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Hawkesbury City Council Committee Business Papers

Meeting Date 24 MAR 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...

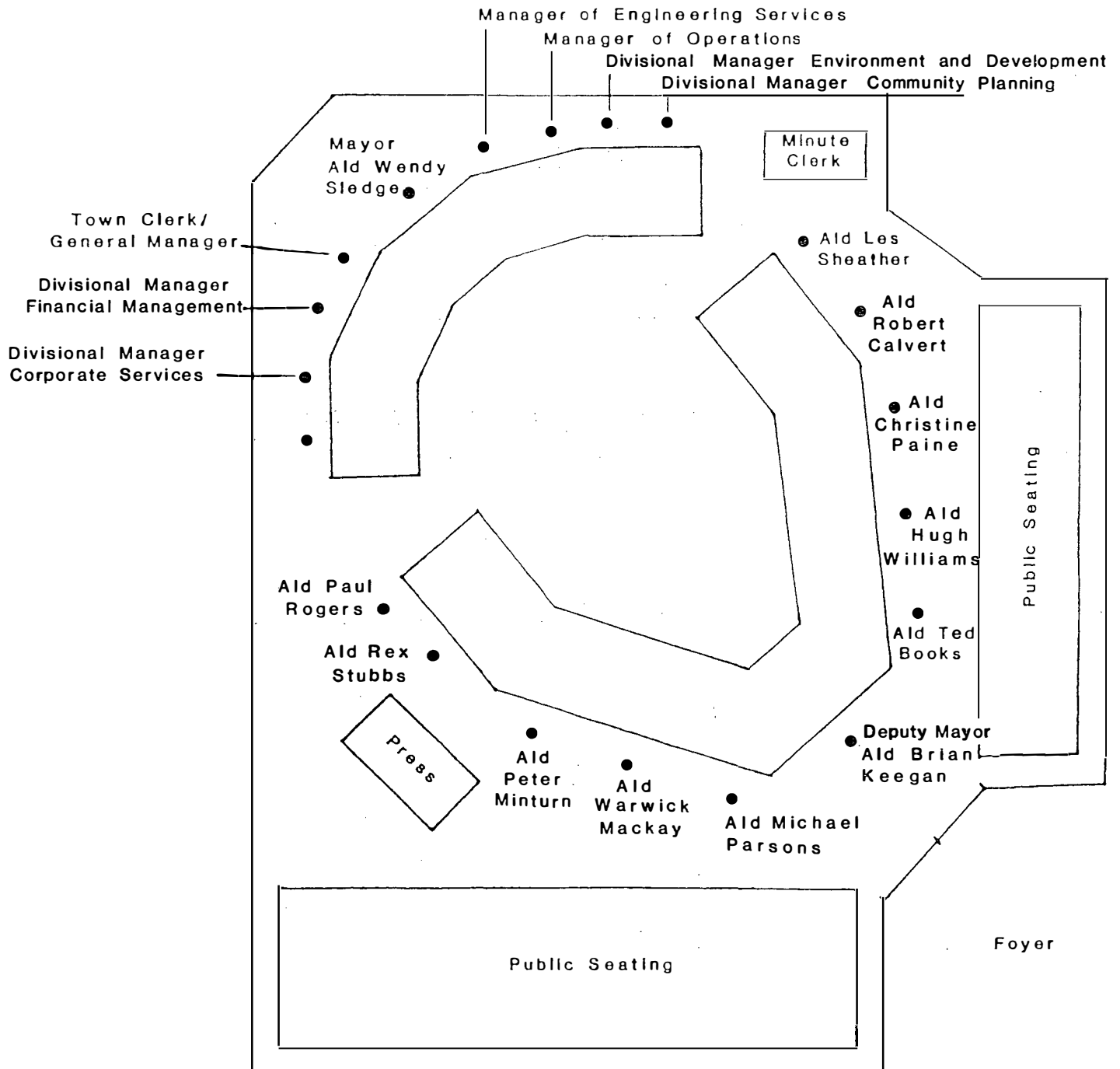
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 25th February, 1992 commencing at 9.30 am.

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

Apologies for lateness were received from Alderman B.N. Keegan and Alderman W.J. Mackay.

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

Alderman Keegan arrived at the meeting at 9.37 a.m.

Alderman Mackay arrived at 5.56 p.m.

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

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

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

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

3. COLLITH AVENUE, WINDSOR SOUTH. 360/R

A REPORT BE brought forward to the Ordinary Meeting on alternative plans and also the cost of land acquisition versus the upgrading of Collith Avenue.

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

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

Mrs.R.West of the Richmond Little Athletics Centre Inc. addressed the Committee.

Alderman Keegan arrived at the meeting at this stage, the time being 9.37 a.m.

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

SECTION 2 - PLANNING AND DEVELOPMENT

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

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

2. HOME ACTIVITY - TENT MANUFACTURE - LOT 1 DP220236, N^o . 542 WINDSOR ROAD, VINEYARD - E & W MONIN. DA8/91

THE APPLICATION BE approved, subject to the following conditions:-

1. The development shall be carried out generally in accordance with the plan submitted on 16th January, 1992.
2. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:-

the activity or pursuit does not -

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

3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
5. All raw materials and finished goods are to be stored within the building and all work performed to be confined in the building.
6. Operating hours shall be limited to 9.00am to 5.00pm, Mondays to Saturdays. Any alteration of these hours will require Council consent.
7. The picture framing activity to be relinquished if this approval is actioned upon.
8. Signs relating to other businesses on the property to be removed.

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

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.50 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, H.J.M.Books, R.G.Calvert, B.N.Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather and H. Williams.

Mr.Peare addressed the Committee on site.

- A. APPROVAL BE GRANTED for landfill by disposal of tyres to an area not exceeding 1 (one) hectare.
- B. Conditions of approval to be reported to the Ordinary Meeting and to include fire suppression methods on site.
- C. The area be designated as hazardous land on future zoning maps of Council.

GENERAL PURPOSE COMMITTEE MEETING - 24TH MARCH, 1992

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

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

The Committee is referred to Item 12 in the Planning and Development Section of this business paper. The following is the report requested on alternative ways to drain water from the site.

The only alternative to draining water through downstream properties, because of topographical constraints, is to collect the water in a storage facility and pump it to the street frontage.

This would entail significant expense estimated by the applicant to be in the order of \$30,000 - \$50,000. Additionally, it is not believed to be a satisfactory way of draining the development as there is an ongoing maintenance cost for the residents with the potential for breakdowns. The other negative aspect is that there would be lessened potential for development of higher land because they would not be able to avail themselves of the collection well and pump.

IT IS RECOMMENDED THAT the information be received.

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

At its meeting of 10th December, 1991, Council approved of an extension to the rear of the Windsor Market Town development for the purposes of additional storage space for Franklins.

A letter has now been received from Minnett Cullis-Hill Petersen Pty. Ltd., Architects and Planners on behalf of Franklins, requesting Council's consideration to an additional extension to that already approved, being an area which is to be cantilevered over the existing car park and driveway area to the side of the development (from the existing development on the river side).

The consultants indicate the following:

"The reasons for this shopping area extension are as follows:

1. *This store has the fourth largest turnover in the Greater Sydney Area.*
2. *Franklins generally are changing their approach to marketing, with the provision of more aisle space and less stock on the floors.*
3. *The present store is an outdated module without the possibility of providing the additional range of goods (particularly fresh food) now available at their other stores. This additional area would make this possible.*

The extension would be supported on a suspended slab over the existing car park below. Concrete columns would be provided with spacing not to interfere with, or reduce the number of car parking spaces below.

The building owners and the tenants are most anxious to proceed with this work if possible, and will be lodging a development application following your advice.

Your early comments on this proposal would be appreciated. "



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

Suspended

SECTION 3 - FINANCE

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

A community group that regularly uses the hall has objected to the increased fees for 1992, especially in view of the low level of maintenance provided for this facility.

A new neighbourhood centre facility is proposed for Wilberforce and it is not intended to increase the level of maintenance on the School of Arts. Therefore, it is proposed to maintain the charges for 1992 at the same rate as 1991 for the second category of users, ie. Permanent Bookings, as follows:-

	<u>1991 Fees</u>	<u>1992 Fees</u> (As adopted in 1992 Rates, Fees & Charges)
● All day or all night until 1.00am	\$25.00	\$30.00
● Hourly rate up to 4 hours (profit making organisations)	\$ 6.00	\$ 6.50
● Hourly rate up to 4 hours (non-profit making organisations)	\$ 3.00	\$ 3.50

IT IS RECOMMENDED THAT the Fees & Charges for the Wilberforce School of Arts for the category of Permanent Bookings remain at the 1991 rate.

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MACQUARIE

Widering	
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10/10/10

FASCEMENT

Transcription

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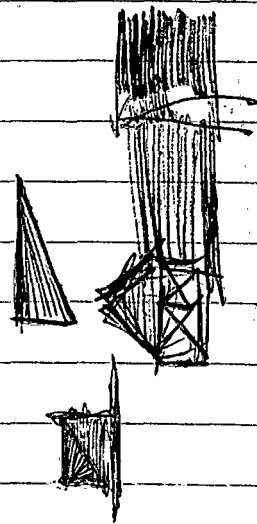
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Glen,

Karl asked me to give you copy of
this, before GPC tomorrow and
highlight DA for env. to Motel.

Den.

23/3/



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

PRESENT:

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

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

APOLOGIES:

Mr G. Falson, Divisional Manager Environment & Development

CONFIRMATION OF MINUTES:

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

DEVELOPMENT APPLICATION

ITEM 1: (File DA180/91)

APPLICANT: REGENCY DESIGN CENTRE

LAND & LOCATION: LOT 2, DP559566 WINDSOR ROAD, VINEYARD

SUBJECT: 17 UNIT MOTEL

Elizabeth Hanlon, Town Planner, addressed the Committee and a plan was viewed.

Committee's Recommendation

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

CORRESPONDENCE

ITEM 2: (File 236/R PT1)

CORRESPONDENT: BLACKTOWN CITY COUNCIL

SUBJECT: BANDON ROAD, VINEYARD

Advising of representations from Windsor Country Village, Bandon Road, regarding extension of the double white lines from Windsor Road to past the entrance of the Village.

Mrs Myers and Mrs Strong, residents of the Windsor Country Village, Mrs Booth and Alderman L. Sheather addressed the Committee.

Committee's Recommendation

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

ITEM 3: (File 1627/R)

CORRESPONDENT: RAAF BASE, RICHMOND

SUBJECT: ACCESS TO RAAF BASE AND BASE HOSPITAL,
PERCIVAL STREET, RICHMOND

Advising of conflict between to and from the Base and facilities, and the increase in through traffic.

