    |
| 11681  | BHB Printing Pty Ltd           | Printing              | 1127.00   |
| 11682  | Boral Asphalt                  | Bitumen               | 617.16    |
| 11683  | Blakes Marine                  | Plant Repairs         | 133.15    |
| 11684  | Blue Mountains Wonderland      | Advertising           | 430.00    |
| 11685  | Boral Quarries                 | Sand                  | 800.01    |
| 11686  | G & G Boring Pty Ltd           | Contract Payment      | 23450.69  |
| 11687  | W R Bright & Sons Pty Ltd      | Printing              | 692.00    |
| 11688  | Brooks Retreads Pty Ltd        | Tyres & Repairs       | 4093.46   |
| 11689  | BSB Brushes & Signs            | Paint Supplies        | 442.50    |
| 11690  | Buttsworth Engineering         | Plant Parts           | 2353.47   |
| 11691  | Bunzl Limited (Nsw Region)     | Sanitary Supplies     | 3663.64   |
| 11692  | Caltex Oil Australia Pty Ltd   | Fuel Supplies         | 20102.55  |
| 11693  | Castrol Australia Pty Ltd      | Fuel Supplies         | 4434.03   |
| 11694  | Celgor Pty Ltd                 | Plant Hire            | 3780.00   |
| 11695  | Cenvet Pty Ltd                 | Pound Supplies        | 1054.54   |
| 11696  | J R & B M Clerke Pty Ltd       | Function Centre Supps | 49.00     |
| 11697  | Commonwealth Banking Corp      | Loan Repayment        | 3012.12   |
| 11698  | Commonwealth Paper Company P/L | Stationery            | 2345.10   |
| 11699  | CopyAid Pty Ltd                | Child Care Equipment  | 15.00     |
| 11700  | Michael Couldridge             | Compensation Claim    | 104.00    |
| 11701  | Day To Day Press Printing P/L  | Printing              | 550.00    |
| 11702  | Davies Office Supplies         | Stationery Supplies   | 284.90    |
| 11703  | State Authorities Super Board  | Wage Deductions       | 89746.13  |
| 11704  | Dr L Degotardi                 | Immunisation          | 175.95    |
| 11705  | Dive World                     | Covers                | 104.00    |
| 11706  | Dunlop Olympic Tyres           | Tyres & Repairs       | 657.39    |
| 11707  | Duffy's Corner                 | Fuel Supplies         | 21.00     |
| 11708  | Educational Concepts           | Child Care Equipment  | 39.95     |
| 11709  | Educational Experience         | Child Care Equipment  | 1649.10   |
| 11710  | EDAW                           | Landscape             | 2600.00   |

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## General Purpose Committee - Finance - 28th July, 1992

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|       |                                |                       |          |
|-------|--------------------------------|-----------------------|----------|
| 11602 | Hawkesbury City Council        | Transfer              | 4619.71  |
| 11603 | Dr John Harrison               | Compensation Claim    | 112.00   |
| 11604 | Hawkesbury Electronics         | Electronic Supplies   | 329.45   |
| 11605 | Hawkesbury Stationery Supplies | Stationery            | 60.00    |
| 11606 | Hawkesbury Hydraulics          | Plant Repairs         | 2007.28  |
| 11607 | Hazard Systems Pty Ltd         | Plant Parts           | 910.00   |
| 11608 | Hawkesbury Valley Irrigation   | Plumbing Equipment    | 147.36   |
| 11609 | Hewlett Packard Australia Ltd  | Computer Hardware     | 9999.00  |
| 11610 | H P Plumbing Supplies Pty Ltd  | Plumbing Equipment    | 1160.38  |
| 11611 | Ordan Josevski                 | Compensation Claim    | 143.16   |
| 11612 | G C Laughton                   | Plant Hire            | 503.13   |
| 11613 | Limcora Pty Ltd                | Plumbing              | 310.00   |
| 11614 | D J & B C Lord                 | Plant Hire            | 675.00   |
| 11615 | P W & L Mayor                  | Plant Hire            | 1077.00  |
| 11616 | National Australia Bank        | Loan Repayment        | 27710.84 |
| 11617 | Noel Bell Ridley Smith & Partn | Reports               | 1550.00  |
| 11618 | Kevin Parks Investments P/L    | Contract Payment      | 3384.22  |
| 11619 | Prospect County Council        | Electricity           | 18164.80 |
| 11620 | Public Auth Securities Trust   | Loan Repayment        | 5708.60  |
| 11621 | Royal Aust Inst Parks & Rec    | Subscription          | 200.00   |
| 11622 | M P Schultz Excavations        | Plant Hire            | 3542.50  |
| 11623 | Dr A S J Sietsma               | Compensation Claim    | 117.00   |
| 11624 | State Superannuation Board     | Loan Repayment        | 6689.03  |
| 11625 | St Peters Anglican Church Rest | Conservation Work     | 8000.00  |
| 11626 | Telecom Australia              | Telephone Account     | 38.88    |
| 11627 | Telecom Australia              | Telephone Account     | 554.76   |
| 11628 | Colin Thompson                 | Compensation Claim    | 349.00   |
| 11629 | Tourism Hawkesbury Inc         | Reimburse Wages       | 5690.32  |
| 11630 | Vandek Pty Ltd                 | Compensation Claim    | 360.00   |
| 11631 | Waddell Earthmoving            | Plant Hire            | 3885.25  |
| 11632 | A R Walmsley & Co              | Legal Fees            | 40.00    |
| 11633 | Water Board                    | Water                 | 432.25   |
| 11634 | Waste Service & E P A          | Contribution          | 4213.56  |
| 11635 | Wilberforce Cake Shop          | Function Centre Supps | 25.20    |
| 11636 | Barraprone Pty Ltd             | APV Food Supplies     | 32.80    |
| 11637 | Wilberforce Service Station    | Fuel Supplies         | 150.92   |
| 11638 | Windsor Court House            | Summons Fees          | 60.00    |
| 11639 | Wormleaton Earthmoving Pty Ltd | Plant Hire            | 2010.00  |
| 11640 | A E Denley                     | Refund                | 262.00   |
| 11641 | WA & A Forsbey                 | Refund                | 79.24    |
| 11642 | G & I Fox                      | Refund                | 30.00    |
| 11643 | The Institute of Swimming      | Seminar Fees          | 240.00   |
| 11644 | Low Doherty & Statford         | Refund                | 447.49   |
| 11645 | D Milne M Van Helden P Mahony  | Refund                | 681.00   |
| 11646 | JM & MT Pace                   | Refund                | 50.00    |
| 11647 | State One Constructions        | Refund                | 180.00   |

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## General Purpose Committee - Finance - 28th July, 1992

|        |                                |                       |           |
|--------|--------------------------------|-----------------------|-----------|
| 11540  | Telecom Australia              | Telephone Account     | 38.88     |
| 11541  | Telecom Australia              | Telephone Account     | 38.88     |
| 11542  | Telecom Australia              | Telephone Account     | 914.87    |
| 11543  | Waddell Earthmoving            | Plant Hire            | 2293.75   |
| 11544  | A R Walmsley & Co              | Legal Fees            | 876.40    |
| 11545  | Water Board                    | Water                 | 3154.82   |
| 11546  | K J Weaver & Associates Pty Lt | Compensation Claim    | 686.50    |
| 11547  | Winford Motors Pty Ltd         | Plant Repairs         | 2681.00   |
| 11548  | Sister D Withell               | Immunisation          | 54.43     |
| 11549  | Wormleaton Earthmoving Pty Ltd | Plant Hire            | 4050.00   |
| 11550  | WSROC Group Apprentices        | WSROC Wages           | 3207.24   |
| 11551  | Dept of Sport, Rec & Racing    | Training              | 40.00     |
| 11552  | Cancelled Cheque               |                       |           |
| 11553  | G D Garren & J A Collins       | Refund                | 101.75    |
| 11554  | M Harrison                     | Refund                | 138.53    |
| 11555  | Metropolitan Group-IMM         | Conference Exps       | 25.00     |
| 11556  | E W Miller & D Usher           | Refund                | 252.00    |
| 11557  | Michael Read                   | Refund                | 50.00     |
| 11558  | Mrs Sneezby                    | Refund                | 100.00    |
| 11559  | J & S Tourish Pty Ltd          | Refund                | 30.00     |
| 11560  | St George Building Society     | Salaries & Wages      | 400.20    |
| 11561  | Local Government Invest Serv   | Investments           | 260000.00 |
| 11562  | Adraw Pty Ltd                  | Plant Hire            | 40425.39  |
| 11563  | St George Building Society     | Investments           | 200000.00 |
| 11564/ |                                |                       |           |
| 11581  | Employees                      | Salaries & Wages      | 105810.56 |
| 11582  | Abax Contracting Pty Ltd       | Crushed Shale         | 6758.65   |
| 11583  | Abbott Tout Russell Kennedy    | Legal Fees            | 3528.30   |
| 11584  | Advance Eng & Safety Signs Pty | Signs                 | 3164.74   |
| 11585  | Alcatel Datakey                | Printing Equipment    | 4700.00   |
| 11586  | S B Austin                     | Legal Fees            | 15600.00  |
| 11587  | Bilpin Bus Company             | Bus Hire              | 260.00    |
| 11588  | Celgor Pty Ltd                 | Plant Hire            | 10170.00  |
| 11589  | Chrydark Security Pty Ltd      | Security              | 849.00    |
| 11590  | Commonwealth Banking Corp      | Loan Repayments       | 2737.61   |
| 11591  | Custom Graphics                | Stationery            | 204.00    |
| 11592  | Denning Constructions          | Contract Payment      | 13200.00  |
| 11593  | De Vries Concreting            | Plant Hire            | 20940.33  |
| 11594  | Ellis Tipper Hire              | Plant Hire            | 366.55    |
| 11595  | Energy Managers Association NS | Training Course       | 45.00     |
| 11596  | P & S Gatt Pty Ltd             | Construction Work     | 14570.00  |
| 11597  | Geoff Allen Electronics        | Communications        | 158.00    |
| 11598  | Gilbert & Roach                | Plant Service         | 18.76     |
| 11599  | G & J Horswell & Sons          | Waste Removal         | 31861.80  |
| 11600  | GKN Rentals                    | Hired Plant           | 1567.96   |
| 11601  | GVH Welding                    | Maintenance Bush Fire | 870.00    |

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

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

## General Purpose Committee - Finance - 28th July, 1992

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|       |                                |                           |           |
|-------|--------------------------------|---------------------------|-----------|
| 11494 | Evans, Webb Associates Pty Ltd | Consultants               | 125.00    |
| 11495 | G J Everingham                 | Mowing Contract           | 110.00    |
| 11496 | First State Computing          | Training                  | 185.00    |
| 11497 | L J Follington                 | Plant Hire                | 1260.00   |
| 11498 | G & J Horswell & Sons          | Recycling                 | 23438.99  |
| 11499 | GKN Rentals                    | Hired Plant               | 2612.00   |
| 11500 | K & S Griffis                  | Milk Supplies             | 26.84     |
| 11501 | Hawkesbury City Council        | Transfer                  | 312312.82 |
| 11502 | H'bury Power Tool Serv Centre  | Tools Supplies            | 25.00     |
| 11503 | H'bury City Cncl Petty Cash    | Petty Cash                | 410.90    |
| 11504 | Hawkesbury Valley Holden       | Plant Parts               | 338.82    |
| 11505 | Heritage Garage Doors          | Repair Roller Doors       | 45.00     |
| 11506 | Henley & Co Locksmiths         | Keys & Locks              | 117.00    |
| 11507 | Hire Power Pty Ltd             | Plant Hire                | 2711.00   |
| 11508 | Hi-Torque                      | Plant Repairs             | 1614.30   |
| 11509 | Hi Tech Brake & Clutch P/L     | Plant Parts               | 315.00    |
| 11510 | CSR Humes Pty Ltd              | Concrete Surrounds        | 1130.98   |
| 11511 | Intertech Drilling Servs P/L   | Plant Hire                | 1350.00   |
| 11512 | Jamie Burden                   | Contract Payment          | 3120.00   |
| 11513 | Just Juice                     | Fruit Juice Supplies      | 125.00    |
| 11514 | G C Laughton                   | Plant Hire                | 1515.75   |
| 11515 | Link Telecommunications        | Equipment and Service Fee | 810.00    |
| 11516 | D J & B C Lord                 | Plant Hire                | 2625.00   |
| 11517 | Lotos Concretors               | Contract Payment          | 2098.61   |
| 11518 | D Maher                        | Security Service          | 84.00     |
| 11519 | P W & L Mayor                  | Plant Hire                | 1898.25   |
| 11520 | W & G Miggins Sheet Metal      | Metal Supplies            | 120.00    |
| 11521 | Millipore Pty Ltd              | Filter                    | 263.00    |
| 11522 | Multilease Ltd                 | Computer Equip Lease      | 10187.55  |
| 11523 | National Australia Travel      | Conference Fees           | 70.00     |
| 11524 | R & C Olliver                  | Plant Hire                | 1957.44   |
| 11525 | O P S M                        | Compensation Claim        | 279.00    |
| 11526 | Prospect County Council        | Electricity               | 188.15    |
| 11527 | Public Auth Securities Trust   | Loan Repayment            | 2775.60   |
| 11528 | Public Works                   | Analysis                  | 6155.50   |
| 11529 | Quality Laminations            | Laminating Paper          | 300.00    |
| 11530 | Glen Rapson                    | Refund                    | 507.50    |
| 11531 | Rest Centre Coffee Shop        | Meeting Sustenance        | 101.50    |
| 11532 | Allan Rourke                   | Compensation Claim        | 29.23     |
| 11533 | Say It With Flowers            | Flowers                   | 36.00     |
| 11534 | M P Schultz Excavations        | Plant Hire                | 2789.98   |
| 11535 | Scott Bernays & Graham Lewis   | Painting                  | 2700.00   |
| 11536 | Dr R Stubbs                    | Compensation Claim        | 126.00    |
| 11537 | TL & MA Stokes                 | Milk Supplies             | 133.30    |
| 11538 | Stupsy Pty Ltd                 | Function Centre           | 1172.50   |
| 11539 | Sun Sing Restaurant            | Meeting Sustenance        | 300.00    |

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

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

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## General Purpose Committee - Finance - 28th July, 1992