Mr Joe Dowdle, Air Force Police, Richmond RAAF Base, addressed the Committee. He read from a letter he had prepared enforcing his concerns, which is transcribed, in part, below:-

"I am here today to put forward a proposal for the installation of a pedestrian crossing on Percival Street, 10 metres north of the main entrance to RAAF Base Richmond.

As a background to the proposal, RAAF Base Richmond employ approximately 3000 service and civilian personnel. At this time the base is expanding and buildings are to be constructed to the east of Percival Street, which includes a new Air Force Hospital.

A survey conducted by RAAF Police show that approximately 3000 vehicles a day travel along Percival Street. This indicates that in a working week, (5 days), about 15000 vehicles travel Percival Street. The speed limit along Percival Street is 60km per hour but many vehicles exceed this speed limit.

When the new hospital is constructed, there will be a large increase in pedestrian traffic crossing from one side of Percival Street to the other to utilise the new facilities.

The Officer Commanding RAAF Base Richmond requires that a pedestrian crossing, marked with flashing amber lights be installed on Percival Street, to provide Base personnel with a safe area to cross. The flashing amber lights are suggested due to low lying mist that occur in the area which, in turn, reduces visibility down to less than 50 metres. I have a drawing showing the area where the crossing would be best situated. (The drawing was passed out to the Committee). Also I have a map showing the RAAF Base boundaries. Percival Street joins onto Dight Street which crosses Commonwealth property. A crossing could be situated on Dight Street, but this area is not in the vicinity of the main entry/exit to the Base and, thus, would not be utilised. The only option that would be cost effective and would be utilised by pedestrians on a frequent daily basis is the proposed site as illustrated on the sketch drawing. Estimated cost of installing the crossing is \$5,000."

Committee's Recommendation

That action be deferred until there is further development on the land on the northern side of Percival Street.

ITEM 4: (File GT230/7 PT1, 1514/R PT1)

CORRESPONDENT: MR. C. SHILLING

SUBJECT: SPEED LIMIT - OLD SACKVILLE ROAD,
WILBERFORCE

Advising that vehicles often exceed the 60kph speed limit along Old Sackville Road, Wilberforce, and requesting that action be taken to improve traffic conditions generally, in this area, for the safety of pedestrians.

Concern was expressed that the 60km signs are being changed to 80km signs by vandals.

Committee's Recommendation

The 60km speed limit is considered satisfactory for this road.

ITEM 5: (File 2019/R)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: ONE WAY TRAFFIC - THE TERRACE,
THOMPSON SQUARE TO BAKER STREET,
WINDSOR

As part of the closure of The Terrace at Bridge Street, it will be necessary to extend the "One Way" traffic requirements in Thompson Square, past The Doctor's House, along The Terrace to Baker Street.

Committee's Recommendation

That the one way traffic requirement be extended from Thompson Square along the Terrace to Baker Street.

ITEM 6: (File 3465/R PT1, 518/R PT1)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF MAIN CATTAI ROAD
(MR181) AND ELDON STREET, PITT TOWN

Response has been received from the Roads & Traffic Authority advising that an investigation of the four year accident history does not indicate a problem at the intersection.

Expressing support to Council's suggestion for provision of "Stop" signs to reinforce the priority for traffic along the main road.

Committee's Recommendation

That "Give Way" signs be erected to clearly denote priority to the main road.

ITEM 7: (File 1513/R PT1)

CORRESPONDENT: ALDERMAN R. STUBBS

SUBJECT: INTERSECTION OLD PITT TOWN ROAD &
SCHOFIELDS ROAD, PITT TOWN

Requesting examination of safety measures at this intersection and advising of recent accidents where vehicles cut the corner.

Committee's Recommendation

That the road markings on the pavement be repainted.

ITEM 8: (File 426/R PT1)

CORRESPONDENT: AIRLITE WINDOWS PTY LTD

SUBJECT: DRUMMOND STREET, SOUTH WINDSOR

Advising their concern at the speed of traffic in Drummond Street and the possibility of an horrific accident.

Committee's Recommendation

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

ITEM 9: (File 1117/R)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: KABLE STREET, WINDSOR

Requesting reconsideration for the installation of a pedestrian crossing at the intersection of Kable Street and the Mall.

Committee's Recommendation

That the request be referred to the Consultant's undertaking the LATM Study for the Windsor Business District.

ITEM 10: (File GT230/7 PT1)

CORRESPONDENT: BLIGH PARK NEIGHBOURHOOD CENTRE INC

SUBJECT: 40KM SPEED ZONE

Expressing concern at the high speeds of vehicles through Bligh Park and requesting consideration to the reduction of the speed limit to 40kph throughout the whole of the Estate.

Committee's Recommendation

That the proposal is not supported by the Committee.

ITEM 11: (File GT230/5 PT1)

CORRESPONDENT: E. R. BRIGDEN

SUBJECT: AUDIBLE TONE TRAFFIC LIGHTS - WINDSOR

Requesting installation of Audible Tone Pedestrian Phase at traffic lights in the Windsor area to assist handicapped pedestrians.

An investigation is being undertaken as to appropriate sites for installation of the facility. The Committee was also requested to investigate the intersection of East Market Street and March Street as it is considered a need exists at this location.

Committee's Recommendation

That the request be further investigated and advice provided as to sites that should be appropriately treated.

ITEM 12: (File 1104/R PT1)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: KURRAJONG NORTH P & C - TRAFFIC
CONDITIONS AT INTERSECTION OF STONE
TERRACE & BELLS LINE OF ROAD

Expressing concern as to the damage to vehicles making a left hand turn from Bells Line of Road into Stone Terrace and possibility of a rear end collision.

Also advising that a bus cannot make the right hand turn from Stone Terrace into Bells Line of Road.

Committee's Recommendation

That arrangements be made for an on-site inspection and discussion with representatives from the School and P & C Association.

ITEM 13: (File 204/R PT1, 2306/R PT1)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF BELLBIRD CRESCENT &
WATTLE STREET, BOWEN MOUNTAIN

Some confusion as to who has right of way at the above intersection. "Give Way" signs to be erected on Bellbird Crescent, entering into Wattle Street.

Committee's Recommendation

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

ITEM 14: (File GP1/3 PT3)

CORRESPONDENT: NEW SOUTH WALES POLICE

SUBJECT: APPLICATION FOR A "NO PARKING" SIGN
COURT STREET, WINDSOR

Application is made for the designation of a "No Parking" area between the exit from the rear of the Windsor Police Station, Court Street, Windsor, for a distance of five (5) metres in a southerly direction on the western kerb from Power Pole N^o 266.

Committee's Recommendation

That a "No Parking" zone be provided in Court Street, west side for a distance of 10m south of Power Pole N^o 266.

ITEM 15: (File 1946/R PT1, 836/R PT1)

CORRESPONDENT: REPRESENTATIVE OF P. GIBSON, MP

SUBJECT: INTERSECTION OF SOUTHEE ROAD AND
HUGHES AVENUE

Advising that the intersection is not well defined at night and requesting that the light in Southee Road be relocated to better illuminate the intersection.

Committee's Recommendation

That Council investigate through Prospect Electricity the relocation of the light to better illuminate the intersection.

ITEM 16: (File 507/R PT1
CORRESPONDENT: NEW SOUTH WALES POLICE
SUBJECT: ELIZABETH STREET, NORTH RICHMOND AT
GROSE VALE ROAD

Advising that people are parking on both sides of Elizabeth Street, reducing the carriageway to one lane and vehicles have to then cross over the marked double centre line.

Committee's Recommendation

That "No Standing" zones be provided in Elizabeth Street both sides between Grose Vale Road and the bus bay.

ITEM 17: (File 723/R PT1, 104/R PT1
CORRESPONDENT: REPRESENTATIVE OF K. ROZZOLI, MP
SUBJECT: INTERSECTION OF GROSE WOLD ROAD AND
AVOCA ROAD

Request for an improvement in the sign posting in Avoca Road to advise of the intersection.

Committee's Recommendation

That an over sized intersection sign be provided and relocated closer to the intersection to better advise traffic of the intersection and that a distance plate be affixed.

ITEM 18: (File 307/R PT1
CORRESPONDENT: REPRESENTATIVE OF K. ROZZOLI, MP
SUBJECT: CEDAR RIDGE ROAD, KURRAJONG

Requesting reduction of the speed limit from 80kph to 60kph.

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority for their consideration.

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

The meeting terminated at 12.20pm

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in the Council Chambers at 10.07am.

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Sgt. G. Thompson, NSW Police Department
Mr. G. Kevill, Roads & Traffic Authority
Mr. R. Searle, Office of K.R. Rozzoli MP
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Also Present - Ms. E. Hanlon, Town Planner
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Committee's Recommendation

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

ITEM 9: (File 1117/R)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: KABLE STREET, WINDSOR

Requesting reconsideration for the installation of a pedestrian crossing at the intersection of Kable Street and the Mall.

Committee's Recommendation

That the request be referred to the Consultant's undertaking the LATM Study for the Windsor Business District.

ITEM 10: (File GT230/7 PT1)

CORRESPONDENT: BLIGH PARK NEIGHBOURHOOD CENTRE INC

SUBJECT: 40KM SPEED ZONE

Expressing concern at the high speeds of vehicles through Bligh Park and requesting consideration to the reduction of the speed limit to 40kph throughout the whole of the Estate.

Committee's Recommendation

That the proposal is not supported by the Committee.

ITEM 11: (File GT230/5 PT1)

CORRESPONDENT: E. R. BRIGDEN

SUBJECT: AUDIBLE TONE TRAFFIC LIGHTS - WINDSOR

Requesting installation of Audible Tone Pedestrian Phase at traffic lights in the Windsor area to assist handicapped pedestrians.

An investigation is being undertaken as to appropriate sites for installation of the facility. The Committee was also requested to investigate the intersection of East Market Street and March Street as it is considered a need exists at this location.

Committee's Recommendation

That the request be further investigated and advice provided as to sites that should be appropriately treated.

ITEM 12: (File 1104/R PT1)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: KURRAJONG NORTH P & C - TRAFFIC
CONDITIONS AT INTERSECTION OF STONE
TERRACE & BELLS LINE OF ROAD

Expressing concern as to the damage to vehicles making a left hand turn from Bells Line of Road into Stone Terrace and possibility of a rear end collision.

Also advising that a bus cannot make the right hand turn from Stone Terrace into Bells Line of Road.

Committee's Recommendation

That arrangements be made for an on-site inspection and discussion with representatives from the School and P & C Association.

ITEM 13: (File 204/R PT1, 2306/R PT1)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF BELLBIRD CRESCENT &
WATTLE STREET, BOWEN MOUNTAIN

Some confusion as to who has right of way at the above intersection. "Give Way" signs to be erected on Bellbird Crescent, entering into Wattle Street.

Committee's Recommendation

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

ITEM 14: (File GP1/3 PT3)

CORRESPONDENT: NEW SOUTH WALES POLICE

SUBJECT: APPLICATION FOR A "NO PARKING" SIGN
COURT STREET, WINDSOR

Application is made for the designation of a "No Parking" area between the exit from the rear of the Windsor Police Station, Court Street, Windsor, for a distance of five (5) metres in a southerly direction on the western kerb from Power Pole N^o 266.

Committee's Recommendation

That a "No Parking" zone be provided in Court Street, west side for a distance of 10m south of Power Pole N^o 266.

ITEM 15: (File 1946/R PT1, 836/R PT1)

CORRESPONDENT: REPRESENTATIVE OF P. GIBSON, MP

SUBJECT: INTERSECTION OF SOUTHEE ROAD AND
HUGHES AVENUE

Advising that the intersection is not well defined at night and requesting that the light in Southee Road be relocated to better illuminate the intersection.

Committee's Recommendation

That Council investigate through Prospect Electricity the relocation of the light to better illuminate the intersection.

ITEM 16: (File 507/R PT1)

CORRESPONDENT: NEW SOUTH WALES POLICE

SUBJECT: ELIZABETH STREET, NORTH RICHMOND AT
GROSE VALE ROAD

Advising that people are parking on both sides of Elizabeth Street, reducing the carriageway to one lane and vehicles have to then cross over the marked double centre line.

Committee's Recommendation

That "No Standing" zones be provided in Elizabeth Street both sides between Grose Vale Road and the bus bay.

ITEM 17: (File 723/R PT1, 104/R PT1)

CORRESPONDENT: REPRESENTATIVE OF K. ROZZOLI, MP

SUBJECT: INTERSECTION OF GROSE WOLD ROAD AND
AVOCA ROAD

Request for an improvement in the sign posting in Avoca Road to advise of the intersection.

Committee's Recommendation

That an over sized intersection sign be provided and relocated closer to the intersection to better advise traffic of the intersection and that a distance plate be affixed.

ITEM 18: (File 307/R PT1

CORRESPONDENT: REPRESENTATIVE OF K. ROZZOLI, MP

SUBJECT: CEDAR RIDGE ROAD, KURRAJONG

Requesting reduction of the speed limit from 80kph to 60kph.

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority for their consideration.

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

The meeting terminated at 12.20pm

Your Ref:

Our Ref:

DA97/90/KB4
Plan/dr

24th March, 1992.

HAWKESBURY CITY COUNCIL



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

MEMO TO ALL ALDERMEN

LEGAL ACTION - PROCEEDING WITH PROSECUTIONS CASE EXAMPLES: LITTLE - PITT TOWN BOTTOMS ROAD, PITT TOWN. ALOI - OLD HAWKESBURY ROAD, OAKVILLE.

The purpose of this memo is to provide some background to these cases as well as showing the difficulties Council has in proceeding to a successful prosecution in such matters.

Little's Case

- In summary, Council officers were advised by Alderman Paine and Alderman Williams in early December that they had received allegations from a Mr. Malpass (an adjoining owner) that he had observed a large truck enter Mr. Little's premises and two men then proceeded to roll drums off the back of the truck. These drums made a heavy thud sound when they hit the ground, which led Mr. Malpass to believe that they were full. A third person operating a small dozer then mechanically lifted these drums into a recently excavated pit. Mr. Malpass indicated that fifty or so drums were buried on the site. The drums were covered with a gravel material and then with soil which was obtained from the bank near the road. Mr. Malpass did not wish to sign any affidavit in regard to his observation and advised that he was going on holidays and would not be available in the near future.
- As a result of these allegations, Council officers met with a representative from the State Pollution Control Commission on the site where it was observed that excavations had recently occurred near the fence line, however, they were not of a scale that could contain fifty or so 44 gallon drums. Other work had occurred on the site, but the age of this work was difficult to determine as it had been raining heavily, thereby masking vehicle and heavy machinery tracks.

.../2

- . After leaving the site, the State Pollution Control Commission representative interviewed Mr. Little who agreed to excavate the site at the direction of the SPCC. Mr. Little denied that there were any drums on the site. Due to wet weather, it was arranged to excavate the site on Monday morning. (Mr. Little was interviewed on Friday)
- . On the next day, Council's Ordinance Inspector, Dave Harvey, observed excavations occurring on the site. Mr. Little was observed driving a truck loaded with excavated material from the site.
- . Council's Ordinance Inspector Dave Harvey stopped the excavations and also retrieved a "full" 5 gallon drum which had rolled off the back of the excavated area.
- . As a result of this activity, the SPCC subsequently issued a Section 35 Notice under the Environmentally Hazardous Chemicals Act which declared the site as being contaminated.
- . If the owner wishes to do anything with the land, he would have to excavate the land under the supervision of the SPCC and determine what type of materials are located on the land. Once an inventory has been prepared by a suitably qualified consultant, the SPCC would then consider what further action to take against Mr. Little.
- . Council also advised its Solicitor of the situation and requested advice as to how best to proceed in the matter.
- . The Solicitors replied as follows:

"...there appears to be no direct evidence that Mr. Little or any other person who can be identified was seen depositing the drums containing, apparently, waste material upon the property. Mr. Malpass has indicated that he saw the drums being placed on the property however he cannot identify the person or persons who he saw depositing the drums and, in any event, he has indicated that he is not prepared to give evidence.

We certainly agree that there is evidence that Mr. Little was observed removing the drums from the site however such evidence would not assist in a prosecution for disposing of waste in a manner which was likely to harm the environment.

It must be remembered that the penalties are severe for offences of this nature and that it is necessary for the prosecution to establish the offence to the criminal standard of proof, i.e., beyond any reasonable doubt.

In the absence of any admissions by Mr. Little or any other person that they disposed of the waste on site and in the absence of any other direct evidence not only of the actual disposal but identifying the persons responsible for same, Council runs a risk, in our opinion, that any prosecution under the Act may fail. If that were the case, Council could well be ordered to pay the costs of the Defendant.

In our letter of 20 January 1992 we also referred to the offence under Section 6 of aiding and abetting an offence and we make similar comments in respect of that offence and the lack of evidence necessary at this stage to establish same as we have made above..."

Aloi's Case

- . On 25th November, 1991, Mrs. Faehring, a resident of Old Hawkesbury Road, observed a front end loader bulldozing trees.
- . The police were contacted, they arrived at the site and stopped the machine operator removing the trees.
- . Later that same afternoon Council officers arrived but the machine operator was no longer on the site.
- . No details were taken in relation to the front/end loader operator.
- . Council proceeded to pursue the matter in the Land and Environment Court based on Mrs. Faehring's observations. She agreed to appear as a witness for Council.
- . When the matter was ready to be heard in Court, Mrs. Faehring advised Council that she could not positively identify the front/end loader operator.
- . As a result of this, Council's case was severely compromised and could not proceed.

G. Falson,
Divisional Manager - Environment & Development.

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

Mr.G.Turner, a resident of 240 Spinks Road, Glossodia, addressed the Committee as an objector.

THAT THE ITEM be deferred to give the residents the opportunity to address Council and further that a site inspection be carried out before the matter comes before Council.

The Committee inspected the site at 3.05 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, H.J.M.Books, R.G.Calvert, B.N.Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather and H. Williams.

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

THAT THE APPLICATION be refused due to the heritage significance of the building.

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

Mr.P.Graham, the applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.40 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, H.J.M.Books, R.G.Calvert, B.N.Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather and H. Williams.

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

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

Mr W. Johnson, the applicant, and Mr. Robins, on behalf of the applicant, addressed the Committee.

A INSPECTION BE carried out.

The Committee inspected the site at 2.15 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, H.J.M.Books, R.G.Calvert, B.N.Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather and H. Williams.

Mr.Johnson addressed the Committee on site.

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25TH FEBRUARY, 1992.

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

THE APPLICATION BE refused on the following grounds:-

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

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

Mrs.A.Diasinos, the owner, addressed the Committee.

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

1. The development shall be carried out in accordance with Plan No. 90005/2V, dated July, 1990, drawing number 90005/4 dated 26th July, 1991, and a supporting letter accompanying the development application dated 26th July, 1991.
2. Construction of Council's standard 8m (eight) wide footway vehicular crossing to suit the access to the site.
3. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
4. An adequate on-site area for parking and loading is to be constructed with an all-weather surface to the satisfaction of the Divisional Manager Environment and Development.
5. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
6. The access road from King Road to the abattoir building shall be constructed with an all-weather surface.
7. The construction of kerb and gutter with the remaining footway area being formed in earth, apart from the area fronting the existing shop, which shall be sealed, together with the full construction, including the sealing of the adjacent road shoulder over the frontage of the land from the western boundary of the property to the existing pit to the east of the shop where it is to be converted to a grated gully with lintel.
8. Trucks whilst on the site shall not be permitted to operate their refrigeration compressors between the hours of 8.00pm and 7.00am except for Saturdays and Sundays where deliveries shall not occur after 6.00pm.
9. The delivery of stock to the site shall not occur between the hours of 10.00pm and 7.00am, except for Saturdays and Sundays where deliveries shall not occur after 6.00pm.

10. The compressor on the western side of the existing cool room building shall not be operated between the hours of 8.00pm and 7.00am.
11. Submission of a building application, plans and specifications complying with Ordinance 70.
12. No excavation or site works shall be commenced prior to the issue of the building permit.
13. A detailed plan of landscaping shall be submitted and approved prior to commissioning of the waste water control equipment.
14. Provisions of diversion drains to prevent the flow of surface water onto the absorption areas. Details to be submitted and approved prior to approval of the building application.
15. Details of protection of the pond banks from erosion from rain and flood waters shall be submitted and approved prior to approval of the building application.
16. The cover over the anaerobic pond shall be supported on a frame to allow rain water to be shed outside the pond. The cover shall also be sealed at the pond bank so that it is airtight. Details are to be submitted and approved prior to approval of the building application.
17. The cover over the anaerobic pond shall be maintained in good repair and shall be replaced when so directed.
18. Details of sand filter backwashing including disposal of the backwashed wastes shall be submitted and approved prior to approval of the building application.
19. The operation of the abattoir shall cease in the event that any part of the waste water control plant is affected by flooding or in the event that the system fails to operate in accordance with standards as approved by Council.
20. The irrigation area and ponds shall be fenced to prevent the entry of stock and unauthorised vehicles.
21. The waste water control plant shall be installed in accordance with the report prepared by Unisearch, dated February, 1992, reference 15566-01 including all suggestions.