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

ACCOUNTS PAIDGENERAL FUND

| CHQ    | PAYEE                          | DETAILS                    | AMOUNT    |
|--------|--------------------------------|----------------------------|-----------|
| 9707   | Cancelled Cheque               | See Warrant 3              | 1197.10-  |
| 11374  | Cancelled Cheque               | See Warrant 5              | 93.13-    |
| 11379  | The Treasury of NSW            | Investment                 | 700000.00 |
| 11380/ |                                |                            |           |
| 11397  | Employees                      | Salaries & Wages           | 104705.81 |
| 11398  | Alderman                       | Aldermanic Fees            | 371.28    |
| 11399  | Alderman                       | Aldermanic Fees            | 632.45    |
| 11400  | AAISH Limited                  | Parks Maintenance          | 3530.00   |
| 11401/ |                                |                            |           |
| 11410  | Aldermen                       | Aldermanic Fees            | 3322.15   |
| 11411  | Abax Contracting Pty Ltd       | Crushed Shale              | 50040.74  |
| 11412  | Abbott Tout Russell Kennedy    | Legal Fees                 | 3025.00   |
| 11413  | Allworth Constructions P/L     | Refund                     | 20.00     |
| 11414  | All West Building Services     | Buildings Mtce             | 430.00    |
| 11415  | Australian Taxation Office     | Prescribed Payments Tax    | 8984.00   |
| 11416  | Blaxlands Ridge Community Cent | Contribution               | 4575.00   |
| 11417  | G & G Boring Pty Ltd           | Contract Payment           | 57806.33  |
| 11418  | Bradshaw Waste Industries P/L  | Contract Payment           | 23262.55  |
| 11419  | PS & R Brown                   | Tiles                      | 550.00    |
| 11420  | Brite Solutions Pty Ltd        | Building Maintenance       | 4439.50   |
| 11421  | Canon Australia Pty Ltd        | Copier Charges             | 147.61    |
| 11422  | Caltex Oil Australia Pty Ltd   | Fuel Supplies              | 10893.24  |
| 11423  | Camlec                         | Electrical Repairs         | 2499.50   |
| 11424  | D&J Christou Constuction P/L   | Notice Board               | 116.00    |
| 11425  | C I G Gases                    | Cylinder Rental & Supplies | 132.20    |
| 11426  | Comet Overnight Transport      | Freight                    | 40.47     |
| 11427/ |                                |                            |           |
| 11486  | Day Care Mothers               | Day Care Fees              | 27454.66  |
| 11487  | State Authorities Super Board  | Wage Deductions            | 88577.55  |
| 11488  | Dr L Degotardi                 | Immunisation               | 156.10    |
| 11489  | De Vries Concreting            | Plant Hire/Concreting      | 34169.35  |
| 11490  | Roger E Dohnt & Associates Pty | Professional Fees          | 414.00    |
| 11491  | Duffy's Corner                 | Fuel Supplies              | 70.30     |
| 11492  | Joe Dunn                       | Demolition                 | 730.00    |
| 11493  | Ellis Tipper Hire              | Plant Hire                 | 1987.16   |

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

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

# **1. CASH EXPENDITURE WARRANT Nº 6/1992**

## **SUMMARY - Accounts Paid**

|                        |        |   |        |               |
|------------------------|--------|---|--------|---------------|
| General Fund Nos.      | 11379  | - | 12000  | 7,246,566.56  |
| Trust Fund Nos.        | 876    | - | 914    | 1,287,676.74  |
| FID General Fund       | 469174 | - | 469183 | 704,682.17    |
| 98P General Fund       | 37061  | - | 37063  | 4,392,765.88  |
| 98P Bank Trust Fund    | 425433 | - | 425434 | 1,410,000.00  |
| FID Account Trust Fund | 25419  | - | -      | 497,921.24    |
|                        |        |   |        | <hr/>         |
|                        |        |   |        | 15,539,612.59 |
|                        |        |   |        | <hr/>         |

## **CERTIFICATE BY CLERK**

This Warrant, a copy of which was submitted to each member of the Council on 23rd July 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 \$15,539,612.59 (fifteen million five hundred and thirty nine thousand six hundred and twelve dollars and fifty nine cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 28th July 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 6 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 28th July, 1992.

.....  
Mayor

.....  
Town Clerk/General Manager

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

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Town Clerk/General Manager

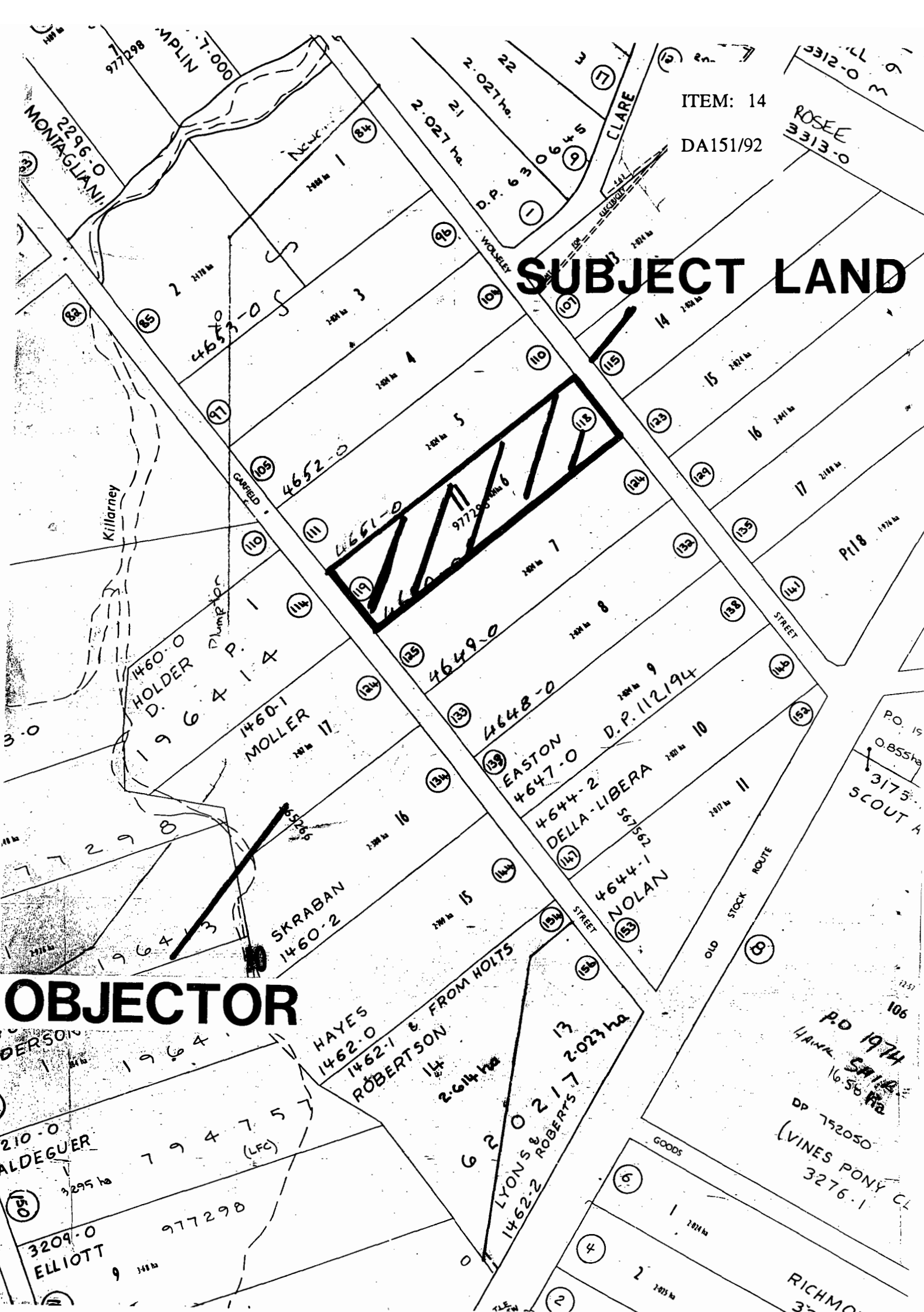
Chairman

## **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**





ITEM: 14

DA151/92

**SUBJECT LAND**

**OBJECTOR**

10.21 ha  
(ex RD)

ITEM: 12.

DA166/92

2-6

9 3 8 0 0 3

RESERVED ELEMENT FOR ELEC. PURP. 9W

# SUBJECT LAND

Pt 3  
19.94 ha  
530

1 4.394 ha  
2 4.1 ha  
3 4.5 ha  
4 3.766 ha

5 3.153 ha  
PASUK  
11460-1-8-0

6 2.429 ha  
11460-0  
PICKWORTH  
D.E. 3.048WZ VAR.

7 2.833 ha  
11459-0-3-0  
MOLE

2

1

1

1

3

3

D. P. 246945

1 2.023 ha  
11329-9-2-1  
DEITZ

2530

Pt 3

4.405

4.108 ha

4.508 ha

3.766 ha

11461-0  
COLINGS

11329-9-3  
561177

2.023 ha

2.023 ha

11329-6  
COOPER

10.12 ha

8 2024 ha

11329-11-8-0  
JOHNSTON

110001-08101-6  
WINDRESS

110001-08041-9  
WOLDHUIS

10.12 ha

10001-0800-7  
PRABHAKER

## COLLECTORS

5(a)  
CHURCH

7(d1)

SCHOOL

5(a)

(291)

7(d1)

PITT TOWN  
PUBLIC SCHOOL

BUCKINGHAM

STREET

5(a)  
CHURCH

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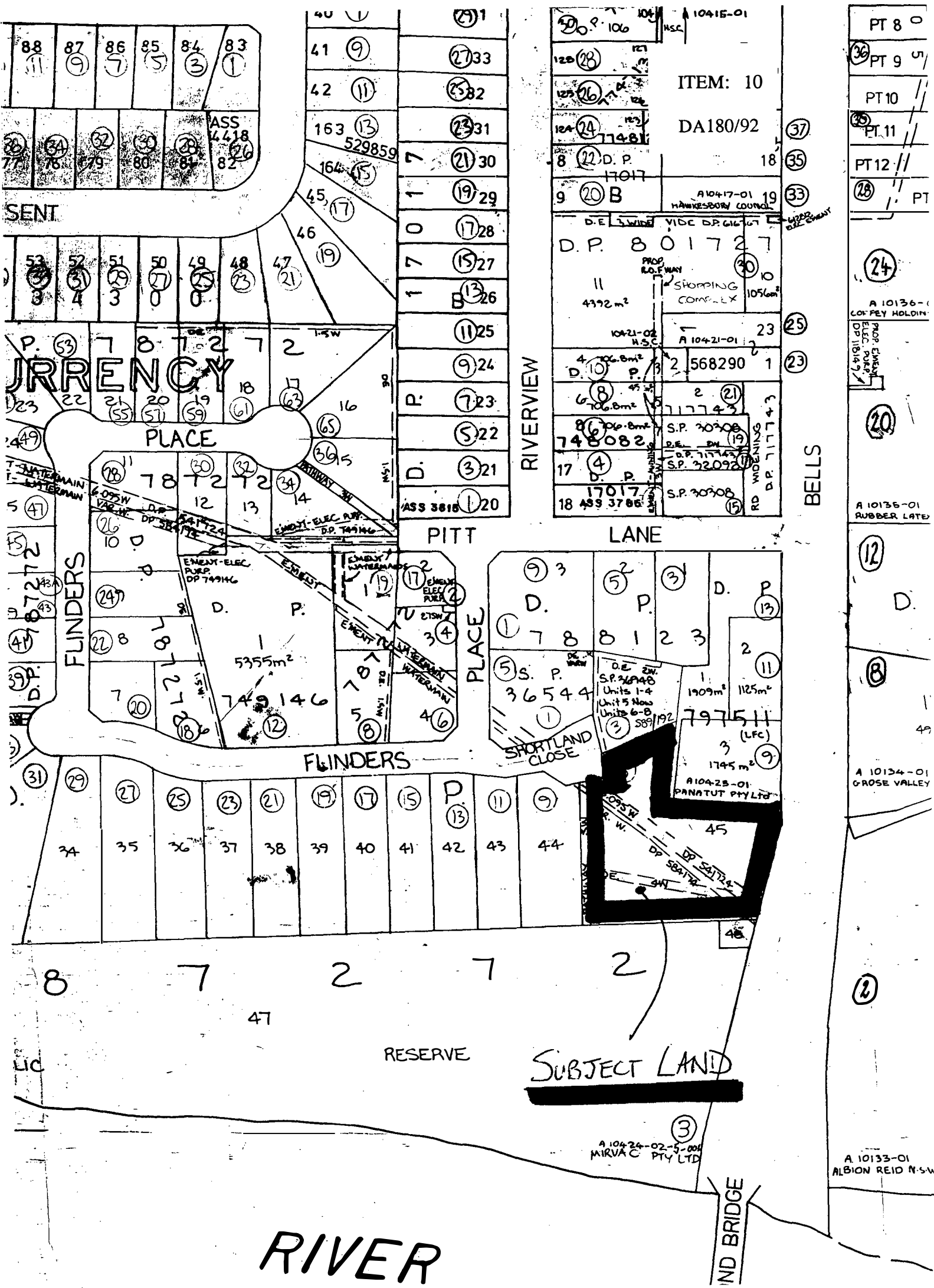
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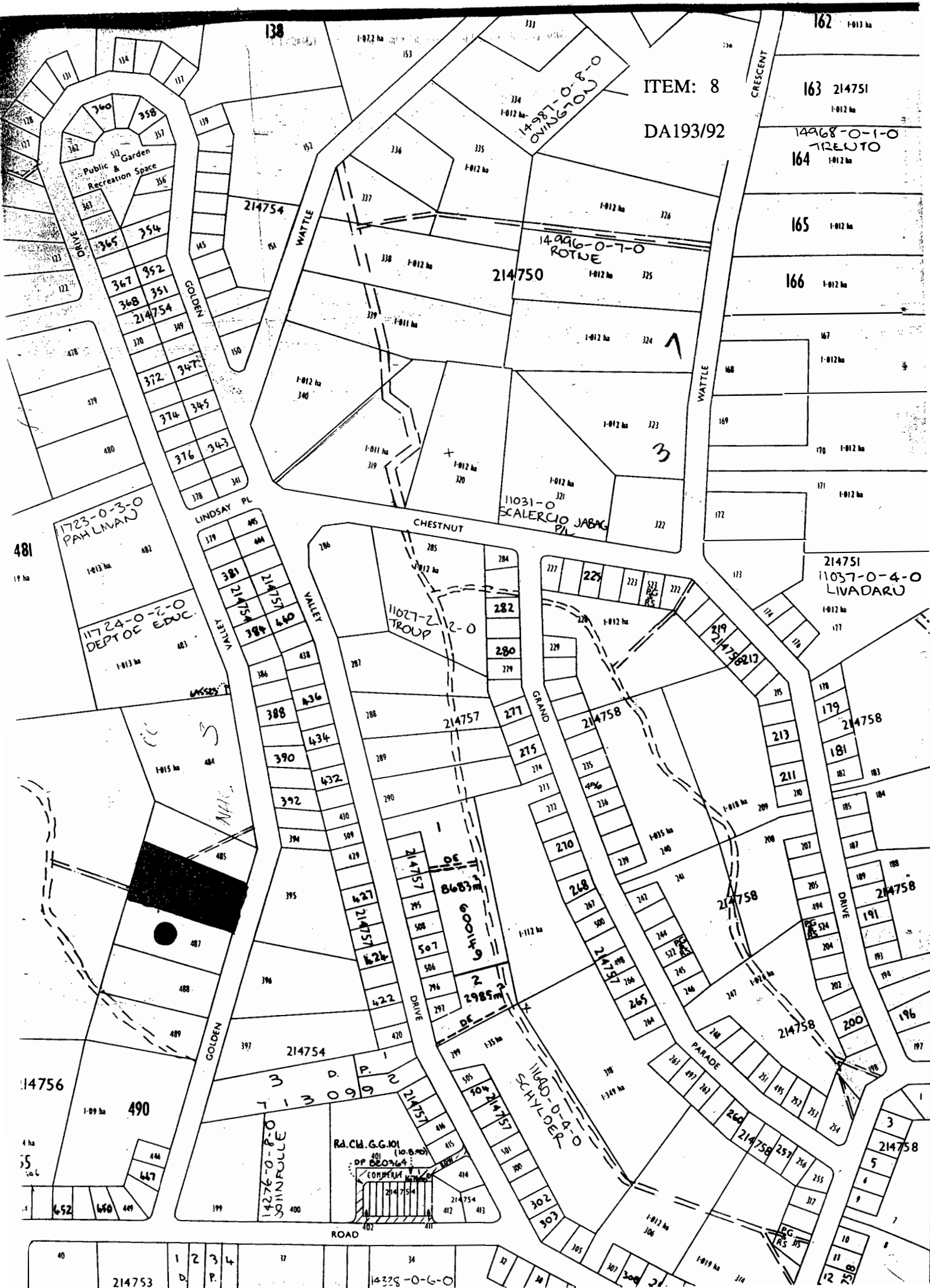
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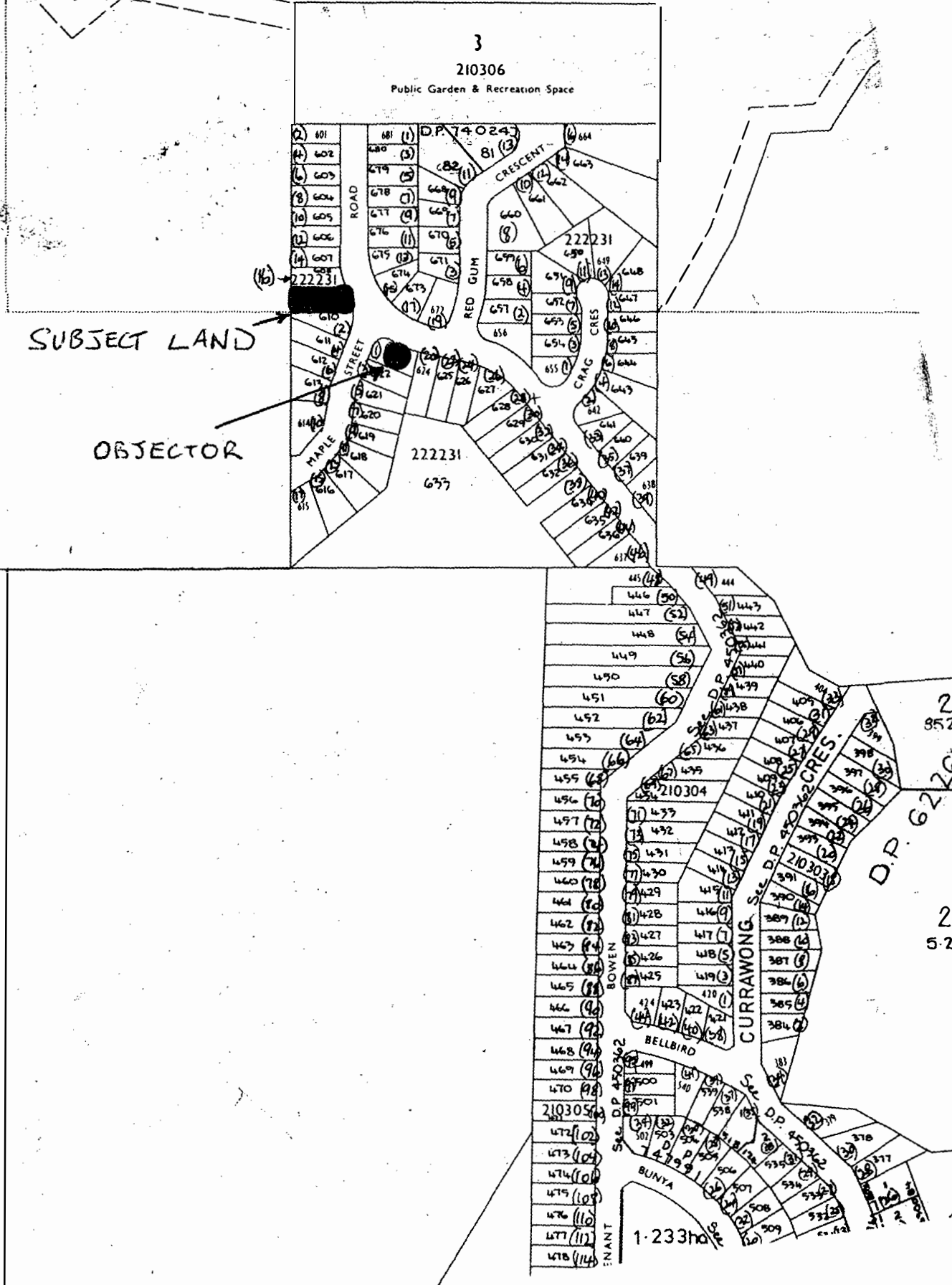
ITEM: 7

Reserve DA165/92 recreation

41

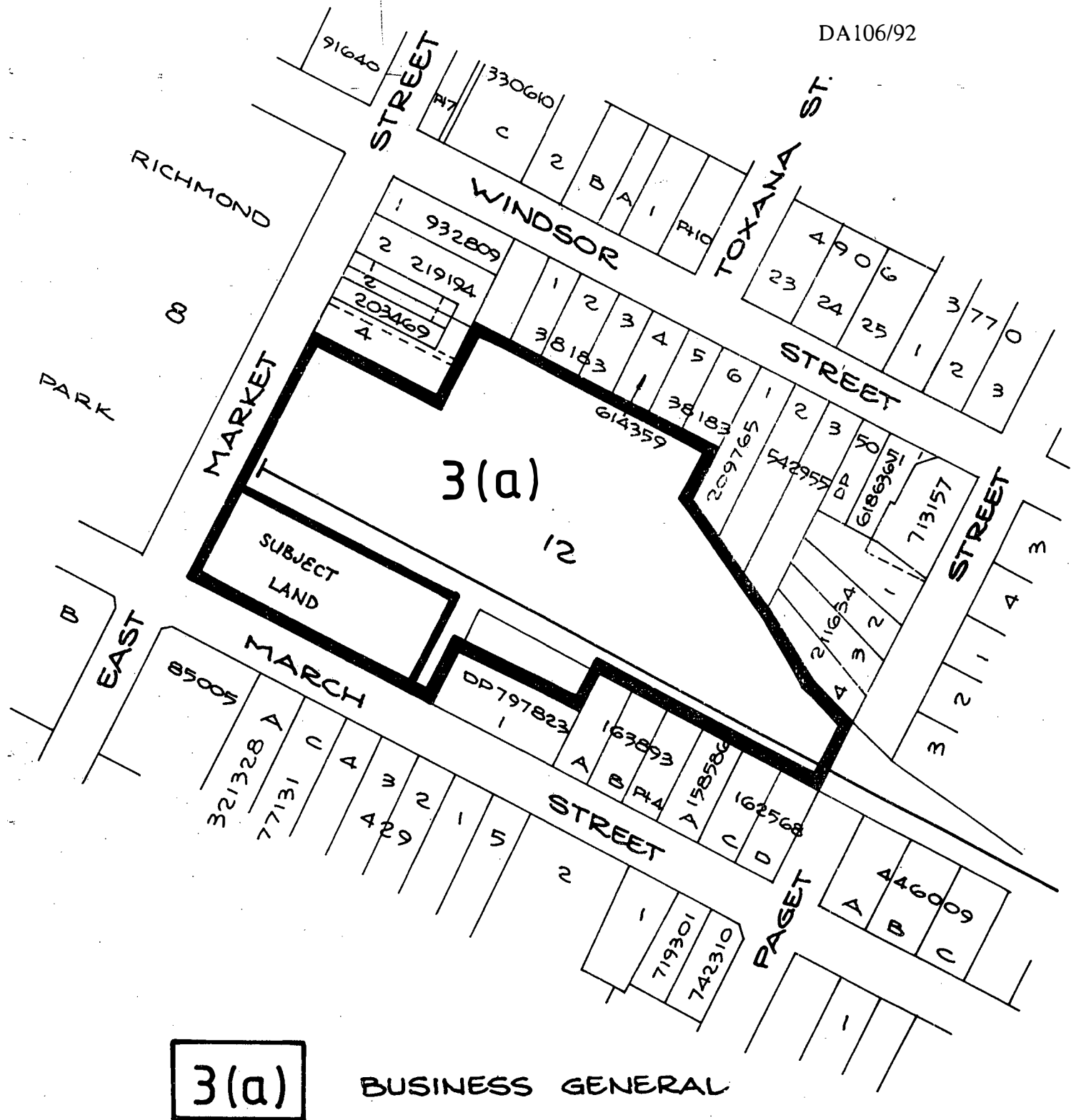
91.15 ha.

DP 751649



ITEM: 6

DA106/92



3(a)

BUSINESS GENERAL

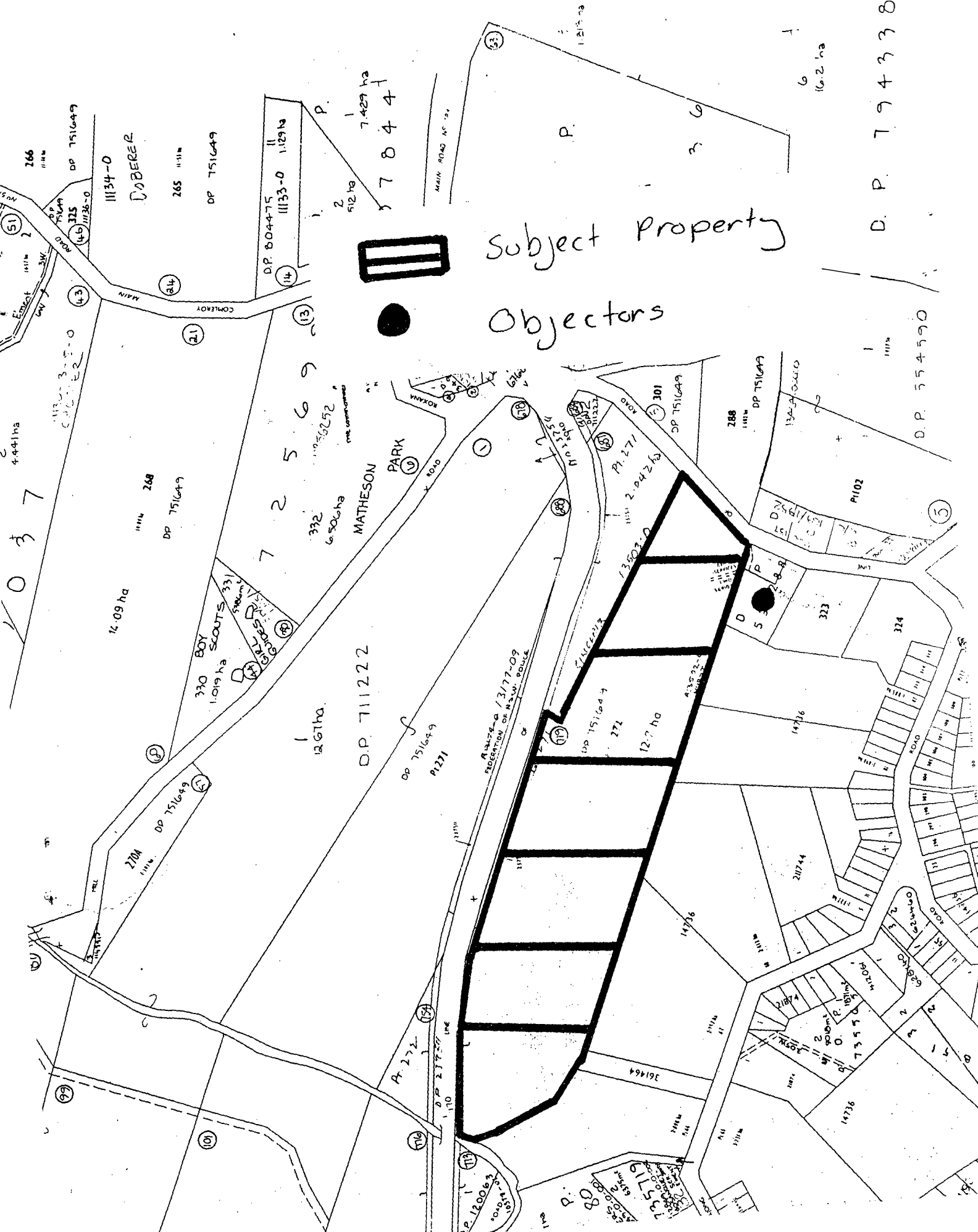


DA189/92

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Subject Property  
Objectors