22. The operations of the abattoir shall comply with any direction from Council or its officers to abate or prevent any nuisance.
23. The building application shall be lodged within one (1) month of the date of this consent.
24. The waste water treatment system shall be commenced within one (1) month of the approval of the building application and shall be completed within three (3) months of approval.
25. Hours of operation of the abattoir shall be 6.00am to 3.45pm, (Monday to Friday).
26. That all present waste water be removed from the site until the new waste water treatment plant is installed.
27. The operation of the waste water treatment plant shall be inspected from time to time as determined by the appropriate member of Council's senior staff and the cost of such inspections and of any consequent sampling and testing shall be met by the operators of the abattoir.

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

COUNCIL AMEND CONDITION 3 to read as follows:-

- "3. *A contribution of \$11,389 (eleven thousand three hundred and eighty nine dollars) based on \$1,627 (one thousand six hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc)."*

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

- A. THAT COUNCIL ADOPT, for exhibition purposes the Draft Landfill Development Control Plan, 1992.
- B. That Council resolve to undertake public exhibition of the draft plan for a period of 21 (twenty one) days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.
- C. That consideration also be given to the leaching of heavy metals and associated substances with landfill generally and tyre landfill in particular and into the water table and to our river system.
- D. That consideration of a landfill register be undertaken.

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

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

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

- 1. THAT THE CONTENTS of this report form the basis of a submission to the Hawkesbury-Nepean Task Force and the Nepean/Hawkesbury Catchment Management Council.
- 2. That Council support the Nepean/Hawkesbury Catchment Management Council as the Catchment Body.
- 3. Further to ask the relevant Minister to amend the Catchment Management Act to accommodate the Nepean/Hawkesbury Catchment Management Council within that Act.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25TH FEBRUARY, 1992.

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

Mr.J.Christie, Chairman of the Richmond Rail Travellers Association and member of S.O.R.A.C. addressed the Committee.

Mr.C.Bazeley, Chairman of S.O.R.A.C. addressed the Committee.

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

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

Mr.C.Chesser addressed the Committee.

- A. THAT COUNCIL TAKE no further action and approve the dwelling on existing use rights subject to :
 1. The landowner providing Council with a development and building application which should seek ratification of the dwelling.
 2. The application to include details from a structural engineer to the adequacy of the building to withstand flood immersion and velocities and to also include normal provisions relating to disposal of wastes, and provision of potable water.

3. The applicant to provide details as to how the roof water collection on the building is to be undertaken and collected in an approved water collection tank in accordance with Council's adopted policies.
 4. At a further report Council look at having existing use rights set with Mr.Chesser.
- B. That a further report be obtained for consideration at the next Ordinary Meeting of Council, on the basis that the consent has now been granted, that there should be a surrender of existing use rights being made a condition of the development.

16. 1992 HERITAGE ASSISTANCE PROGRAMME. GG21/98 PT1

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

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

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

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

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

A SUBMISSION BE prepared in relation to the discussion paper in line with the comments in this report.

19. NORTH RICHMOND - RECREATION AREA - HOUSING DEVELOPMENT. SA103/88

COUNCIL ADVISE THE Hawkesbury Sporting Club that it sees merit in the proposal for the redevelopment of their club and associated housing proposal on the basis that the area now owned for recreation bounded by Arthur Phillip Drive, Pecks Road and Redbank Creek is developed with funds from the project. Further that the new facilities would be developed prior to the existing ones being available for other uses. That the proposal be advertised for comment.

20. TRIPLE R PROGRAMME - (REVIEW OF RESIDENTIAL REGULATION). GG21/96 PT1, GT70/13 PT1

APPLICATION BE MADE for funding under the 1991/92 Triple R Programme for a Research Study - Public Education and Promotion of Council's Urban Consolidation Policies.

21. CARAVAN PARK EXTENSION, COMMERCIAL ROAD, VINEYARD. (LA-VINA CARAVAN PARK - I McERLANE) - AMENDMENT TO CONSENT. DA166/90

Mr.I.McErlane, the applicant, addressed the Committee.

CONSENT N°166/90 BE amended as follows:-

1. Condition 4 be deleted.
2. Condition 12 be replaced with the following condition:-

"Pursuant to Section 94 of the Environment and Planning Assessment Act, 1979, a contribution of \$36,540 (thirty-six thousand, five hundred and forty dollars) shall be paid towards the cost of providing Open Space and Community Facilities in the Hawkesbury City area, on the basis of the proposal being for permanent residents and their requirements for the same facilities as normal dwellings. Payment of this contribution is to be on the basis of \$1,305.00 (one thousand, three hundred and five dollars) per lot and paid at the time of lodgement of the building application required for each dwelling."

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

Mr. Horacek, the applicant, addressed the Committee.

THAT THE INFORMATION be received and the matter be deferred for consideration at the General Purpose Committee meeting in March, 1992.

SECTION 3 - FINANCE

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

Alderman Parsons declared an interest in Cheque No. 8237.

Alderman Mackay arrived at the meeting at this stage, the time being 5.56 p.m.

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.	8235	-	8642	\$4732671.07
Trust Fund Nos.	562	-	608	\$133108.03
FID General Fund	469130	-	469138	\$700869.23
98P General Fund	37041	-	37045	\$1533761.61
98P Bank Trust Fund	425422	-	425425	\$1190005.00
FID Account Trust Fund	25416			\$148.47
				\$8290563.41

2. HAWKESBURY CITY PIPE BAND - FINANCIAL ASSISTANCE. GF8/15 PT1, GR30/3 PT1

1. THAT HAWKESBURY CITY Pipe Band be advised that Council has made a budgetary allocation of \$1,000 (one thousand) in 1992 and \$1,000 (one thousand) in 1991, and therefore financial assistance is limited to the amount of \$2,000 (two thousand) for the replacement of their uniform jackets.
2. That the allocation of \$1,000 (one thousand) in the 1991 Budget be re-voted for 1992 for financial assistance to the Hawkesbury City Pipe Band.

3. BUSH FIRE ESTIMATES 1992/1993. GF10/59 PT1

THE 1992/93 BUSH Fire Estimates be adopted and submitted to the Department of Bush Fire Services.

4. MULGRAVE SEWERAGE SCHEME STAGE II
CONSTRUCTION OF RETICULATION AND RISING MAIN AND
PUMP STATION 'R'. GT20/64 PT4, GT20/65 PT2

1. ESENMETTE PTY LTD be awarded the contract for construction of Reticulation and Rising Main Tender No. 001091 for the tendered sum of \$364,153 (three hundred and sixty four thousand one hundred and fifty three).
2. G. & G. Boring Pty Ltd be awarded the contract for construction of Pump Station 'R' Tender No.001191 for the tendered sum of \$148,800 (one hundred and forty eight thousand eight hundred).
3. Both of the above contracts be executed under the Seal of Council.

5. WSROC - POLICY COMMITTEES. GM1/5 PT9

COUNCIL NOMINATE ITS representatives for the five WSROC committees, with Alderman Williams being nominated for the Environment Committee and Alderman Parsons for the Employment Committee.

Further that the Town Clerk/General Manager, Mr.G.M.McCully, be delegated authority to nominate staff members for the remainder of the Committees.

QUESTIONS WITHOUT NOTICE

Alderman Rogers referred to his previous request regarding Redbank Road.

The Divisional Manager Environment and Development advised that he was not aware of the answer at this stage.

Alderman Rogers sought an indication as to what the options are in regard to Schofields Aerodrome.

The Town Clerk/General Manager advised that he had contacted the Federal Airport Corporation again this week. They are assessing the options for the use of that airport and there should be a reply available in the very near future.

Alderman Rogers sought advice regarding the present status of the Blue/Green Algae Task Force.

The Divisional Manager Environment and Development stated that he understood that this Committee meets regularly and undertook to advise Alderman Rogers the current situation.

Alderman Keegan asked if a report was available as yet from Worth Oil and also what is the time frame.

The Manager of Engineering Services stated that the letter of approval only went out a few days ago and the first results are not back as yet. It is presumed that a report possibly every two months would be satisfactory.

Alderman Keegan sought advice as to what are the plans to repair the slip vertical face in Howe Park.

The Manager of Operations stated that there will be an application for grant funding sent to the Department of Public Works and this would be reported to the Ordinary Meeting.

Alderman Keegan asked what can be done about the clock in the Mall.

The Manager of Operations undertook to investigate this matter.

Alderman Keegan sought clarification regarding sandwich board signs in the Mall.

The Divisional Manager Environment and Development advised that, in accordance with Council's policy, sandwich board signs are not allowed.

Alderman Books sought a report on what was the present stage in regard to Stage II of the investigation on the flood free access.

The Manager of Engineering Services advised that a letter had been drafted for the Mayor's signature to be sent to the Roads & Traffic Authority on the matter.

Alderman Books stated that the lights from KevJohn Motors facing the west are shining straight over Mr. Alan Train's house and asked if some action could be taken in this regard.

Alderman Books asked what can be done regarding the excavation of the sand off Benns Point. He stated that it is building up there and getting higher.

The Town Clerk/General Manager stated that Council will be aware that this area has been acquired by Council and the Department of Planning so that there is a large park there. Before the park can be established the Plan of Management identified that some of the sand needs to come off. Dr. Steven Webb has been looking at the matter for some time and he concurs that part of the slip that is occurring in Howe Park is due to the build up of sand. The Public Works Department has required him to provide hydraulic details for over some 40 years to indicate that that is the case. There is an issue about the geomorphology of the river and the hydraulics of it. Dr. Webb should have the report finished and received within the next month or so, following which, if the Council adopts the principle, a formal Environment Impact Statement and an assessment will have to be carried out prior to the works being undertaken.

Alderman Williams referred to representations he had received from people from Upper Colo concerning communications about Council's intentions for work in that locality.

The Mayor said that this matter has been taken up since the flood and some better form of communication will be worked out.

Alderman Williams referred to the report "Road Transport Future Directions" - a R.T.A. publication - prepared between June 1990/91 - and asked if this is to be released and if not could Council make strong representations for it to be released.

Alderman Paine stated that she has received representations regarding the greengrocer in Woodhills Carpark putting his sandwich signs half way in the gutter and half way out and asked if something could be done in this regard.

The Town Clerk/General Manager stated that the Council will not be covered and Council has been advised formally, and would not be covered should there be an incidence with one of the signs and the Council had been advised previously.

Alderman Paine advised that Ian Robinson had spoken to her in regard to a meeting at St. Albans and asked if a date could be set for that to-night.

Alderman Paine asked if letters could be written to congratulate the hard working President of the Sister City Association, Mrs. Jean Peare, and her group of ladies who worked so hard over the weekend.

Alderman Calvert stated that where gabions had been placed on the Peninsula, they had started to slip with the last flood and asked if this could be examined.

Alderman Calvert advised that there is an old bus sitting on the side of the river bank at Pitt Town about half a kilometre from Colin Chesser's place. It has been there for many years and is starting to be washed off and is half hanging over the bank and asked if this could be removed before it ends up in the river.