ITEM: 4

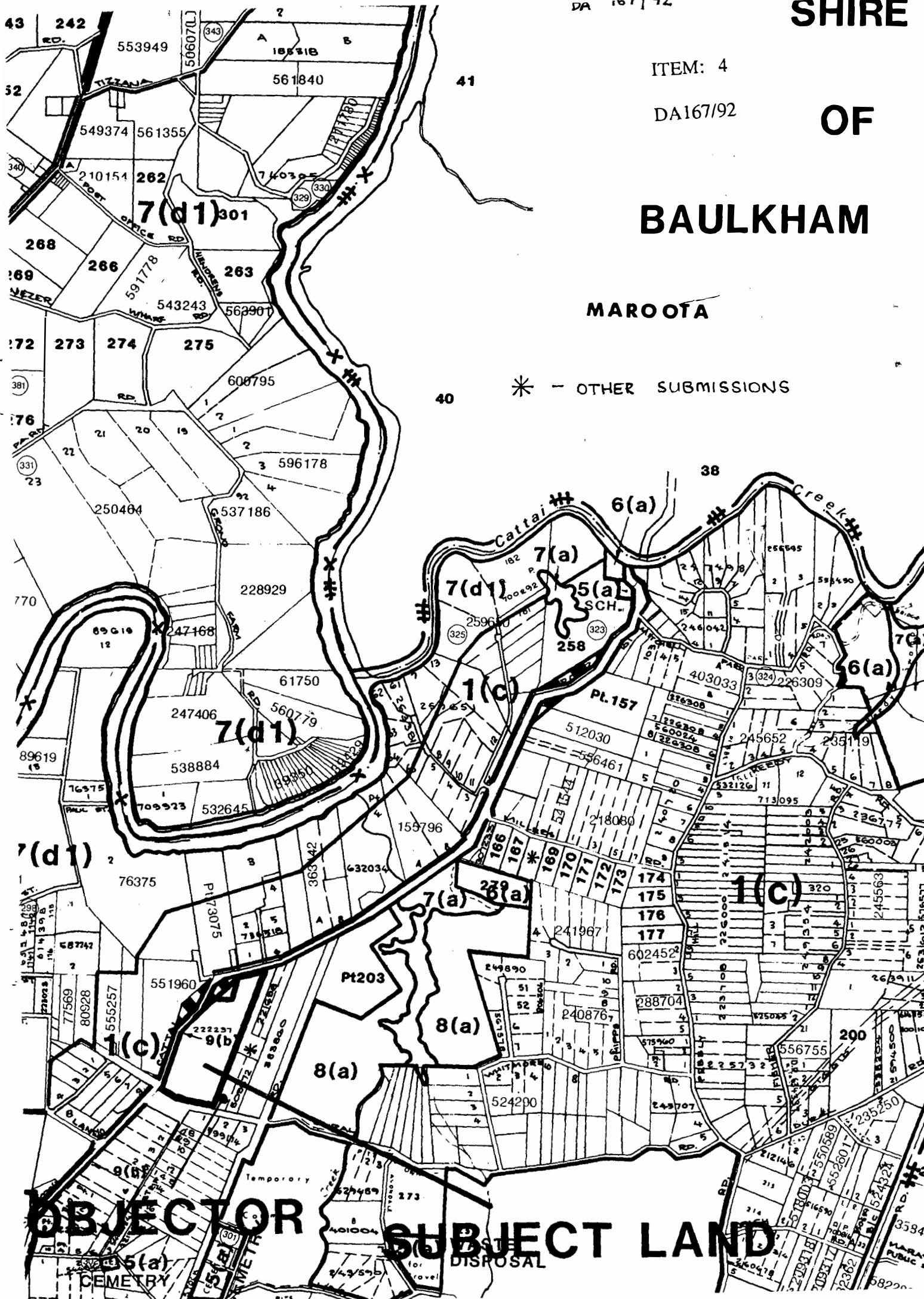
DA167/92

OF

BAULKHAM

MAROOTA

\* - OTHER SUBMISSIONS



OBJECTOR

SUBJECT LAND

DISPOSAL



ITEM: 3  
DA132/92  
P 252

MAIN ROAD NO 135

P. R.

ROAD

LONG ST

DOUGLAS

THOMPSON

CATCHPOLE

AVENUE

AVENUE

HOLBORROW

TARRAGEN

AVENUE

BELL ST

VALDER

CLARKE

CORNWELL

ATKINS  
RUTHERGLEN

## Subject site  
● Objector

1232-0  
KITCHENE  
1231-0  
WA  
+  
1230-  
WALLIS

ITEM: 2

DA142/92

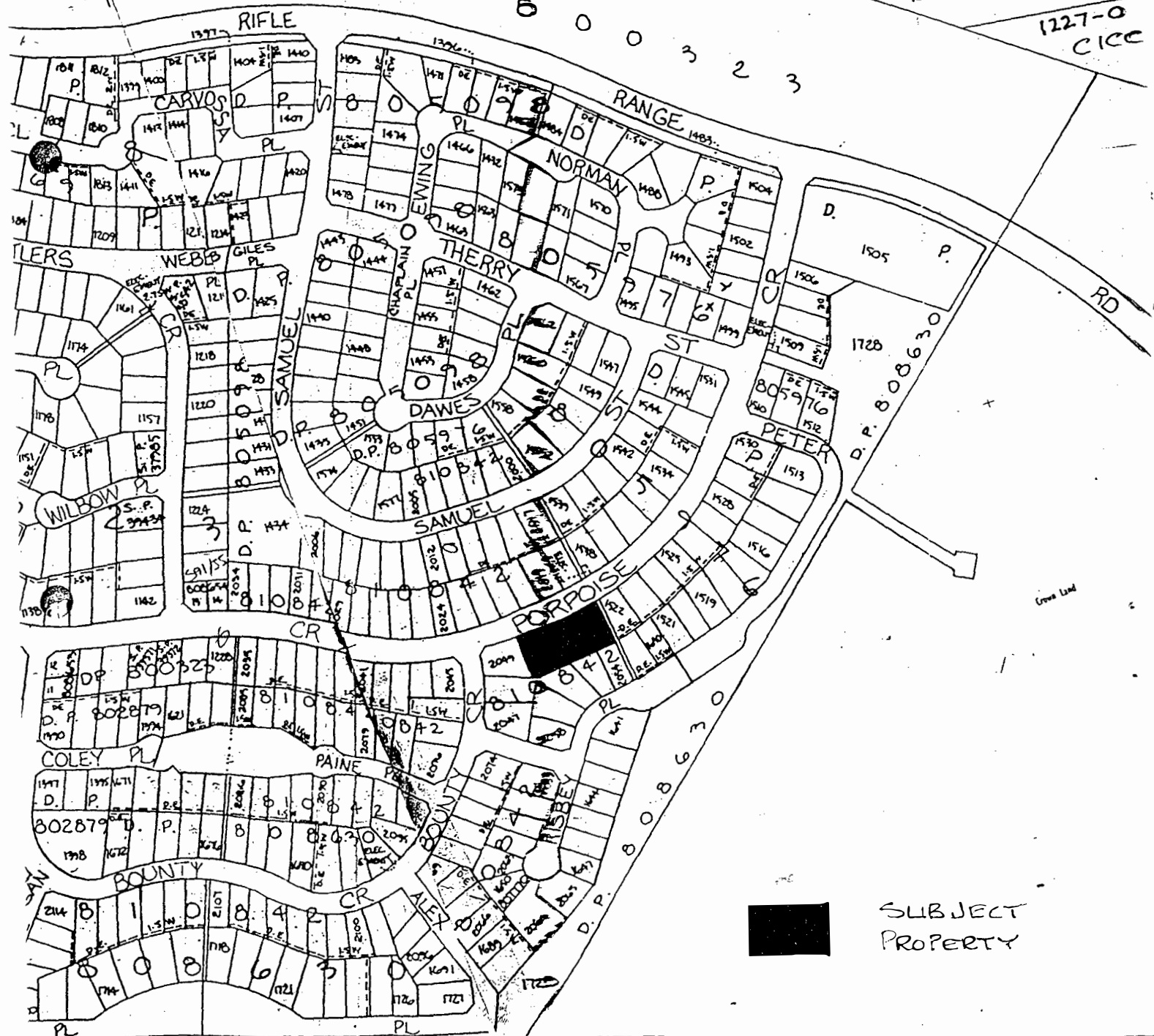
SA68/92

1229-0  
STERNARAS

1228-0  
BASILE

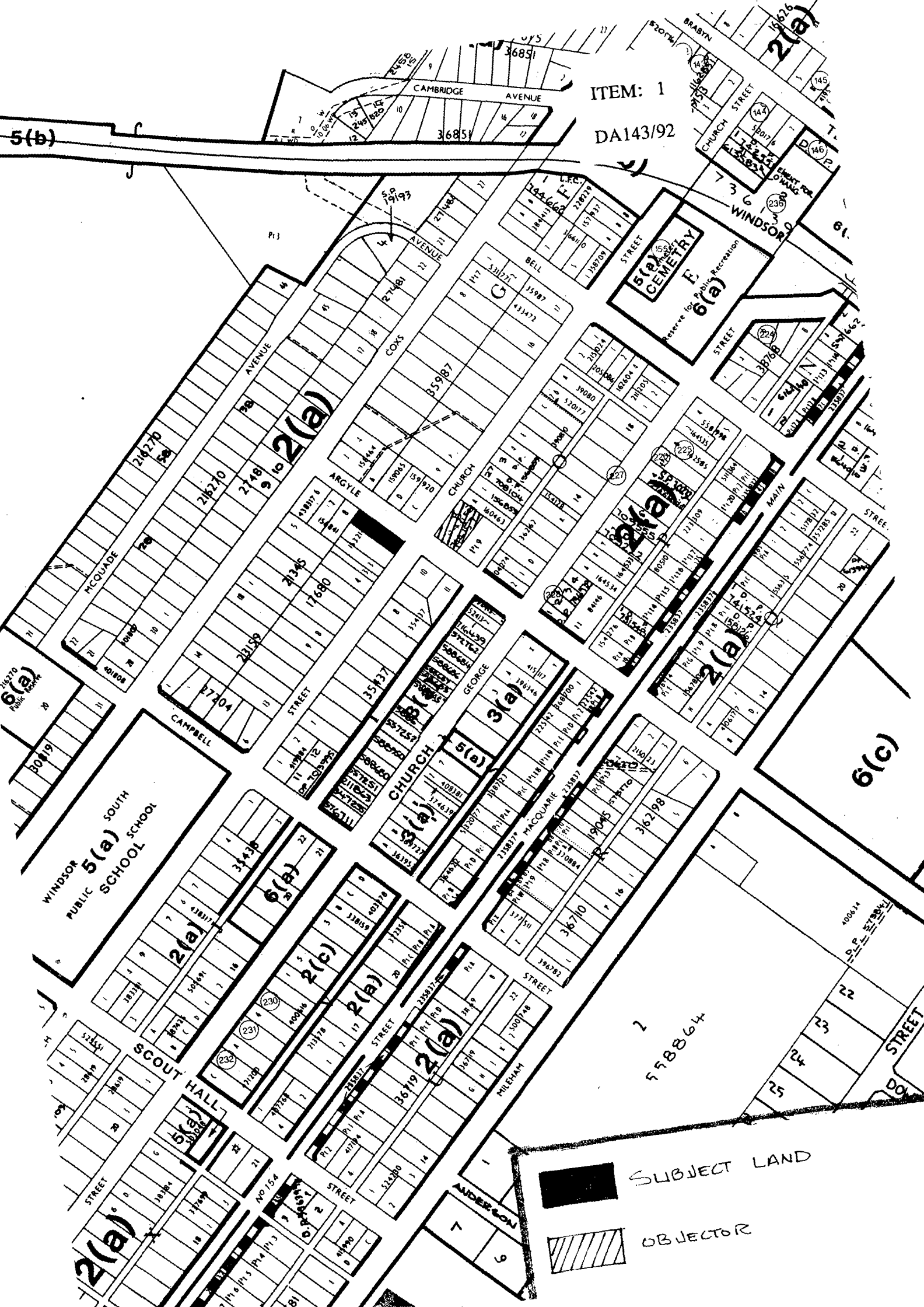
1227-0  
CICE

1252  
D. P.  
11.43 ha



5(b)

ITEM: 1  
DA143/92



SUBJECT LAND

OBJECTOR

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

At its Ordinary meeting of 11th February, 1992, Council approved an application to erect two separate buildings on the subject land, located on the north eastern corner of Windsor Road and Rose Street, Wilberforce. One of the buildings is proposed to be used as a dwelling and the other as professional chambers for an auctioneer/valuer/real estate agent.

Condition 20 of the consent stated that:-

"20. The applicant is to formally relinquish his consent for professional chambers on Lot 2 DP 709165."

Lot 2 is on the south eastern corner of Windsor Road and Rose Street.

The applicant has now made the following submission:

*"There are many legal uses for my sites, professional rooms being one of those.*

*I agreed not to operate real estate/auctioneer/valuation rooms from both corners at consecutive times. To ask any more of me is unjust, as these properties have legal uses which nobody can deny.*

*It is on that basis [therefore] that I request condition 20 to be amended to include the words professional rooms for auctioneer/valuer/real estate agent ..."*

The consent issued for Lot 2 DP 709165 is for "Professional Chambers - Auctioneer/Valuer/Real Estate Agent". Whilst professional chambers are certainly a permissible use of the site, with Council's consent, it is considered that given the wording of the above approval, any other proposal for professional use (e.g. accountant, doctor, etc.) will require the submission of a further development application.

Accordingly, no objection is seen to amending Condition 20 of Council's Consent No.324/91 to include the words "auctioneer/valuer/real estate agent".

✓ IT IS RECOMMENDED THAT Condition 20 of Council's Consent 324/91 be amended to read as follows:

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

General Purpose Committee - Planning and Development - 28/7/92

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Previous Council Resolution

At its meeting of 14th April, 1992, Council resolved "that the applicant be advised that Council has serious reservations about this proposal in terms of traffic generation, lack of flood free access, water supply, sewerage, potential air pollution and inadequate hospital facilities.

There are still reservations about a number of these issues, however, they could be more adequately covered in an independent environmental study commissioned by Council as part of the rezoning process.

Summary

Council should decide whether it supports the proposal in principle or not. Should it not support the proposal in principle, then it should resolve to not prepare a draft local environmental plan and, whilst there is not required to be a reason given, such a resolution would be consistent with Council's policy insofar as development of its rural lands.

Should Council support the proposal in principle, it should realise that such will entail expenditure of a considerable amount by the applicant, probably in the order of \$250,000, even after which there is no guarantee of further support by Council.

Notwithstanding Council's policy, the size of the subject land is not of the "norm" in the locality and because of its size has obvious development potential irrespective of the zoning.

Whilst under current legislation the proposal requires a rezoning, it has been mooted that there will be a change in the Environmental Planning & Assessment Act to enable the Minister for Planning to take significant applications out of Councils' hands and determine them without the necessity for a rezoning. It is not known whether this amending legislation will be enacted, however, it would appear that the proposal would be one that would fall within a classification of determination by the Minister should it be enacted. The applicant has indicated that it would be his intention, subject to the legislation, to press for such a determination.

Although the proposal has considerable merit, it is inconsistent with both Council policy and State Government policy at this time.

IT IS RECOMMENDED THAT Council advise the applicant that it is not prepared at this time to prepare a draft local environmental plan to rezone the site to permit the development.



## General Purpose Committee - Finance - 28th July, 1992

|        |                                |                      |           |
|--------|--------------------------------|----------------------|-----------|
| 11803  | Su-Bret                        | Plaques              | 577.40    |
| 11804  | Sydney Bearing Supplies        | Plant Parts          | 49.95     |
| 11805  | Telecom Australia              | Telephone Account    | 38.88     |
| 11806  | Telecom Australia              | Telephone Account    | 2480.88   |
| 11807  | Texel Pty Limited              | Air Conditioner Mtce | 743.28    |
| 11808  | Thomas Power Tools             | Plant Repairs        | 129.00    |
| 11809  | Ty-Bach Builders               | Contract Payment     | 25020.00  |
| 11810  | Water Board                    | Water                | 3815.87   |
| 11811  | Watson and Crane               | Plumbing Supplies    | 539.91    |
| 11812  | Welvin Mowers                  | Plant Repairs        | 1469.60   |
| 11813  | Wentworth Area Health Service  | Publication          | 330.00    |
| 11814  | Windsor Court House            | Summons Fees         | 160.00    |
| 11815  | Windsor Auto Spares            | Plant Parts          | 17.68     |
| 11816  | Windsor Toyota                 | Plant Parts          | 133.09    |
| 11817  | Winford Motors Pty Ltd         | Plant Repairs        | 153.85    |
| 11818  | Sister D Withell               | Immunisation         | 62.20     |
| 11819  | Wormleaton Earthmoving Pty Ltd | Plant Hire           | 3060.00   |
| 11820  | Dr K Y Wu                      | Compensation Claim   | 42.00     |
| 11821  | Your Holiday Advertiser        | Advertising          | 130.00    |
| 11822  | John Charlton & Co P/L         | Refund               | 98.88     |
| 11823  | R J Christofferson             | Refund               | 45.60     |
| 11824  | W J Cram                       | Refund               | 415.72    |
| 11825  | Christian Youth Council        | Refund               | 100.00    |
| 11826  | Warren Day                     | Reimbursement        | 255.21    |
| 11827  | J W & J Devries                | Refund               | 189.00    |
| 11828  | D L & S B Howes                | Refund               | 95.12     |
| 11829  | Simon Matthews                 | Compensation Claim   | 15.70     |
| 11830  | NSW Local Gov Public Rel Assoc | Training             | 240.00    |
| 11831  | Ola Kala Pty Ltd               | Refund               | 89.00     |
| 11832  | R Shead & R Osborne            | Refund               | 334.00    |
| 11833  | State One Constructions        | Refund               | 49.36     |
| 11834  | D R & N M Tolson               | Refund               | 100.00    |
| 11835  | Stupsy Pty Ltd                 | Mayoral Ball Exps    | 6000.00   |
| 11836  | State Bank                     | Investment           | 591859.26 |
| 11837  | Cancelled Cheque               |                      |           |
| 11838/ |                                |                      |           |
| 11857  | Employees                      | Salaries & Wages     | 103643.35 |
| 11858  | Abbott Tout Russell Kennedy    | Legal Fees           | 11379.75  |
| 11859  | Keith Ainsworth Pty Ltd        | Books                | 1427.10   |
| 11860  | Alcatel Datakey                | Copier Charges       | 39.60     |
| 11861  | Angus & Robertson              | Books                | 41.52     |
| 11862  | Australian Large Print Pty Ltd | Books                | 30.00     |
| 11863  | CSIRO Collector of Moneys      | Software             | 100.00    |
| 11864  | Australian Consumers Associati | Books                | 111.70    |
| 11865  | Greg Bailey                    | Contract Payment     | 906.22    |
| 11866  | Barron & Pope Pty Ltd          | Contract Payment     | 12312.85  |

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

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

## General Purpose Committee - Finance - 28th July, 1992

|        |                                |                            |            |
|--------|--------------------------------|----------------------------|------------|
| 11867  | James Bennett Library Service  | Books                      | 133.43     |
| 11868  | Book Supplies Pty Ltd          | Books                      | 694.41     |
| 11869  | BP Kurmond                     | Fuel Supplies              | 988.11     |
| 11870  | Bridge Bookshop                | Books                      | 80.30      |
| 11871  | Brisen Holdings Pty Ltd        | Contract Payment           | 1281.18    |
| 11872  | Butterworths Pty Ltd           | Subscriptions              | 39.00      |
| 11873  | Buttsworth Contracting         | Contract Payment           | 1523.49    |
| 11874  | Cambridge University Press     | Books                      | 179.84     |
| 11875  | Commonwealth Banking Corp      | Loan Repayments            | 1746141.09 |
| 11876  | Cancelled Cheque               |                            | .00        |
| 11877  | Cancelled Cheque               |                            | .00        |
| 11878  | Cancelled Cheque               |                            | .00        |
| 11879  | Cancelled Cheque               |                            | .00        |
| 11880  | R A Cole T Planning P/L        | Professional Fees          | 2580.00    |
| 11881  | L J Cullen Bookbinders         | Binding Minutes            | 136.25     |
| 11882/ |                                |                            |            |
| 11897  | Employees                      | Wage Deductions            | 173152.23  |
| 11898  | Department of Planning         | Sydney Region Development  | 44066.25   |
| 11899  | Department of Local Government | Licence Fees-Caravan Parks | 1933.20    |
| 11900  | Diverse Computer Systems       | Computer Systems Supps     | 46.00      |
| 11901  | Ellis Tipper Hire              | Plant Hire                 | 1503.14    |
| 11902  | C J & E M England Pty Ltd      | Child Care Equipment       | 313.40     |
| 11903  | L J Follington                 | Plant Hire                 | 1470.50    |
| 11904  | R Gavin                        | Siren Systems Install      | 1369.67    |
| 11905  | Genasys II Pty Ltd             | Computer Software          | 9747.42    |
| 11906  | Peter Gibbs                    | Contract Payment           | 906.22     |
| 11907  | G & J Horswell & Sons          | Waste Removal              | 31884.46   |
| 11908  | Max Glanville                  | Electrical Supplies        | 2088.00    |
| 11909  | G M McCully                    | Reimbursement              | 535.38     |
| 11910  | Barry Gore                     | Carpentry Work             | 1895.00    |
| 11911  | Gould Books                    | Books                      | 76.70      |
| 11912  | Alan Greentree                 | Contract Payment           | 21201.27   |
| 11913  | Gresham Silver Trust Account   | Management Fees            | 491.94     |
| 11914  | Hawkesbury City Council        | Transfer                   | 1441.35    |
| 11915  | Hawkesbury City Council        | Transfer                   | 120.00     |
| 11916  | Hear A Book Service            | Books                      | 451.80     |
| 11917  | B Hepper Pty Ltd               | Stationery                 | 39.40      |
| 11918  | H Hire                         | Plant Hire                 | 1003.75    |
| 11919  | Hire Power Pty Ltd             | Plant Hire                 | 1712.00    |
| 11920  | H P Plumbing Supplies Pty Ltd  | Hardware                   | 1777.68    |
| 11921  | Intertech Drilling Servs P/L   | Plant Hire                 | 450.00     |
| 11922  | P & S Inman                    | Heritage Assistance        | 1000.00    |
| 11923  | Information Australia          | Books                      | 132.95     |
| 11924  | Dr Byram Irani                 | Compensation Claim         | 104.00     |
| 11925  | Jonesy's Wheel Alignment       | Plant Repair               | 60.00      |
| 11926  | Kinhills Engineers Pty Ltd     | Reports                    | 110.95     |

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## General Purpose Committee - Finance - 28th July, 1992

|       |                                |                         |          |
|-------|--------------------------------|-------------------------|----------|
| 11927 | KSB Ajax Pumps Pty Ltd         | Pumps                   | 34.30    |
| 11928 | G C Laughton                   | Plant Hire              | 990.50   |
| 11929 | Land & Information Centre      | Topographic Data        | 22950.00 |
| 11930 | D & L Lavender                 | Plant Hire              | 192.00   |
| 11931 | The Land Newspaper             | Advertising             | 148.50   |
| 11932 | Local Government Assoc NSW     | Subscription            | 840.00   |
| 11933 | D J & B C Lord                 | Plant Hire              | 2512.50  |
| 11934 | P W & L Mayor                  | Plant Hire              | 3128.00  |
| 11935 | McKenzie Land Planning Service | Planning Services       | 4091.76  |
| 11936 | Metal Recyclers Pty Ltd        | Remove Cars             | 150.00   |
| 11937 | Monaghans Timber & Bld Supply  | Timber & Hardware       | 1217.99  |
| 11938 | R B Monaghan                   | Plant Hire              | 2179.04  |
| 11939 | M & S Books                    | Books                   | 516.10   |
| 11940 | National Australia Bank        | Loan Repayment          | 13358.33 |
| 11941 | Newports Nurseries             | Plants                  | 290.40   |
| 11942 | NSW Fire Brigades              | Contribution            | 5781.00  |
| 11943 | Ogden Concrete Contractors     | Concreting              | 4644.00  |
| 11944 | Omni Technology                | Software Support        | 1395.00  |
| 11945 | E & L Palmer                   | Contract Payment        | 2531.78  |
| 11946 | Dick Petrikas                  | Contract Payment        | 2819.70  |
| 11947 | Edwin H Pigott Pty Ltd         | Signs                   | 214.60   |
| 11948 | Pioneer Asphalts Pty Ltd       | Asphalt                 | 62242.89 |
| 11949 | Pioneer Concrete               | Concrete                | 1525.00  |
| 11950 | Portland Timber Co Pty Ltd     | Timber Supplies         | 30.00    |
| 11951 | Polivac International          | Cleaning Materials      | 868.30   |
| 11952 | Ready Rain Watering            | Irrigation              | 12449.00 |
| 11953 | Rest Centre Coffee Shop        | Meeting Sustenance      | 60.90    |
| 11954 | Roads & Traffic Authority      | Registration            | 30.00    |
| 11955 | Robank Farm Supplies Pty Ltd   | APV Animal Food         | 1223.60  |
| 11956 | J & M Romano                   | Contract Payment        | 7952.37  |
| 11957 | M P Schultz Excavations        | Plant Hire              | 265.40   |
| 11958 | Scotts Road Sealing Service    | Roadworks               | 29384.18 |
| 11959 | S & M Supply Company Pty Ltd   | Stationery              | 40.50    |
| 11960 | Smorgon Plastics Recyclers     | Parks & Gardens Mtce    | 360.00   |
| 11961 | South Windsor Pharmacy         | Photo Development       | 252.00   |
| 11962 | Spraypave Pty Ltd              | Roadworks               | 732.64   |
| 11963 | S & S Wholesale Pty Ltd        | Child Care Equipment    | 157.12   |
| 11964 | Standards Australia            | Publication             | 340.00   |
| 11965 | State Library of NSW           | Library Network Charge  | 31.95    |
| 11966 | Stupsy Pty Ltd                 | Function Centre         | 3246.90  |
| 11967 | Telecom Australia              | Telephone Account       | 56.73    |
| 11968 | Technical Repair Services      | Repair Office Equipment | 75.00    |
| 11969 | This Month Publications Pty Lt | Advertising             | 50.00    |
| 11970 | Tower (Aust) Pty Ltd           | Stationery              | 104.10   |
| 11971 | Tourism Marketing & Investment | Local Tourism Plan      | 10000.00 |
| 11972 | John R Turk & Sons             | Treatment Works Parts   | 437.00   |

THIS IS PAGE TEN (10) OF SCHEDULE NO. ONE (1)

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

## General Purpose Committee - Finance - 28th July, 1992

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|              |                                |                            |                  |
|--------------|--------------------------------|----------------------------|------------------|
| 11973        | University Co-Op Bookshop Ltd  | Books                      | 12.71            |
| 11974        | V I P Home Services            | Mowing Contract            | 95.00            |
| 11975        | Waddell Earthmoving            | Plant Hire                 | 6973.75          |
| 11976        | Western Air Cleaner Services   | Plant Parts                | 614.08           |
| 11977        | West City Holden               | Purchase of Vehicle        | 3092.00          |
| 11978        | Mrs J Williams                 | Meeting Sustenance         | 298.50           |
| 11979        | Windsor Exhaust Centre         | Plant Parts                | 234.00           |
| 11980        | Winford Motors Pty Ltd         | Plant Repairs              | 3328.00          |
| 11981        | Wisemans Ferry Auto & Electric | Plant Repairs              | 565.00           |
| 11982        | World Book (Aust)              | Books                      | 36.95            |
| 11983        | Wormleaton Earthmoving Pty Ltd | Plant Hire                 | 4560.00          |
| 11984        | Write Line                     | Computer & W/Proc Supp     | 166.38           |
| 11985        | WSROC Group Apprentices        | WSROC Wages                | 2612.93          |
| 11986        | York Tree Nursery              | Trees                      | 80.00            |
| 11987        | Berala Pastoral Co Ltd         | Refund                     | 237.00           |
| 11988        | Caltex Oil (Aust) P/L          | Refund                     | 950.00           |
| 11989        | Capital Commercial Pty Ltd     | Refund                     | 597.00           |
| 11990        | M & E Frasca                   | Refund                     | 159.00           |
| 11991        | Hyams Investments P/L          | Refund                     | 209.00           |
| 11992        | J B Lockrey                    | Refund                     | 167.00           |
| 11993        | 1992 L/Govt Assoc Conference   | 1992 LGA Conference        | 3716.00          |
| 11994        | W J & G O Packer               | Refund                     | 180.00           |
| 11995        | S J & P L Stewart              | Refund                     | 138.68           |
| 11996        | Water Board Library & Info Ser | Photocopies                | 75.20            |
| 11997        | S S Webb                       | Refund                     | 152.00           |
| 11998        | K Wu & T Lwyn                  | H'bury Heritage Assistance | 1000.00          |
| 11999        | Watchband                      | 1992 Mayoral Ball Exps     | 1000.00          |
| 12000        | The Treasury of NSW            | Investment                 | 500000.00        |
| General Fund |                                |                            | TOTAL 7246566.56 |