Alderman Sheather stated that on the fence line of the Christian Centre Church two gum trees have been cut down.

The Divisional Manager Environment and Development undertook to ascertain if approval had been granted in this regard.

Alderman Sheather asked about the discussions on the Local Government Reform.

The Mayor stated that she would set a time about 4.00 p.m. one afternoon when it suits most people for a Workshop to be held to cover a lot of issues.

Alderman Books outlined what has been happening in Prospect since he has been Council's delegate.

The meeting terminated at 6.32 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 24th March, 1992.

.....
Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>						
<u>Conservation</u>						
1010 Museum Maintenance & Services	4200	-	284	284	-	Annual Provision
1020.0 Tree Planting New	32700	-	685	685	-	Annual Provision
1020.01 Tree Mtce	35000	-	878	878	-	Annual Provision
1020.02 Earth Week	4500	-	-	-	-	Annual Provision
1000.250 Richmond Grandstand Conservation - Stage 2	32000	28510	1194	29704	-	Work Complete
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	165500	-	21532	21532	-	Annual Provision
<u>RTA State Roads "Tied" Grant 91/92</u>						
2002.175 Wisemans Ferry 91/92	444000	121441	35380	156821	-	Waiting Notification of Programme
2004.175 Webbs Creek Ferry 91/92	212500	93727	25699	119426	-	Waiting Notification of Programme

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2006.175 Sackville Ferry 91/92	204750	92227	24528	116755	-	Waiting Notification of Programme
2008.0 Docking Slips	2600	-	-	-	-	Annual Provision

Road Maintenance

2016.1-6 Sealed Roads Mtce	1037000	-	91852	91852	-	Annual Provision
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Road Resealing

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

Bowen Mountain						
2016.501 Bowen Mountain Road	22523	-	-	-	-	Programmed Feb/March
Bellbird Crescent	3432	-	-	-	-	Programmed Feb/March
Wattle Street	2789	-	-	-	-	Programmed Feb/March
East Kurrajong						
East Kurrajong Road, Section 1	30352	-	-	-	-	Programmed Feb/March
Freemans Reach/Kurmond						
Kurmond Road	32712	-	-	-	-	Programmed Feb/March

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

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

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Windsor						
Anschau Crescent	1024	-	-	-	-	Programmed Oct/Nov
Ross Street	8093	-	-	-	-	Programmed Oct/Nov
James Meehan Street	9388	-	-	-	-	Programmed Oct/Nov
Harris Street	7508	-	-	-	-	Programmed Oct/Nov
Wilberforce						
Pitt Town Ferry Road	6338	-	-	-	-	Programmed Oct/Nov
Still to be allocated	620					
<u>Regional Roads Programme 1991/92 RTA Grant (\$373680)</u>						
2035.100 Regional Roads 1991/92	373680	171514	20783	192297	-	Maintenance Work
<u>Australian Construction Services (\$34570)</u>						
<u>Council Revenue (\$11520)</u>						
2026.16 Percival Street 1991/92	24250	-	-	-	-	Work as Necessary
2026.15 Dight Street 1991/92	21840	-	-	-	-	Work as Necessary

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>ROAD MAINTENANCE</u>						
2021.0-3 Unsealed Roads Mtce	340000	-	72068	72068	-	Annual Provision
Flood Damage						
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1431101	-	1431101		Work nearing completion
Flood & Storm Damage 1989						
RTA Programme (\$217030) Loan Programme (\$25000)						
Local Roads						
2030.30 Emergency Works	53000	53002	-	53002	+2	Work Complete
2031 Argyle Reach Road	18000	1504	-	1504	-	Work In Progress
Avondale Road	5000	403	-	403	-4597	Work Complete
Brennans Intersection	12500	10274	-	10274	-2226	Work Complete
Cabbage Tree Road	23000	23000	-	23000	-	Work Complete
Glebe Road	25400	11916	-	11916	-13484	Work Complete

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

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

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

(Grant \$1563140)

2032	(Council \$75000)	1638140	1598267	5652	1603919	-	Work in Progress
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Local Roads Regional \$71800

(Grant \$71000)

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

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

2042.01	Paved Footpaths Mtce	18100	-	19	19	-	Annual Provision
2042.07	Unpaved Path Mtce	2000	-	187	187	-	Annual Provision

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
2044	Bus Shelter Shed Mtce	3000	-	72	72	-	Annual Provision
2046.001	Bridge Mtce	80000	-	19282	19282	-	Annual Provision
2050	Street & Gutter Cleaning	205450	-	35528	35528	-	Annual Provision
2052	Kerb & Guttering Mtce	45000	-	2595	2595	-	Annual Provision

PROVISION OF INFRASTRUCTURE

2061.01	Sundry Pub/Wks Survey & Design	10750	-	3993	3993	-	Annual Provision
2074	Vehicular Crossings	3000	-	656	656	-	Work As Required - Contra

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

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

2070.18	Hanlons Road, Bilpin	29000	-	1753	1753	-	Word Commenced
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General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Loan Programme 89/90</u>						
2070.20 Kentucky Drive	85200	41640	-	41640	-	Necessary Work Completed Surplus funds to be reallocated
2090.05 Level Crossing Road	30000	-	-	-	-	Council Contribution - Works by RTA
2066.05 The Terrace reopening	230000	3453	664	4117	-	Preliminary Survey
<u>Loan Programme 90/91</u>						
2070.52 Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	-	To Be Programmed
2070.53 Brennans Dam Road (10500 - Developer) (13500 - Loan Funds)	24000	16038	4710	20748	-3252	Work Complete

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>LR 89/90 RTA Grant (\$565300)</u>						
<u>Council Revenue (\$27044)</u>						
2071.201 West Portland Road - Reconstruct Pavement	16035	14880	1155	16035	-	Work Complete
2071.202 West Portland Road - Reseal	24548	-	24548	24548	-	Work Complete
2071.203 Argyle Street - George to Macquarie to Mileham	88151	88114	37	88151	-	Work Complete
2071.204 Argyle Street - Mileham to Fairey	213551	607	212944	213551	-	Work Complete
2071.205 Freemans Reach Road	116818	114507	2311	116818	-	Work Complete
2071.210 -214 George Street	133242	43395	8732	52127	-	Work Progressing
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.301 Tennyson & East Kurrajong Road - Reseal	55000	53302	-	53302	-1698	Work Complete
2071.302 Boundary Road Vineyard	87500	6519	-	6519	-	Subject to agreement Baulkham Hills
2071.303 George Road Wilberforce	160100	153069	-	153069	-7040	Work Complete

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item.	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.304 Mileham St - Day St - Fairey Rd	242500	36813	-	36813	-	Work Commenced
2071.349 The Driftway	894510	797905	75592	873497	-	Work Stage I nearing Completion
ACRD 90/91	\$ 50000					
ACRD 91/92	\$ 50000					
Loan 68	\$ 50000					
Loan 90/91	\$ 50000					
RTA Sp Works Grant	\$422240					
Penrith Council Cont	\$236135					
Loan 92/93	\$ 36135					

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

	Clergy Road, Wilberforce	11500	-	-	-	-	Programmed April
	Tizzana Road	28275	-	-	-	-	Programmed November
	Scheyville Road	12285	-	-	-	-	Programmed November
	West Portland Road	11700	-	-	-	-	Programmed November
	Creek Ridge Road and Spinks Road	15566	-	-	-	-	Programmed April
2071.401	East Kurrajong Road Sec 2	88100	-	-	-	-	Programmed March
2071.402	Riverview Street North Richmond	140000	-	-	-	-	Programmed March
2071.403	George Street South Windsor	60000	-	-	-	-	Programmed August
2071.404	Hilltop Road Tennyson	68700	9200	33153	42353	-	Work in Progress

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.405 Murrays Road	42800	-	-	-	-	Programmed April
2071.406 Martins Lane Freemans Reach	21100	11088	-	11088	-	Work Complete
2071.407 Forrester Place Maraylya	43800	-	-	-	-	Programmed October
2071.408 Hermitage Road	100000	-	-	-	-	Programmed July

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

RTA Grant \$267000
BHSC \$70000

2073.01	George Street Windsor					
	Richmond Road to Brabyn Street	93753	90629	-	90629	-3124 Work Complete
2073.02	Elizabeth Street, North Richmond					
	- Reconst. Charles St to Campbell St					
	- Shoulder sealing of Charles St from William St to Monti Place	51421	51421	-	51421	Work Complete
2073.03	Boundary Road, Oakville					
	- Reconstruction of Failed Patches and joints (50% with Baulkham Hills	140000	85233	-	85233	-54767 Work Complete Further works subject to Baulkham Hills

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>Rehabilitation, Wilberforce</u>						
2073.04 Ascot Place	17245	-	-	-	-	Programmed May
2073.05 Hawkins Place	3311	-	-	-	-	Programmed May
2073.06 Heather Place	21285	-	-	-	-	Programmed May
2073.07 McKenzie Crescent	3785	-	-	-	-	Programmed May
2073.08 Nartee Place	6200	-	-	-	-	Programmed May
<u>Kerb and Guttering</u>						
<u>Loan Programme 1990/91</u>						
2080.303 Laneway Clergy - Copeland Road	56000	21432	32652	54084	-	Work in Progress
2080.301 George Street at Windsor Station	12000	1701	1175	2876	-	Work in Progress
<u>TRAFFIC MANAGEMENT</u>						
2090.01 Traffic Signs New	26500	-	4176	4176	-	Annual Provision
2092.01 Traffic Sign Mtce	22000	-	3250	3250	-	Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>PUBLIC UTILITY INFRASTRUCTURE</u>						
<u>Cemeteries</u>						
3000 Cemeteries Expenses	61800	-	12093	12093	-	Annual Provision
<u>Emergency Services</u>						
3010 State Emergency Services	43300	-	4699	4699	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 86/87						
3200.01 Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000) (Cont. '90 \$8820)	55820	68140	182	68322	-	Work Completed
3200.02 Drainage Mulgrave/Curtis Road	25000	100	-	100	-	Work by Developers
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Completed

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
3200.102	36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40712	-	40712	-3128	Work Complete
Loan Programme 89/90							
3200.112	21-23 Michael St, Nth Richmond	3800	943	-	943	-	Work Commenced
<u>Maintenance</u>							
3210	Drainage Mtce	38000	-	4245	4245	-	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	490000	-	70916	70916	-	Annual Provision
<u>ECONOMIC DEVELOPMENT</u>							
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Mtce	87700	-	6160	6160	-	Annual Provision