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THIS IS PAGE ELEVEN (11) OF SCHEDULE NO. ONE (1)

## General Purpose Committee - Finance - 28th July, 1992

ACCOUNTS PAIDTRUST FUND

| CHQ | PAYEE                         | DETAILS                   | AMOUNT    |
|-----|-------------------------------|---------------------------|-----------|
| 812 | Cancelled Cheque              | See Warrant 5             | 200.00-   |
| 876 | Walsh Allen & Movey P/L       | Refund                    | 500.00    |
| 877 | Hawkesbury City Council       | Transfer                  | 109302.26 |
| 878 | A N Cox                       | Refund                    | 50.00     |
| 879 | G & I Fox                     | Refund                    | 500.00    |
| 880 | A Greuter                     | Refund                    | 100.00    |
| 881 | E M Harman                    | Refund                    | 100.00    |
| 882 | Hawkesbury Aquatic Centre P/L | Refund                    | 500.00    |
| 883 | P Morgan                      | Refund                    | 75.00     |
| 884 | Maggie Tabberer               | Refund                    | 100.00    |
| 885 | St George Building Society    | Investments               | 300000.00 |
| 886 | G & G Boring Pty Ltd          | Refund                    | 9406.61   |
| 887 | Hawkesbury City Council       | Transfer                  | 600.00    |
| 888 | Hawkesbury Race Club          | Refund                    | 1400.00   |
| 889 | Permutit-Boby Australia P/L   | Refund                    | 775.90    |
| 890 | Garry Amos                    | Refund                    | 230.00    |
| 891 | Atinon Pty Ltd                | Refund                    | 200.00    |
| 892 | R & L Back                    | Refund                    | 230.00    |
| 893 | R & J Bourke                  | Refund                    | 230.00    |
| 894 | Bush Haven Pools              | Refund                    | 115.00    |
| 895 | DJ & SA Byron                 | Refund                    | 230.00    |
| 896 | Christian Youth Council       | Refund                    | 100.00    |
| 897 | B & S Cuncliffe               | Refund                    | 230.00    |
| 898 | J & E Christie & Sons         | Refund                    | 230.00    |
| 899 | T R Ellis                     | Refund                    | 230.00    |
| 900 | P Elliot                      | Refund                    | 115.00    |
| 901 | GP Fisher                     | Refund                    | 230.00    |
| 902 | G Gentle                      | Refund                    | 230.00    |
| 903 | B & J Hilton                  | Refund                    | 230.00    |
| 904 | I & LA Kirkpatrick            | Refund                    | 115.00    |
| 905 | T & N Peacock                 | Refund                    | 115.00    |
| 906 | NH & J Pattison               | Refund                    | 50.00     |
| 907 | T Smith                       | Refund                    | 230.00    |
| 908 | G Tobin & HJ Stevenson        | Refund                    | 115.00    |
| 909 | Windsor Downs Development     | Refund                    | 115.00    |
| 910 | Washington Gray Pty Ltd       | Refund                    | 460.00    |
| 911 | S W Wilson                    | Refund                    | 30.00     |
| 912 | Building Services Corporation | Insurance Premiums Refund | 12117.50  |

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

General Purpose Committee - Finance - 28th July, 1992

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|     |                         |            |       |            |
|-----|-------------------------|------------|-------|------------|
| 913 | Hawkesbury City Council | Transfer   |       | 846289.47  |
| 914 | Huxley Homes            | Refund     |       | 2000.00    |
|     |                         | Trust Fund | TOTAL | 1287676.74 |

THIS IS PAGE THIRTEEN (13) OF SCHEDULE NO. ONE (1)

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This is Page 14 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH JULY, 1992.

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Town Clerk/General Manager

Chairman

# General Purpose Committee - Finance - 28th July, 1992

## FID General Fund

|        |                         |          |           |
|--------|-------------------------|----------|-----------|
| 469174 | Hawkesbury City Council | Transfer | 81326.03  |
| 469175 | Hawkesbury City Council | Transfer | 3399.45   |
| 469176 | Hawkesbury City Council | Transfer | 9135.45   |
| 469177 | Hawkesbury City Council | Transfer | 10425.21  |
| 469178 | Hawkesbury City Council | Transfer | 207234.12 |
| 469179 | Hawkesbury City Council | Transfer | 48410.96  |
| 469180 | Hawkesbury City Council | Transfer | 4390.69   |
| 469181 | Hawkesbury City Council | Transfer | 300000.00 |
| 469182 | Hawkesbury City Council | Transfer | 6422.79   |
| 469183 | Hawkesbury City Council | Transfer | 33937.47  |

FID General Fund TOTAL 704682.17

## 98P General Fund

|       |                     |            |            |
|-------|---------------------|------------|------------|
| 37061 | The Treasury of NSW | Investment | 500000.00  |
| 37062 | State Bank          | Investment | 292765.88  |
| 37063 | The Treasury of NSW | Investment | 3600000.00 |

98P General Fund TOTAL 4392765.88

## 98P Bank Trust Fund

|        |                              |             |            |
|--------|------------------------------|-------------|------------|
| 425433 | Local Government Invest Serv | Investments | 310000.00  |
| 425434 | Commonwealth Banking Corp    | Investment  | 1100000.00 |

98P Bank Trust FundTOTAL 1410000.00

## FID A/C Trust Fund

|       |                         |          |           |
|-------|-------------------------|----------|-----------|
| 25419 | Hawkesbury City Council | Transfer | 497921.24 |
|-------|-------------------------|----------|-----------|

FID A/C Trust FundTOTAL 497921.24

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

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## General Purpose Committee - Finance - 28th July, 1992

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

## STATEMENT OF BANK BALANCES AS AT 30TH JUNE, 1992

|                  |     |            |
|------------------|-----|------------|
| GENERAL FUND     | CR. | 568,003.24 |
| TRUST FUND       | CR. | 153,111.12 |
| GENERAL FUND 98P |     |            |
| GENERAL FUND FID |     |            |
| TRUST FUND 98P   |     |            |
| TRUST FUND FID   |     |            |
|                  |     |            |
|                  | CR. | 721,114.36 |

FORM 2GENERAL

|                                             |     |              |
|---------------------------------------------|-----|--------------|
| Balance - Cash Account as at 1st June, 1992 | DR. | 282,108.87   |
| Receipts for month ended 30th June, 1992    | CR. | 5,364,224.75 |
|                                             |     |              |
|                                             | CR. | 5,082,115.88 |
|                                             |     |              |
| Payments for month ended 30th June, 1992    | DR. | 7,258,113.91 |
|                                             |     |              |
|                                             | DR. | 2,175,998.03 |

|                                       |                |
|---------------------------------------|----------------|
| Unpaid accounts in office amount to   | \$1,594,300.41 |
| Limit of overdraft arranged with bank | \$ 800,000.00  |

TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 30th June, 1992.

G.M. McCully,  
Town Clerk/General Manager

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

Town Clerk/General Manager

Chairman

## General Purpose Committee - Finance - 28th July, 1992

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> |
|---------------|-----------------|-------------|-------------------------|---------------|
| 30 Days       | 01-07-92        | 6.71%       | General Fund            | 1,966,737.47  |
| 30 Days       | 01-07-92        | 6.71%       | General Fund            | 33,262.53     |
| 30 Days       | 09-07-92        | 6.62%       | General Fund            | 200,000.00    |
| 30 Days       | 09-07-92        | 6.62%       | General Fund            | 800,000.00    |
| 91 Days       | 14-08-92        | 6.62%       | Treatment Works         | 141,139.00    |
| 91 Days       | 14-08-92        | 6.62%       | General Fund            | 1,358,861.00  |
| 90 Days       | 10-08-92        | 6.65%       | General Fund            | 1,000,000.00  |
| 77 Days       | 08-09-92        | 6.52%       | General Fund            | 591,859.26    |
| 82 Days       | 14-09-92        | 6.49%       | General Fund            | 200,000.00    |
| 103 Days      | 05-10-92        | 6.56%       | General Fund            | 500,000.00    |
| 103 Days      | 05-10-92        | 6.56%       | General Fund            | 100,000.00    |
| 182 Days      | 14-10-92        | 7.23%       | General Fund            | 932,745.41    |
| 182 Days      | 14-10-92        | 7.23%       | General Fund            | 997,661.57    |
| 145 Days      | 09-11-92        | 6.22%       | General Fund            | 292,765.88    |
| 183 Days      | 29-12-92        | 6.11%       | General Fund            | 1,100,000.00  |
| 763 Days      | 10-06-94        | 8.10%       | General Fund            | 2,000,000.00  |
|               |                 |             |                         | <hr/>         |
|               |                 |             |                         | 12,215,032.12 |
|               |                 |             |                         | <hr/>         |

Term Deposits

|          |          |       |               |              |
|----------|----------|-------|---------------|--------------|
| 175 Days | 01-07-92 | 7.12% | General Fund  | 500,000.00   |
| 179 Days | 03-07-92 | 7.20% | Sewerage Fund | 296,951.85   |
| 179 Days | 03-07-92 | 7.20% | General Fund  | 78,048.15    |
| 87 Days  | 06-07-92 | 7.42% | General Fund  | 3,000,000.00 |
| 90 Days  | 13-07-92 | 7.26% | General Fund  | 1,300,000.00 |

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

## General Purpose Committee - Finance - 28th July, 1992

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|          |          |       |               |               |
|----------|----------|-------|---------------|---------------|
| 180 Days | 15-07-92 | 7.44% | General Fund  | 700,000.00    |
| 181 Days | 03-08-92 | 7.65% | General Fund  | 400,000.00    |
| 209 Days | 13-10-92 | 7.60% | General Fund  | 360,000.00    |
| 209 Days | 13-10-92 | 7.60% | General Fund  | 540,000.00    |
| 181 Days | 19-10-92 | 7.20% | General Fund  | 40,000.00     |
| 181 Days | 19-10-92 | 7.20% | Sewerage Fund | 960,000.00    |
| 365 Days | 27-10-92 | 9.00% | Sewerage Fund | 1,284,978.15  |
| 365 Days | 27-10-92 | 9.00% | General Fund  | 715,021.85    |
| 365 Days | 31-10-92 | 9.50% | General Fund  | 300,000.00    |
| 365 Days | 29-12-92 | 7.45% | General Fund  | 640,000.00    |
| 365 Days | 29-12-92 | 7.45% | General Fund  | 860,000.00    |
| 362 Days | 26-04-93 | 7.20% | General Fund  | 700,000.00    |
| 362 Days | 26-04-93 | 7.20% | General Fund  | 50,000.00     |
| 365 Days | 02-06-93 | 6.76% | General Fund  | 500,000.00    |
| 365 Days | 02-06-93 | 6.70% | General Fund  | 300,000.00    |
| 371 Days | 11-06-93 | 6.55% | General Fund  | 807,805.04    |
| 371 Days | 11-06-93 | 6.55% | General Fund  | 192,194.96    |
| 365 Days | 29-06-93 | 6.23% | Sewerage Fund | 3,600,000.00  |
| 365 Days | 30-06-93 | 6.23% | Sewerage Fund | 183,058.00    |
| 365 Days | 30-06-93 | 6.23% | General Fund  | 1,016,942.00  |
| 812 Days | 08-09-92 | 7.21% | General Fund  | 460,000.00    |
| 812 Days | 08-09-92 | 7.21% | General Fund  | 2,540,000.00  |
|          |          |       |               | <hr/>         |
|          |          |       |               | 22,325,000.00 |
|          |          |       |               | <hr/>         |

Australian Treasury Corp.

|          |        |                    |            |
|----------|--------|--------------------|------------|
| 03-02-94 | 8.70%  | Workers Comp Board | 200,000.00 |
| 01-09-92 | 10.15% | Workers Comp Board | 750,000.00 |
|          |        |                    | <hr/>      |
|          |        |                    | 950,000.00 |
|          |        |                    | <hr/>      |

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General Purpose Committee - Finance - 28th July, 1992

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|                       |                 |
|-----------------------|-----------------|
| Short Term Investment | 2,255,665.36    |
|                       | <hr/>           |
| Total Investments     | \$37,745,697.48 |
|                       | <hr/>           |

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

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

Correspondence has been received from the Upper Hawkesbury Power Boat Club Limited, requesting a renewal of their Lease of the Clubhouse located within Governor Phillip Park, Windsor.

The Club has leased the premises since its construction, on a five year tenure which expires on 31st August, 1992. It is pointed out that the leased area does not include Council's storerooms, and the amenities facilities located on the ground floor of the premises. Negotiations have been initiated between the Club and Council Officers, with a fresh agreement incorporating the following terms and conditions, being agreed to in principle:-

- (i) The term of the Lease being five (5) years.
- (ii) Commencing annual rental of \$4,000, with the rental to be reviewed to the Consumer Price Index on the first, second and fourth anniversary of the commencement of the Lease. The rental is to be reviewed to market on the third anniversary of the commencement of the Lease.
- (iii) The lessee being responsible for all outgoings associated with the operation of the Clubhouse plus 25 % of water rates and charges levied in respect of Governor Phillip Park.
- (iv) The Club is required to take out adequate Workers' Compensation Insurance to cover all employees, contractors and sub-contractors engaged by the Club and a minimum two (2) million dollars Public Risk Insurance indemnifying both the Club and Council.
- (v) The lessee is responsible for all reasonable legal expenses in the preparation of the documentation.

It is noted that the current annual rental is \$3,974.41, and consultant valuers have confirmed that \$4,000 per annum is a fair and reasonable commencing market rental for a fresh Lease, having regard to general rental trends and the need of this facility. As the Clubhouse is located on land within a public reserve, the consent of the Minister for Local Government and Cooperatives is required for any Lease.

### **IT IS RECOMMENDED THAT:-**

- 1. Application be made to the Minister for Local Government and Cooperatives for the leasing of part of the Clubhouse located at Governor Philip Park, Windsor to the Upper Hawkesbury Power Boat Club, subject to the following principle terms and conditions:-
  - (i) The term of the Lease being 5 (five) years.

- (ii) Commencing annual rental of \$4,000 (four thousand dollars), with the rental to be reviewed to the Consumer Price Index on the first, second and fourth anniversary of the commencement of the Lease. The rental is to be reviewed to market on the third anniversary of the commencement of the Lease.
  - (iii) The lessee being responsible for all outgoings associated with the operation of the Clubhouse plus 25% (twenty five) of water rates and charges levied in respect of Governor Phillip Park.
  - (iv) The Club is required to take out adequate Workers' Compensation Insurance to cover all employees, contractors and sub-contractors engaged by the Club and a minimum \$2 (two) million dollars Public Risk Insurance indemnifying both the Club and Council.
  - (v) The lessee is responsible for all reasonable legal expenses in the preparation of the documentation.
2. The Seal of Council be affixed to all necessary documentation in this matter.

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

Application has been received from Mr J Keaveny for the closure of an unnecessary portion of Roberts Creek Road at Kurrajong which adjoins the applicant's property.

The applicant has indicated that he wishes to acquire the roadway and consolidate it with his adjoining land as part of a subdivision.

Whilst no monetary compensation has been offered for the road closure, the applicant will dedicate part of his land for the widening of Roberts Creek Road as well as the construction of sealed pavement and drainage works associated with the widening at no cost to Council. This dedication and construction of the road has been included in conditions of consent attached to Subdivision SA49/90 previously consented to by Council.

It is noted that the section of road to be closed is 545m<sup>2</sup> (five hundred and forty five) and the section of road to be opened is 2530m<sup>2</sup> (two thousand five hundred and thirty). Thus, benefit will accrue to the Council and the local community when the subdivision proceeds. As there is no direct financial return to Council, the applicant has agreed to dedicate and complete the road prior to Council releasing the completed road closure application form.

The proposed closure has been advertised, with no written public comments received.

**IT IS RECOMMENDED THAT:-**

1. No objection be raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.
2. The applicant be required to sign a Deed of Agreement with Council to consolidate the closed road with the existing lot.
3. All survey, legal and other costs involved in the closure be met by the applicant.
4. All necessary documents be completed under Seal of Council.

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

Council, at its meeting in March 1991, considering a report on the purchase of the second community/commercial use site in Bligh Park resolved:-

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

Subsequently the Department of Housing agreed to the purchase. An area of the site however, set aside for community facilities, is not covered by Section 94 contribution from the Bligh Park area, but in fact applies to the residential extension to the north, not owned by the Department.

The total set aside for community purposes was 7,770 sq metres, with 4,679.9 sq metres of this not applying to the joint development area and thus not attributable to the Section 94 contribution. The value of this area amounts to \$86,731.74.

The total valuation for the land is therefore \$448,000 comprising \$304,000 for commercial facilities, \$86,731.74 for community facilities to be acquired by the Council (attributable to future Section 94 contributions from North Bligh Park) and \$57,268.26 for community facilities covered by Section 94 contributions from the Bligh Park Joint Venture.

There is a separate report to this meeting covering the development of the remaining community and recreation facilities in the Bligh Park area.

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

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

Council is in receipt of a development application for the building of a Crematorium at the Richmond Lawn Cemetery.

The Lawn Cemetery is Crown Land, dedicated as Public Cemetery in 1893. From October 1967, all public cemeteries were vested in the respective Councils through the implementation of Section 446 of the Local Government Act. From that date, Council became trustee of the Cemetery and is charged with its care, control and management.

Under Section 102 of the Crown Lands Act, Council as Trustee, is permitted to enter into leases or licences in respect of Crown Lands, provided consent from the Minister responsible for administering the Crown Lands Act is obtained.

Discussions have occurred with the Metropolitan Lands Office to ascertain requirements in order to formalise a leasing arrangement. The Office has advised that it will require details of the proposal to determine if it will issue 'consent of

owner', and has further advised that the development application currently lodged, should not be approved by Council prior to 'consent of owner' being obtained.

Council is advised that a submission seeking approval, in principle, to proposed development on the site has been forwarded to the Metropolitan Lands Office.

In addition, the Metropolitan Lands Office has verbally indicated that having regard to the proposed development on Crown Land, it is probable that the issuing of 'consent of owner' would be conditional upon Council seeking expressions of interest from the market to ensure that the public needs are best served, and that the financial return to accrue to Council and the Metropolitan Lands Office is the best obtainable.

**IT IS RECOMMENDED THAT:-**

1. Council invite expressions of interest for the lease/management of the site and the building of a Crematorium/Funeral Home on the site.

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

Council will recall that in considering options for the sale or lease/management of the Australiana Pioneer Village, The Friends of the Australiana Pioneer Village were requested to consider assuming the management of the Village. An initial meeting to discuss the matter was held on 2nd June, 1992, and the Friends indicated at that meeting their response would be available by 16th July, 1992.

It is advised that the response is now available. The Friends have provided the following recommendations in their response:-

1. That a period of stability is required and this can be best achieved through a continuation of the present administration.
2. That a three year "no sale" period be granted to enable the establishment of sponsorship and the exploration of grants.
3. That the Friends play an increasing supportive role.
4. That further avenues be explored to increase promotion by Council and the Friends.

5. Some benefit may be derived through the formation of an advisory board similar to that at Timbertown.

Further verbal comment from the Friends indicates that the Friends may be prepared to review Council's offer of management in a further twelve months time.

With respect to the various recommendations from the Friends, it is recognised that there is a strong feeling of uncertainty amongst the tenants, Friends and staff at the Village, which is impacting in a negative manner. Whilst a three year "no sale" period could alleviate some of the uncertainty, it is felt that this would restrict any future marketing of the site should the economy/property market improve in the intervening period. Thus, a shorter period of twelve months is supported. It is unlikely that the property market will significantly improve during this time and the additional period of ownership by Council may be used to further consolidate the improvements achieved in reducing the operational losses, previously recorded. This, in turn, will make the Village a more attractive proposition should the decision be made in the future to again offer the Village for sale or lease.

The offer by the Friends to play an increasing supportive role is recognised as significant, and the ways this may be achieved can be explored at future Australiana Pioneer Village Management Committee meetings.

The request for increased promotional expenditure may best be addressed during the preparation of the 1993 budget. It may, for example, be possible to allocate further funding through a revision of other operating costs at the Village.

The preparation of the 1993 estimates will commence in the immediate future, and having regard to Council's resolution on the 14th April, 1992, that:-

*"Council continue to operate the Australiana Pioneer Village within the identified current budgetary provisions, on the basis that this situation be further reviewed in conjunction with the preparation of the 1993 Estimates."*

it is now timely to address this resolution. Since the resolution was made, the property market has continued to remain stagnant and it is unlikely that further expense spent on readvertising the Village for sale or lease would be beneficial at this time. Having regard to the continuing support of the Friends as detailed in their latest correspondence, and their further indications to reconsider Council's offer of management in a further twelve months time, the following recommendation is submitted.

**IT IS RECOMMENDED THAT:-**

1. Council continue to operate the Village for a further period of 12 (twelve) months, and thus commitment be addressed in conjunction with the preparation of the 1993 Estimates.
2. Following the expiration of the period, the Friends of the Australiana Pioneer Village be offered the management of the Australiana Pioneer Village.

3. The Friends be advised that Council is prepared not to offer the Village for sale for a period of 12 (twelve) months in order to provide a period of security of ownership.

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

The Upper Colo Reserve is a popular summer destination which has been used for many years by campers and daytrippers. However, the behaviour of some users has at times been less than desirable as well as dangerous to the safety of other users. There have been several motor vehicle accidents which have required attendance by an ambulance as well as complaints lodged regarding vandalism to the reserve and adjoining properties and various antisocial activities, caused in part by excessive alcohol consumption by some users. Responding to the recurring problems Council appointed a caretaker to manage the site. It is noted that the contract was terminated within the first year of operation. In a further attempt to reduce problems in the park, "No Camping" signs were erected and a gate installed across the access road to restrict vehicular access after dark. Council also resolved to seek further expressions of interest for the management of the Reserve.

The Upper Colo Reserve is Crown Land with the former Colo Shire Council being appointed as Trustee in October 1962. In inviting renewed expressions of interest for the management of the Reserve, two basic requisites were sought. Firstly, it is recognised that there is potential to improve and develop the site and it is seen as desirable that applications for the future management and development should ideally be self funding with funds to offset capital improvements provided by the applicant being derived initially from camping and/or day use fees. Secondly, in order to effectively reduce potential problems it is also seen as desirable that the manager/caretaker be able to reside on site to deal with problems as they arose.

Two written submissions have been received, both from residents in the Upper Colo area.

### Submission from Mr Roy Rotherham

The submission contains three proposals. The applicant has noted that use of the Reserve is predominantly confined to summer and believes that any anticipated revenue charged in the first summer season would be minimal and not sufficient to employ a fulltime, live-in caretaker, even if a kiosk or mobile canteen was

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introduced. All proposals involve the management of the Central Colo Reserve in addition to the Upper Colo Reserve and contain the request for the applicant to be given Ranger/Special Constable status to assist in vandalism control and allow for the issuing of infringement notices throughout the areas covered in the proposals.

Proposal A

To maintain and supervise the use of both reserves to include the regular grading of internal roads, slashing, litter control and gradual improvements of facilities with the aim to achieve self funding from camping and day use fees within three years. The caretaker/manager would be present on the weekends between 11am to 8pm with a minimum of one visit after 11pm for the collection of camping fees and to monitor behaviour. The caretaker would also spend a minimum of six hours working between the reserves on Fridays and Mondays. The scale of proposed fees is -

Overnight Camping: Adults \$3.00 Children and Pensioners \$2.00

Day Use(Upper Colo Only): Adults \$2.00 Children and pensioners \$1.00

The applicant believes that the anticipated return to accrue to Council in the first year would be between \$7500 (seven thousand five hundred) and \$15000 (fifteen thousand). The requested fixed price contract would be \$33,780 (thirty three thousand seven hundred and eighty).

Proposal B

Council continue its existing level of cleaning, mowing and maintenance. The contractor would undertake the following duties:-

1. Collect camping fees between 3pm to 6pm on Fridays and Saturdays of summer weekends, long weekends and school holidays.
2. Patrol Richmond and Windsor collecting and impounding shopping trolleys as well as patrolling various parks in the towns.
3. Return to the reserves to collect late camping fees and monitor the reserves until at least midnight or as required.
4. The remainder of the work week would be spent on litter control and carpark management.

During winter the applicant would be involved solely in litter control education. Costs for this proposal involve-

|                  |                 |
|------------------|-----------------|
| Contract Payment | \$31,200        |
| Vehicle Expenses | <u>\$ 9,280</u> |
| <b>TOTAL</b>     | <b>\$40,480</b> |

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Income

|                                     |                 |
|-------------------------------------|-----------------|
| Camping Fees                        | \$15,000        |
| Trolley Impounding Fee              | \$ 8,320        |
| Litter Penalties                    | \$ 2,500        |
| Parking Fines                       | \$12,480        |
| Reduced Vandalism Estimated Savings | <u>\$10,000</u> |
| TOTAL                               | \$48,300        |

Proposal C

The applicant will collect camping fees and attend the reserves in the pm hours on Friday, Saturday, long weekends and school holidays and would attend each reserve for a further visit after 10pm. Further time each week would be spent in the locality engaged in litter and vandalism control.

Eighty five percent of camping fees collected would be retained by the applicant with the remaining fifteen percent returned to Council to cover costs such as printing of receipts and reserve maintenance.

Submission from Ms Jennifer Bush and Mr Richard Nicholas

The applicants reside on the property adjoining the Upper Colo Reserve and therefore hold a strong interest in any development which may occur on the reserve. Since installation of the gate across the access road in December 1991, the applicants have, without payment, opened and closed the gate on a regular basis.

The applicants have requested that funds be expended on improving the Reserve prior to them commencing duties. This includes the provision of some tables and chairs, fireplaces/barbeques in addition to minor repairs to the existing amenities block to return it to a satisfactory condition.

The applicants have agreed to continue to open and close the access gate, collect camping fees, supply firewood, maintain the toilet block and the ground in a clean and tidy condition as well as monitoring the Reserve to ensure behavioural problems are minimised. To assist in the collection of fees, the applicants have requested some type of Council identification, ideally an item of clothing and/or photographic identification with the Council logo or name imprinted thereon. This will also assist in the issuing of infringement notices if required.

The applicants are also willing to promote the Reserve in conjunction with the use of their own property, which now has development consent for "retreat style" accommodation. Further tourist type activities on the property are planned, and the applicants have indicated they have approached Tourism Hawkesbury to discuss promotion of their ideas and current accommodation approval.

It is proposed to lock the access gate between 8pm and 9pm during summer. The observation by the applicants of access by vehicles after this time is highly associated with non desirable activities. Should an emergency arise once the gate is locked, the

applicants have indicated that they will be in a position to telephone for emergency assistance and permit entry/exit of vehicles as required. Prior to the gates being opened the next morning, camping fees would be collected. Proposed camping fees would be at \$3 (three) per adult or a fixed rate per tent with all fees collected being paid to Council. Whilst no clear indication exists as to visitor numbers, the applicants believe, based on observation, that sufficient fees will be collected to offset their required contract fee. The required fee has been set at \$15,000 (fifteen thousand) for the first twelve months.

The applicants are prepared to enter into a twelve month contract to manage the reserve, with a further period to be reviewed at the expiration of the initial term.

#### Comment

There is no recorded data available to estimate the number of visitors to the Upper Colo Reserve over a long period and hence the level of income to be derived from the introduction of camping fees is difficult to accurately quantify as the income figures provided in the submissions have been assessed based on observation by the applicants.

With respect to the submission made by Mr Roy Rotherham, it is noted that much of the Central Colo Reserve is now managed by the National Parks and Wildlife Service. Council maintains a small section of grassed area either side of the road bridge on the Singleton Road. Vandalism to the toilet block is negligible and current costs for the contract mowing of the Reserve are \$50 per month. It is considered that the proposed management of the Reserve as detailed in the applicants submission is not necessary at this time. The present mowing contract for the Upper Colo Reserve costs \$400 per month.

In respect of Proposal A, and given the level of uncertainty surrounding attendances at the Upper Colo Reserve the costs to Council once income from camping fees is deducted from the required contract fee are as follows. These costs are based on anticipated figures submitted by the applicant.

1. Assuming an income return of \$15,000 the contract would cost \$18,780.
2. Assuming an income return of \$7500 the contract would cost \$26,280.