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	51700	-	4081	4081	-	Annual Provision
Parks						
E23B1 Parks Mtce	573940	-	102834	102834	-	Annual Provision
5180.03 Parks Amenities Mtce	58500	-	7354	7354	-	Annual Provision
5180.004 Parks Cleaning	226500	-	35767	35767	-	Annual Provision
5180.09 Contract Mowing	93100	-	6034	6034	-	Annual Provision
5180.013 Garden Competition	4730	-	-	-	-	Annual Provision
<u>RECREATIONAL SERVICES</u>						
<u>Loan Programme 1988/89 (100000)</u>						
5680 Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8147	-	8147	-	Work In Progress
Macquarie Park - Loan 89/88	25000	651	-	651	-	Work Commenced

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
	Powell Park	5500	250	-	250	-	Improvements By S530A Committee - Work Complete
5680	Richmond Park - Cannons, Tables & Trees	61850	17821	4064	21885	-	Work Commenced
	Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	15776	-	15776	-	Playground Construction Completed
<u>Loan Programme 1989/90 (\$71400)</u>							
Contributions (\$264300)							
5682	Windsor						
	McQuade Park	32000	24432	192	24624	-	Work in Progress
	Berger Road Reserve	13000	9561	-	9561	-3439	Work Complete
	Governor Phillip Park	15000	15171	-	15171	+171	Work Complete
	Richmond						
5682.20	Bensons Lane Complex	215000	183509	95	183604	31396	Building Complete
.07	Tamplin Field	15000	8854	-	8854	-	Work in Progress

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

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

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>1990/91 S94 Contributions (\$379100)</u>						
Grants (\$71400) Cont. (\$2000)						
Windsor						
5682.23 Colbee Park McGraths Hill	25000	8094	-	8094	-	Work Commenced
5682.38 Richmond Ex-Servicemens' Sport Complex - Water Supply	29000	5543	-	5543	-	Work Commenced
5682.28 Icely Park	43000	24476	2386	23862	-	Work Commenced
5682.29 North Richmond Community Centre	6000	277	567	844	-	Work Commenced
5682.30 Kemsley Downs Estate	6000	1424	-	1424	-	Plan of Management
5682.31 McMahons Park						
Replace Existing Amenities	32600	8046	-	8046	-	Work Commenced
5679.01 McMahons Park - BBQ Area	14800	15176	-	15176	-	Work Complete
(Grant \$7400)						
(Cont. \$7400)						
5682.40 McMahons Park Upgrade Water Supply	3000	3150	950	4100	+1100	Complete
5682.34 Argyle Bailey Reserve	9500	5460	-	5460	-	Work Commenced
5682.35 Woodlands Park	37000	28	10	38	-	Work Commenced
5682.37 Vineyard Park - Irrigation	18600	155	-	155	-	Work Commenced

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>Capital Works Programme 1987 (\$25000)</u>							
5681.08	Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme 1992
5681.02	APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	-	2591	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.06	Cordners Corner Restoration	10000	-	1515	1515	-	Operation Continuing
<u>CORPORATE SERVICES</u>							
<u>Finance and Administration</u>							
6200	Depot Expenses	56000	-	7488	7488	-	Annual Provision

General Purpose Committee - Works - 24/3/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 28th February, 1992

Item	Adopted Estimate	Expend Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
<u>SEWERAGE WORKS</u>						
8401.00 South Windsor Treatment Works Stg 1	2200000	2850991	-	2850991	-	Substantially Complete
8256.03-06 South Windsor Treatment Works Stg 2	4100000	3529172	71379	3600551	-	Works Proceeding

Recommendation

1. That the Works Cost Statement to 28th February, 1992, be received.
2. The revised estimates of cost be adopted.

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

A report has been requested as to the action that should be taken to provide for the widening of the carriageway and upgrading of McGrath Road.

McGrath Road was constructed in conjunction with the adjacent residential development, with the section to the north of Andrew Thompson Drive provided with an asphalt concrete sealed surface 6m wide. Although, in excess of half road construction it is necessary for a vehicle to move onto the road shoulder in the case of two vehicles passing when the kerb side lane is occupied by a parked vehicle.

The situation is the same along the other perimeter road to the residential area, ie. Old Hawkesbury Road.

To provide for improvement, it would be necessary to extend the sealed pavement from 6m, the current width, to 8m with adjustment to provide for the road shoulder. These works are estimated to cost \$26,000 with similar cost for Old Hawkesbury Road.

It is proposed that the work be referred for consideration in future road reconstruction programmes.

Concern has also been expressed as to the inconvenience caused by vehicles having to cross the dish gutter at the Windsor Road intersection. To eliminate the open drain through installation of an underground stormwater pipe system would, due to the flat nature of the area, require extension of the pipeline some distance to find a satisfactory point of discharge. Survey work would be required to provide a detailed solution.

IT IS RECOMMENDED THAT pavement widening (2m [two]) along McGrath Road, McGraths Hill, be referred as an item to be considered when further roadworks programmes are to be determined.

3. COLLITH AVENUE, WINDSOR. 360/R

As a result of a report concerning the condition of Collith Avenue it was indicated to Council that it is proposed to extend Woods Road between Collith Avenue and Stewart Street to provide an improved road layout. (Refer Item 3 Works Ordinary Meeting of 10th March, 1992). A question has been asked as to the various alternatives that should be considered. They are summarised as follows:-

1. No action be taken at this stage.
2. The proposal not be pursued and the proposed road reservation be removed from the planning scheme.
3. Action be taken to close Collith Avenue north of Woods Road to eliminate through traffic and direct this traffic onto the main road system.

This would eliminate traffic to and from the industrial area of South Windsor, the shopping complex and associated public facilities from Collith Avenue with this traffic diverted to Mileham Street and George Street.

4. The feasibility of opening the road be further investigated.

In view of the concern expressed as to the need to proceed, it might be appropriate to pursue Proposal N^o 1 and await the outcome of discussion with the landowner as planning is undertaken on the development and construction of the proposed village for senior citizens.

IT IS RECOMMENDED THAT the further report on Collith Avenue be received.

4. REGIONAL SPORTING FACILITIES. GP10/7 PT1

A report has been outstanding for some time concerning the requirements for Regional Sporting Facilities in the City area and arose from, in particular, proposals for development at Clarendon of the indoor stadium, the proposal for an indoor swimming centre and facilities and the lack of a suitable venue for the undertaking of athletics at a senior level providing a high level of equipment and facilities.

Subsequently, action has been taken for the establishment of the Sports Council to oversee and provide Council with advice on the further development of sport in the area and also the presentation to Council of a recreation plan in September, 1991, setting out appropriate directions that should be taken.

In this regard, the recreation plan identified the potential for the Clarendon site as a regional facility and proposed that the area should include an athletics track, grass at first, within the development of the area.

Currently two areas, McMahons Park, Kurrajong, and Tamplin Field, Hobartville, are utilised for Little Athletics with interest shown for provision of this facility in other parts of the Council area.

A demand exists for athletics facilities for school sports in the spring for school athletic carnivals over a relative short season with competitions held at North Richmond and McQuade Park, in addition to the other venues.

With regard to the future development of the reserve at Colonial Drive, Bligh Park, consideration was given to the development of the area for athletics as one of the alternatives for this area. This proposal was not supported with representations that the ground would not be suitable as a regional centre.

There is no doubt that there is a group of top class athletes in the area that are disadvantaged by lack of a top class facility. Further, it must be acknowledged that numbers would increase and that the top athletes produced through Little Athletics may continue the sport past school age with the appropriate encouragement and construction of a facility dedicated for year round use for athletics.

Nevertheless, a survey should be undertaken to accurately assess the current participating numbers and the feasibility, particularly on a financial basis in the formation of a senior athletics club. Not only is there the significant capital cost in establishment of the facility, but the survey should report on the ability of the club to be self sustaining in operation, care and control of a ground that should be available for utilisation on a year round basis and primarily dedicated only for athletics' use. At this stage, it is considered that Council would have to contribute significantly to the maintenance and ongoing cost of the facility.

This matter should be addressed by the Sports Council.

In respect to the need for sport, the substantial park improvement programmes that have been adopted over the last two years will provide further improvement and amenity.

Additional grounds have become available over recent years with demand now being directed towards the need for increased attention to the maintenance of the grounds and, in particular, turf surface to provide even better conditions for participants.

There is still land available for provision of additional grounds at the Richmond Ex-Servicemen's Sporting Complex, where Council adopted the following programme of work in 1989 for the improvement of the area:-

- "1. Extend existing amenities building to provide 4 additional change rooms with showers and toilets, and a storage area.*
- 2. Construct new amenities block with change facilities in vicinity of existing baseball and softball fields.*
- 3. Construct unsealed carpark, entrance drive and fencing adjoining 2 above.*
- 4. Complete cricket field number 4 including top dressing and improvements to grassing.*
- 5. Extend irrigation line approximately 220m to service soccer and hockey fields and install electric pump.*
- 6. Clear existing structures, regrade, topsoil and seed proposed hockey/touch football area as required."*

The facilities under Items 1 and 4 have been completed with improvement to the irrigation system, Item 5, in progress. In addition, the Hawkesbury Cricket Club has obtained a sport and recreation grant for installation of a watering system on its N^o 1 ground, requiring a contribution of \$5,750 from Council.

Improvement and establishment of the playing surface has been extended across a large percentage of the area (Item 6). Further, action in this direction should be held in abeyance until more definitive plans are developed concerning establishment of hockey and transfer of touch football to this or appropriate area. Although touch football is seeking expansion of their current facilities, relocation will require amongst their needs provision of high quality floodlighting of the grounds.

As baseball appears to be well established at Bensons Lane, Council should now proceed with the construction of the second amenities block. Junior softball is currently being played at Bounty Reserve, Bligh park, while four fields are being used for senior softball and baseball at Colbee Park to cater for the expansion of this sport.

The baseball club at Richmond has submitted a plan to Council that provides for a two storey building with the top storey developed as a clubroom for its use. It is considered that the cost of this facility should not be met by Council with the club advised that it would have to fund the second storey.

It is proposed that plans be prepared for the building and associated carpark with a budget of \$189,000 which provides for a 5% cost increase over the three year period. (Items 2 and 3 of the development programme. Funds are available for the work from the sale of the land opposite Richmond High School).

At Bligh Park in addition to determination of the form and development of the reserve at Colonial Drive, earthworks have been completed for a rectangular sports field off Berger Road, ready for further development at the appropriate time.

Notwithstanding that the report has not dealt with in detail all possible aspects of the regional sporting requirements of the various sports and brief reference is made to the desire of a number of sports for a single purpose enclosed ground for their use, and certainly the further input that will be provided by the Sports Council as it ascertains overall priorities for the area. It is considered that Council is now at least in a position to proceed with a decision concerning the second amenities block at the Richmond Ex-Servicemen's Sporting Complex.

IT IS RECOMMENDED THAT:-

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

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

Advising that subject to Federal Government Urban Public Transport Funding Approvals, it is proposed that lights and bells will be installed at the following level crossings:-

- Vineyard - Bandon Road
- Mulgrave - Mulgrave Road
- Clarendon - Racecourse Road

It is understood the proposal involves no capital contribution to the lights and bells from Council.

Indicating that the upgrading cannot be justified at the level crossing on St James Road and seeking construction of the connection between St James Road and Bandon Road by Council to allow the crossing to be closed.

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The project team for the electrification of the railway line has a timetable to conclude works as at June, 1992, and the support of Council is sought to assist with the introduction of these further safety measures.

Construction of a gravel pavement could be undertaken within the maintenance vote, at an estimated cost of \$12,000.

Four properties are affected and the owners would seek a bitumen sealed pavement as currently exists. This would cost on the basis of a single lane pavement an additional \$16,900.

IT IS RECOMMENDED THAT CityRail be advised that Council is prepared to construct the road pavement with gravel surface between St James Road and Bandon Road, Vineyard, to allow for the closure of the level crossing at St James Road.

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

Council has received notification from Prospect Electricity advising that approval has been given for the installation of one 80w mercury vapour fluorescent street lantern in accordance with drawing N^o 113849, in Birk Place, Bligh Park, at an annual operating charge of \$115.96 based on present day rates.

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

GENERAL PURPOSE COMMITTEE MEETING

PLANNING AND DEVELOPMENT

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

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

Owner:	A Trpcevski
Area:	3.263ha
Zoning:	Hawkesbury Local Environmental Plan, 1989: Environmental Protection (Scenic) 7(d)
Advertising:	Not required
Date Received:	3rd December, 1991

The application proposes the clearing of approximately 3ha of forested land for the purpose of establishing a stone fruit orchard.

The felling of trees is permissible, with Council consent, in the Environmental Protection (Scenic) 7(d) zone under the provisions contained in Hawkesbury Local Environmental Plan, 1989, however, is recommended for refusal because of inadequate documentation in the application.

Assessment

The property is an irregular shaped allotment with an area of 3.263ha located on the northern side of Bells Line of Road with a rear access via Valley Ridge Road. It is relatively flat for approximately the first 50m from Bells Line of Road whereupon it proceeds to drop sharply with slopes in excess of 15°. At present, the flat portion of the site is predominantly cleared, whilst the remainder of the property is vegetated with a remnant warm temperate rainforest containing such species as Mountain Blue Gum, Sassafras Coachwood, Peppermint Gum and various ground and tree ferns. One Mountain Blue Gum is a particularly significant example in that it has a trunk diameter of 3m.

The application proposes the retention of the few trees located on the flatter area and the removal of all trees located on the slopes to enable the establishment of a stone fruit orchard.

The application was accompanied by inadequate information when originally submitted. As a result, the applicant was requested to furnish additional information regarding particularly the slope of the property, the viability of the soil to sustain an orchard and any necessary measures to alleviate soil erosion. To date, the applicant has not submitted information which adequately details the above concerns. Despite this, the applicant has requested that the application be determined.

Environmental Impact

The portion of the property to be cleared is relatively steep and has a southerly aspect. The vegetation at present provides a dense and complete cover of the soil. The removal of the vegetation has the potential to destabilise the hillslope exposing the soil to erosional processes such as gullyng, rill erosion and various mass movement including bank slump, slip and slide. The potential for this to occur is

even more likely given the southerly aspect of the slope which is typically moist given the lower levels of direct sunlight on the slope.

Objective (a) of the Environmental Protection (Scenic) 7(d) requires the preservation of existing wooded ridges and escarpments. The clearing proposed by this application will not be visible from Bells Line of Road, however, it will be prominent from Ghost Hill Road and Valley Ridge Road. Furthermore, given the terrain of the locality, the proposal may have adverse visual impact for some distance from the subject site. Consequently, it is considered that the application does not comply with the objectives of the Environmental Protection (Scenic) 7(d) zone.

State Government Authorities

The Department of Agriculture and the Department of Conservation and Land Management (CALM) were advised of the application.

CALM indicated that the property is not 'protected land' under the Soil Conservation Act and consequently, the Soil Conservation Service does not apply any restrictions on the clearing of the site. Despite this, a high potential for erosion exists given the terrain of the area. "If development of the area is to proceed, then the application of careful and selective clearing techniques should be applied. This should involve ongoing erosion control which includes revegetation of any disturbed areas".

The Department of Agriculture indicated verbally that the viability of a stone fruit orchard is low as the property, being 3.263ha in area, is relatively small and the terrain will reduce efficiency, limiting the use of machinery.

Conclusion

The application does not adequately address the potential environmental impacts likely to occur and consequently, the application should be refused.

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

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

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

The following report was deferred for consideration from Council's Ordinary Meeting of 10th March, 1992, to enable the applicant to address Council.

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

Introduction

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

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

Present Situation

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

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

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

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

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

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

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

Refused

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

This matter was considered by Council at its Ordinary meeting of 10th March, 1992, when it was resolved that the proposal be deferred for a further report to this meeting:

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

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

The application is recommended for refusal as there is not proper evidence of the existence of two lawful dwellings.

Assessment

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

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

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

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

- 1. The period of occupancy of the garage being not in excess of 6 (six) months from the date of occupation.*

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2. *Satisfactory bathing, laundry and toilet facilities being provided for use during the period of occupation of the garage.*
3. *Council's permission to occupy the garage being not transferable to any persons without Council's approval in writing'.*

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

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

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

Statutory Situation

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

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

Planning Assessment

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

Further research into Council's records has revealed that the previous owner, Mr B Robins, wrote to Council in 1978 and stated as follows:-

'I hereby request permission to occupy a structure (garage/laundry) at Lot 5 Ashtons Road, Grose Wold, a temporary occupation until I am able to complete the approved brick dwelling on the above lot.

The dwelling is well advanced and is up to lock-up stage, with tiled roof installed and complete with gutters fixed. Interior wall lining and fix-out have not been commenced. So that security may be maintained and so that sustained progress continued, it is essential that I reside on the premises. It is intended to install in the garage structure, - bathroom facility, toilet facility and kitchen sink in conjunction with the existing laundry.

I anticipate that I would need about 14 (fourteen) months to bring the dwelling to completion and accordingly I request that Council favourably consider my application to occupy the garage structure as an interim measure.

I trust that the stated facilities will be deemed to provide proper sanitation and ablution facilities for my temporary occupation and I look forward to Council's early reply.'

This additional evidence being the letter to which Council replied in 1978 confirms that the garage/laundry was converted to a temporary dwelling for a limited period of time. As such, the land contains only one dwelling-house and, therefore, does not have the right to be able to be subdivided into two lots pursuant to Clause 11, Sub-Clause 4 of Hawkesbury Local Environmental Plan, 1989.

Aldermanic enquiries have also been received in relation to a two lot subdivision in Grose Wold Road, which was approved under Delegated Authority in 1991. In that case two fibro dwellings with corrugated iron roofs were located at the frontage of the property and are estimated to be pre 1950's vintage. Council records also indicate that in 1980 the, then owner, applied for rural rating and stated that there were two dwelling-houses on the land at the time. Recent inspections of the property confirm that the two dwelling-houses are occupied by tenants. A shed behind one of these dwelling-houses also has evidence of human habitation and when questioned about this aspect the owner has indicated that the shed is being used for the temporary storage of furniture and occasional overnight stays in preparation of the construction of a new dwelling at the rear of the land. Building approval has been issued for a new dwelling on this land, and is subject to a condition requiring the demolition of one of the fibro houses at the front of the property.

The applicant has written to Council on 4th March, 1992 and stated the following:-

"The contents of the Planning Assessment referred to the history of this site, with particular reference being made to no approval existing for the use of the smaller dwelling adjoining the main dwelling.

Having regard to this statement, I took it upon myself to research the Council's records and I am now in possession of an extract from the then Colo Shire Council's Building Register, which authorised the construction of the smaller building under Building Permit No. 86/63 dated 28.8.63.

As a consequence I respectfully request that our application be approved by Council as it would seem that the basis of disapproval of such application centred upon the lack of record of this development".

The applicant has brought to Council's attention an excerpt from the Colo Shire Council's Building Register. The Building Register shows that in 1963 building approval was issued to the previous land owner for a brick dwelling and a garage. No Council files exist in relation to this building application.

Inspection of an aerial photograph taken on 16th March, 1975, indicates that there are two structures located on the land. One of these buildings is located in the position of the existing garage/laundry, the other in a position corresponding to the existing shed. It is possible that the garage component of the approval of 1963 was completed, however, the brick dwelling was never substantially commenced. This assumption would seem to accord with a second building approval issued in the late

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1970's resulting in the current large dwelling. It should be noted that at the time of approval of this dwelling, the Planning Ordinance prohibited the erection of two dwellings on the land. Therefore, if the "old dwelling" lawfully existed as indicated by the applicant, the new dwelling would not have been able to be approved.

As no evidence exists as to the bona fides of the second dwelling, it is recommended that the application be refused.

IT IS RECOMMENDED THAT:-

- A. The applicant be advised that Council does not consider that there are 2 (two) dwellings on the property.
- B. The application be refused because:-
 - 1. The size of the lots are below the minimum lot size of 10ha (ten) for the zone.
 - 2. Not in the public interest. *Refused 6/1*

✓

4 MC TEL LOT 2, DP5 9566 711 WINDSOR ROAD
V VEYARD - REGENCY DESIGN CENTRE (RE WN). DA180/91

Owner:	Bittini Pty Ltd
Area:	5.685ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Adjoining owners notified with one submission received
Date Received:	22nd July, 1991

The application is to erect a 17 unit motel on the subject land, with associated carparking and landscaping. The two storey building will be of brick construction with a concrete tiled roof and will be similar in design to the existing motel at the rear of the Tourmaline Hotel on adjoining land.

The subject site currently contains an existing dwelling, which will be converted to a manager's residence at a later date, and a shed. The site is zoned Rural 1(c) under the provisions of Hawkesbury LEP, 1989. Motels are permissible within the zone with the consent of Council. The proposal is recommended for approval subject to comments from the Local Traffic Committee.

Assessment

Clause 22 of the LEP applies to the development, as the site has frontage to a main road. This clause states that a building shall be setback 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;
- (c) the minimisation of distractions to drivers using the road; and
- (d) any possible need to alter the road alignment in the future.

The site is not affected by any road widening proposal. As the proposed development will be setback 20m from Windsor Road, sight distances for drivers using the road will not be adversely affected. Further, the development is unlikely to cause a significant distraction.

The application was referred to the Local Traffic Committee in accordance with the provisions of State Environmental Planning Policy N° 11. At the time this report was compiled, the Committee had not yet met, however, its recommendations will be available prior to the Ordinary meeting of Council on 14th April, 1992.