Proposal A is, therefore, not supported principally because it does not approach the goal of being self funding.

In respect of Proposal B it is noted that self funding has been achieved. However, self funding has been achieved through the incorporation of activities beyond those required by the specification and their inclusion raises various policy and staffing issues which need to be addressed. However it is noted that the impounding of shopping trolleys, issuing of parking and litter infringement notices is presently undertaken by Councils Ordinance Inspectors. The current level of staff resources allocated to these activities is considered adequate and the results achieved are also considered to be satisfactory. At present, parking fines may only be issued by

approved Council officers, those officers having been approved by the New South Wales Police following attendance at the appropriate Police seminars.

It is acknowledged that some benefit may accrue in the reduction of vandalism to Council property, under this proposal however this is difficult to quantify and to effectively monitor.

Proposal B is, therefore, not supported because of its replication of duties presently being adequately performed utilising available staff resources. In addition, there is also uncertainty as to the quantification of estimated income. In addition to achieving self funding, the other criteria of the specification is the effective monitoring of behaviour at the Upper Colo Reserve and it is considered that the time required by this proposal to achieve the stated income from activities not related to the Upper Colo Reserve diverts the applicant from monitoring the use of the Reserve.

Proposal C has merit in that it provides a monetary return to Council. Based on projected income levels and the return of 15% of income to Council, the return could range between \$1,125 and \$2,250. Whilst this proposal is financially appealing and the presence of the applicant at the Reserve for specified hours on selected days may be beneficial in reducing undesirable behaviour, the benefits which may accrue through the presence of an onsite caretaker/manager would not be achieved. Further, no indication is currently available regarding any promotion of the Reserve in any of the proposals.

The submission lodged by Mr Richard Nicholas and Ms Jennifer Bush also has merit. As adjoining property owners, the applicants are in the unique position of being able to offer a level of service similar to that which could be achieved by a resident caretaker/manager. That is, any potential problems may be adequately resolved before they escalate and this is seen as highly desirable. The applicants have previously intervened in disputes in the Reserve and have assisted Police in monitoring undesirable behaviour as well as assisting other park users in emergencies. Having regard to the required contract fee of \$15,000 and given the uncertainty of quantifying income to be derived from collecting camping fees, the submission does however demonstrate significant potential to be self funding. It is noted that both applicants have independently estimated income to be in the vicinity of \$15,000. Further benefit will also accrue to Council in any joint promotion to be undertaken by the applicants. The applicants have already demonstrated a willingness to assist Council in managing the reserve through their voluntary actions in locking and unlocking the access gate as required and the supply of firewood will assist in preserving trees on the Reserve and the adjoining lands.

The application by Mr Richard Nicholas and Ms Jennifer Bush is therefore supported because it best serves the two basic requisites sought in the specification.

**IT IS RECOMMENDED THAT:-**

1. Mr Richard Nicholas and Ms Jennifer Bush be appointed as caretakers of the Upper Colo Reserve for a trial period of 12 (twelve) months for a contract fee of \$15,000 (fifteen thousand dollars), with all income collected from camping fees to be paid to Council.

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

**8. RECREATION AND COMMUNITY FACILITIES - Blich Park.**  
GC90/13 PT1, PK/261, PK/247, GC50/6 PT1

The building activity and residential occupation of the Blich Park area indicates that it is necessary to provide the major part of the community facilities which have been developed in the concept plans. The following recreational and community facilities are proposed:-

Bounty Reserve - (off Alexander Street and Wetherill Crescent)

|                                |           |
|--------------------------------|-----------|
| Car parking to sporting fields | \$ 26,000 |
| Floodlighting                  | 15,000    |

Colonial Reserve - (cnr. Colonial Drive and Guardian Crescent)

|                                   |            |
|-----------------------------------|------------|
| Amenities building                | \$ 170,000 |
| Multi disciplined sporting fields | 120,000    |
| Car park                          | 40,000     |
| Picnic areas, playground etc      | 40,000     |

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|                                                                      |                  |
|----------------------------------------------------------------------|------------------|
| Child Care Centre -<br>(cnr. Alexander Street and Guardian Crescent) | \$ 380,000       |
| Community Centre -<br>(cnr. Colonial Drive and Rifle Range Road)     | \$ 660,000       |
| Landscaping -                                                        |                  |
| Berger Road - recreational lake                                      | \$ 50,000        |
| Various precincts                                                    | 80,000           |
| Playgrounds and Equipment -                                          | \$ <u>48,000</u> |
| Total Programme                                                      | \$1,629,000      |

Bounty Reserve

Sporting fields and amenities block have been provided to the Bounty Reserve. The provision of a car park is a necessary improvement required to complete this recreational facility, and the amount of \$26,000 is proposed for these works.

The Department of Sport, Recreation and Racing approved a grant under the 1991/92 Capital Assistance Programme of \$15,000 for the floodlighting of the sporting fields. Council had previously approved this programme and the amount of \$15,000 is Council's share of the programme of \$30,000.

Colonial Reserve

Council, at its meeting of 10th September, 1991, adopted a programme for the development of a recreational facility at this reserve on the corner of Colonial Drive and Guardian Crescent. A further report was submitted on 10th March, 1992, where Council resolved:-

- "a) a decision on the future development of the Colonial Reserve, Bligh Park be deferred pending further discussions with the Hawkesbury Sports Council and local groups to more precisely identify the needs of the Bligh Park community; and
- b) the installation of children's playground equipment at the southern end of the site proceed."

The installation of the children's playground at the southern end of the Colonial Reserve is now complete with the exception of fencing and seats which are on order.

Discussions have taken place with both the Hawkesbury Sports Council and the local community groups. The proposed development of Colonial Reserve recognises the issues raised in the discussion with these groups and caters for both passive and active recreation. Features proposed include amenities building, car park, a main sports field for multi disciplined sports, picnic areas, jogging and pedestrian paths with

fitness stations and extensive tree planting along with the children's playground which has recently been completed.

The sports field is to allow for formal sports as indicated by the Hawkesbury Sports Council, while providing an open space suitable for informal activities. Development of the site can be completed within the funds previously allocated of \$370,000.

### Child Care Centre

Council, at its meeting of 14th July, 1992, approved the development application of the multi-purpose child care centre at the corner of Alexander Street and Guardian Crescent, Bligh Park. The development consists of facilities for before and after school care, family day care and Hawkesbury Care & Share Toy Library in a single building with each of the activities being separated one from the other. This involves the relocation of the Toy Library from the basement of the Windsor Function Centre. There is also an enclosed play area and parking area proposed that is commensurate with the development.

### Community Centre

In the Bligh Park Social Plan (July, 1986), which was adopted by Council and the Department of Housing, there was provision for the construction of two multi-purpose Neighbourhood Centres. It was also recommended that; "youth facilities should be incorporated within the two multi-purpose Neighbourhood Centres."

The first of the Neighbourhood Centres in Sirius Road was completed in October, 1987. Use of the building has continued to grow with twenty three different groups and organisations now regularly using the facility. Due to the level of community use, bookings for private functions are restricted to Saturdays and Sundays. Representations have been received from the Management Committee for the development of an additional facility as a matter of urgency. Residents who wish to use the Centre and have found restrictions on the time available, have also supported the construction of an additional multi-purpose Neighbourhood Centre.

The Neighbourhood Centre Management Committee has received funding from the Area Assistance Scheme to employ a Youth Worker. There are a number of young families in Bligh Park, and a demonstrable need for a specific facility to cater for youth activities.

It is proposed that a multi-purpose Neighbourhood/Youth Centre be constructed on the corner of Rifle Range Road and Colonial Drive. This site has been designated for community purposes. As part of the proposal, it is planned to have a hall specifically designed for youth purposes, with separate entry and joint use of kitchen and toilet facilities. The experience gained from the nature of usage of the Sirius Road building, indicated the need for smaller meeting rooms as well as offices and main halls.

It is estimated that construction costs will be in the vicinity of \$660,000. This will include provision of an outdoor court area for use by young people and will adjoin the building and be lit from the exterior wall of the youth hall.

### Landscaping

Council has previously adopted the concept of the provision of an artificial recreation lake adjacent to Berger Road, north of Bligh Park. The further development and landscaping of this area should be continued and the funds of \$50,000 would complete the project.

Throughout the various precincts of Bligh Park, it was always envisaged that nearing the completion of the residential development, there would need to be further landscaping and tree planting programmes to ensure a high standard of development took place. An amount of \$80,000 is suggested to complete these works.

### Playgrounds and Equipment

There are playground areas to be developed off Peter Place adjacent to the community facilities at the corner of Colonial Drive and Rifle Range Road. Other minor playground equipment will be established in selected areas. Funds of \$48,000 will enable the purchase and installation of this equipment.

### Funding

The joint venture development between Council and the Department of Housing has contributed considerable funds for the provision of community facilities in Bligh Park under Section 94 of the Environmental Assessment Act. The balance of these funds available for community purposes are currently \$822,800. There are also funds available of \$183,400 being Section 94 Contributions from the Windsor Downs Estate, with a further \$140,000 anticipated from the sale of 54 Francis Street, Richmond, when the Family Day Care Service is transferred to Bligh Park. The balance of the funds required of \$482,800 is proposed to be taken from the profits of the Bligh Park residential development. This would make the total funds available of \$1,629,000.

A public meeting of Bligh Park residents and interested persons is to be held on Thursday, 23rd July, 1992, after the preparation of this report. Each of the above proposals are being displayed at this public meeting and the residents are asked to comment on the proposals and being advised of the contents of this report. Any variations to the proposal, which may result from the public meeting will be submitted to Council.

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

|                                 |                                                                   |
|---------------------------------|-------------------------------------------------------------------|
| Bligh Park Section 94           | \$822,800<br>(Eight hundred and twenty two thousand)              |
| Windsor Downs Estate Section 94 | \$183,400<br>(One hundred and eighty three thousand four hundred) |

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- Sale of 54 Francis Street, Richmond \$140,000  
(One hundred and forty thousand)
- Bligh Park development proceeds \$482,800  
(Four hundred and eighty two thousand)

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

Council will recall the recent presentation made by WSROC in relation to its proposed 3-Year Forward Financial Plan and the request for all member councils to consider their respective membership contributions for the 1993/95 (3-Year) period.

At present eight of the ten member councils (Liverpool and this Council having not formally considered the matter to date) have indicated their commitment to the contribution level of \$30,000 for next year (with the exception of Holroyd who have indicated a contribution of up to \$35,000).

The indication by these organisations for the following two years averages at \$35,000 for 1994 and \$40,000 for 1995.

The concept of establishing a 3-year strategic financial plan is endorsed and, accordingly, it is considered that the contributions as indicated above are reasonable and, therefore, supported. It is noted that the current membership per council is \$26,000 per annum.

**IT IS RECOMMENDED THAT:-**

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

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

## **Estimated Working Funds Position as at 30th June, 1992**

|                                                                 | <u>General</u> | <u>Sewerage</u> |
|-----------------------------------------------------------------|----------------|-----------------|
| Estimated total income for year<br>on present trends            | 45,597,510     | 5,423,811       |
| Estimated total expenditure for<br>year on present trends       | 45,587,331     | 5,423,811       |
| Estimated working funds surplus<br>for year on present trends   | 10,179         | Nil             |
| Accumulated working funds position<br>as at 31st December, 1991 | 400,674        | 372,572         |
| Estimated working funds position<br>as at 31st December, 1992   | 410,853        | 372,572         |

## **General Fund**

The Form 2A Financial Statement as at 30th June, 1992, reflects an Estimated Working Funds surplus for the year based on present trends, of \$10,179. This will result in an anticipated Accumulated Working Funds surplus at the end of the year of \$410,853.

In accordance with the financial trends, there has been a number of changes to the original votes subsequent to the adoption of the budget in 1991. The changes have reflected both increases and decreases in income and expenditure.

Some of the major changes include an increase of \$34,000 in income from building permits which has maintained a higher level than originally anticipated. An amount of \$142,000 in excess of the budget provision has been received from non-rateable properties as an ex-gratia payment in lieu of rates. Whilst an anticipated amount is provided in the budget each year, since this is ex-gratia payments, it cannot be brought to account as an amount payable similar to other rates. The majority of this amount has been received from the Defence Housing Authority for approximately three years equivalent rates and relates to both houses on the RAAF Base and in other parts of Hawkesbury City and utilised for Defence housing. The majority of these houses were formerly owned by the Department of Housing and have recently been transferred to the Defence Housing Authority who have recently made the payment. This payment has resulted from prolonged negotiations with the Department of Administrative Services, the Defence Housing Authority and the Department of Housing. Further discussions are taking place with the Defence Housing Authority

as to the continued payment of an ex-gratia payment equivalent to the rates that would be levied on these non-rateable properties.

Further gains in anticipated income have resulted from road restorations \$20,000, rents and sundry income \$37,000, which is an improved situation over the original budget estimate.

It has previously been indicated to Council that the reduction in interest rates on loan borrowing has achieved a significant reduction in debt service costs. It is estimated that there will be a saving of \$155,000 for the year, resulting from the reduced interest rate on renewal loans taken up in the current year.

Provision was made in the original budget of National wage increases of 4% for salaries and wages in 1992. It is now expected that there will be no National wage award increases, other than those provided through the Superannuation Guaranteed Levy recently introduced by the Federal Government. Provision has been made in the current Financial Statement for the Organisational and Award Restructuring costs to the Organisation, details of which will be reported to Council on Wednesday, 19th August, 1992.

The savings which have been achieved from the above factors and through the organisational restructure productivity gains and the non-replacement of certain staff positions has enabled an amount of \$300,000 to be provided for Council's share of unemployment programmes. Recent information received through the news media and press coverage has indicated that the Federal and State governments are establishing unemployment programmes, particularly for the unemployed youth, and it is considered that Council should set aside these available funds for its share to assist with these programmes. Currently, programmes are being developed, such as revegetation of some urban areas, further development of Howe Park, building improvements and maintenance programmes, road infrastructure improvements and further development of Half Moon Farm. Information is being sought about the possible opportunities for the development of the unemployment programmes, and when this becomes available, a report will be submitted to Council.

#### Sewerage Fund

Present trends indicate that a balanced budget for this fund will be achieved in 1992. The fund continues to be in a good financial position and will result in an Accumulated Working Funds balance at the end of the year of \$372,572.

IT IS RECOMMENDED THAT the Form 2A Financial Statement to 30th June, 1992, be received and the amounts shown as expenditure now be voted.