Public Submissions

Adjoining owners were advised of the proposal with one submission being received from Drs Zammit and Dowden of the Vineyard Veterinary Clinic. Their submission reads, in part, as follows:-

"As joint owners of the adjoining property (703 Windsor Road, Vineyard), we would like to place on record with Council our approval in principle of the project, subject to some constraints:-

- *we intend over the next several years to expand the size of both the boarding kennels and the Veterinary Clinic and we do not want the changed circumstances in the adjoining property to adversely affect any future development of our property;*
- *we do not want the proposed development to adversely affect the conduct of our business as it is presently carried out; and*

- *that in the event of any future conflict of interests, the prior existence of our business as a Veterinary Clinic for some ten years, and as a boarding kennel for approximately forty years is recognised."*

It is noted that approval was granted in April, 1991, to construct additions to the existing veterinary practice. The additions involved erecting a new structure to replace existing older structures located elsewhere on the site and included observation kennels, grooming room, isolation kennels and an outdoor holding area. As these additions are proposed to the north west of the existing veterinary building, which is located approximately 116m from the site of the proposed motel, it is considered that the veterinary practice is not a constraint to the proposed development.

Planning Assessment

Access and Parking

The internal driveway is generally considered adequate as it allows the movement of two way traffic through the site. The entry/exit driveway, however, should be widened.

Parking for 20 vehicles has been provided in accordance with Council's Carparking Development Control Plan at a rate of 1 space per unit and 1 space per employee.

To reduce the visual impact of sealed area provided in the development, consideration should be given to the use of various colours and/or textures in paving the parking spaces and driveways. Details should be submitted with the building application.

Water Services and Effluent Disposal

To ensure satisfactory arrangements are made for the provision of water to the site, the applicant will be required to obtain a Subdivider/Developer Certificate (a certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987) prior to commencement of any works on the site.

In regard to effluent disposal, the applicant will be required to install an aerated septic system on the site property.

Flooding

In accordance with the Vineyard and Rouse Hill Flood Study Report prepared by the Department of Water Resources, the property is subject to flooding, with the 1 in 100 year flood frequency level estimated to be approximately 18.3m. As the site of the proposed motel is marginally above this level, the development will not be affected by flooding.

Character/Design Quality/Amenity

The proposed motel will be of brick construction with a concrete tiled roof. Although the applicant was requested to give further consideration to the design and layout of the development to improve its appearance, the applicant was not willing to amend the plans, as he proposes to extend the development at a later date. In this regard, a conceptual plan for the site has been provided.

Whilst the development is considered to have limited architectural merit, appropriate landscaping could be undertaken to enhance the development. Accordingly, a detailed plan of landscaping should be submitted with the building application.

✓ IT IS RECOMMENDED THAT should the Local Traffic Committee raise no objection to the proposed development on traffic grounds, the application be approved by the Divisional Manager of Environment and Development under delegated authority.

LTC does object

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

The following report was deferred from Council's Ordinary meeting of 10th March, 1992, to enable the applicant to address Council.

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

Proposal

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

Statutory Situation

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

Planning Comment

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

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

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

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

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

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

Council at its Ordinary Meeting of 11th June, 1991 resolved to rezone the subject property to Business Special 3(b) to permit bulky goods type showrooms, commercial offices and/or light industrial uses.

The Draft Local Environment Plan was recently exhibited in accordance with Section 66 of the Environmental Planning and Assessment Act, 1979 where 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.

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

Council at its Ordinary Meeting of 10th December, 1991 considered an application for the construction of a villa development on land fronting Windsor Street, Richmond. Council resolved:-

"that the application be refused for the following reasons:

- A. 1. *That land is adversely affected by aircraft noise from the RAAF Base, Richmond to the extent that residential development is not desirable.*
- 2. *The proposal is not in the public interest.*
- B. *That Council prepare a Draft Local Environmental Plan to rezone to Light Industrial 4(b) land fronting Windsor Street between Pitt Street and the RAAF Base.*

- C. *That a report be prepared after consultation with relevant landowners of the desirability or otherwise of rezoning to Light Industrial 4(b) land fronting Pitt Street and Bowman Street and backing onto existing industrial land.*
- D. *That any LEP prepared in accordance with the above include criteria for controlling drainage."*

In relation to the land fronting Windsor Street, the Draft Local Environmental Plan is proceeding, however, Council is awaiting advice from State government authorities who have been contacted about the draft plan.

The main purpose of this report is to examine the desirability or otherwise of rezoning land fronting Pitt and Bowman Streets to Light Industrial 4(b). In this respect, objections have been received and the proposal is not recommended to be further supported.

Assessment

The relevant land owners were contacted regarding the matter and 10 written submissions were received by Council. Of these, 2 express support for the rezoning with the main reasons being:-

- the area is unsuitable for residential development due to the proximity of the RAAF Base;
- industrial development is located on adjoining properties; and
- this locality is becoming the industrial centre of Richmond.

Six letters and 1 petition containing 15 signatures have been received objecting to the proposed rezoning, with the main points raised being:-

- the area is very quiet on weekends when the RAAF flies less frequently;
- do not want to move away from existing home and friends;
- increase in rates;
- area is unsuitable for industrial development due to small allotments;
- increase in noise and air pollution;
- reduction in visual amenity;
- increase in traffic;
- existing industrial development is not being utilised; and
- street is virtually a cul-de-sac at present.

The remaining submission expresses neither objection nor support for the proposal.

Planning Comments

The subject site is located west of the RAAF Base and is generally bounded by Bowman, Pitt and Hobart Streets.

Pitt Street is presently zoned Residential 2(a) and has been developed in accordance with this zoning with single detached residences.

A brick residence, identified in Hawkesbury Local Environmental Plan, 1989 as having heritage significance is located on the corner of Pitt and Bowman Streets.

Despite being zoned to allow both residential and industrial uses, development in Bowman Street has predominantly been for residential purposes, however, a number of vacant allotments are available. An exception to this is a property on the northern side of Bowman Street which contains a number of industrial units. At present, Bowman Street is not fully constructed, and is not open to through traffic.

Hobart Street is unconstructed and properties fronting this street are undeveloped.

Development in both Hobart and Bowman Streets is constrained by the existing inadequate disposal of stormwater, with the result being that overland flow ponds within the vicinity of the north eastern portion of the site. Once these drainage problems are solved by the provision of a suitable drainage system, to be provided at a cost to developers, the development of existing industrially zoned land should follow which will lead to the full construction of the unmade roads, and ultimately, the construction and utilisation of industrial buildings. This will significantly alter the existing amenity and character of the locality as both increased noise and industrial traffic will be experienced, coupled with the visual impact of industrial buildings.

Consequently, given the negative comments by the majority of residents to the rezoning proposal, it is not considered a desirable option at this stage. However, as the character of the area is likely to change in the short term, Council should review the proposal when the next major review of Hawkesbury Local Environmental Plan, 1989 takes place. This will be within the next 5 years.

✓ IT IS RECOMMENDED THAT the rezoning of land generally bounded by Pitt, Bowman and Hobart Streets not proceed at this stage.

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

The development of the North Richmond Shopping Centre has been guided by a Concept Plan which was prepared in the early 1980's. Ongoing amendments to this plan have occurred as the shopping centre has grown. The original concept of no direct vehicular access to Bells Line of Road has been a common thread throughout the whole development of the North Richmond Shopping Centre. This objective has not been achieved to date due to the location of the North Richmond Growers Mart. This shop forms a physical barrier for traffic entering from Pitt Lane and wishing to gain access to the bulk of the shopping centre further to the north. At its Ordinary Meeting of 11th February, 1992 Council considered a development application for the redevelopment of the North Richmond Growers Mart site. Council resolved that the application be deferred until the issue of access has been more fully addressed. In terms of the application, access is both car access from the Bells Line of Road frontage as well as pedestrian/loading access for the rear of the proposed shops.

It is recommended that a new "concept plan", by way of a Development Control Plan, be prepared.

Assessment

Existing Concept Plan

The Concept Plan has the following features:-

- no access to Bells Line of Road;
- single parking on the Bells Line of Road frontage;
- 3 metre wide walkway between the properties fronting Bells Line of Road and Riverview Street; and
- parking spaces on the Riverview Street frontage with a link to the car parking area north of the supermarket.

The existing Concept Plan is outdated to some extent as the extension to the Bi Lo Supermarket on the Riverview Street frontage has blocked the linkage of the two car parking areas. As a result of the above, the three metre wide central walkway is not sufficiently wide enough to provide adequate access especially for servicing and loading facilities for future development of the southern end of the North Richmond commercial area.

Options for Change

In late 1991, discussions were held with three land owners (Lots 14, 15 & 16), immediately north of the car parking area on the corner of Pitt Lane and Riverview Street, in relation to the possibility of centralising the car parking and loading facilities. That is transferring the land owners commercial rights to the existing car park on the corner of Pitt Lane and Riverview Street and then using their land for car parking purposes.

None of the owners were interested in transferring their commercial rights, however, two of the owners were interested in negotiating with Council for the sale of the properties. As agreement has not been reached with all three owners, there is another option of how commercial development can be guided to provide adequate servicing and loading facilities in this part of the shopping centre, yet at the same time providing for commercial exposure as well as for shoppers' amenity.

This can be achieved in two stages. The first stage involves the resumption of a three metre wide strip of land at the rear of Lots 14, 15 & 16. This would result in a 6m wide access strip which could be used by both pedestrians and forklifts if necessary. This process has occurred in many parts of the North Richmond Commercial Area to achieve satisfactory pedestrian/service access. Once the three metre strip comes into public ownership, it would need to be paved or sealed to provide suitable access to shops in the medium term. This can be achieved as a condition of consent on any development application which would rely on this access. The second stage is dependent upon the development of Lots 14, 15 & 16. Briefly, it involves the provision of nine car parking spaces and a courtyard area for shoppers.

The proposed redevelopment plan is beneficial in that it:-

- provides short to medium term servicing access to land occupied by the North Richmond Growers Mart;
- provides much needed courtyard/public recreation space in the North Richmond Shopping Centre;
- does not decrease the development potential of the land owners of Lots 14, 15 & 16, in fact, development potential of Lot 16 is increased from 320 square metres to 382 square metres;
- increases the commercial exposure of future shops on Lots 14, 15 & 16;
- provides a long term solution to loading problems in this section of the shopping centre;
- facilitates the development of the North Richmond Growers Mart site thereby enabling linkage of car parks and no direct vehicular access to Bells Line of Road.

To enable public comment, as well as a response from affected land owners on this proposed development strategy, it is recommended that a Development Control Plan be prepared for public exhibition. The determination of the development application for the North Richmond Growers Mart site should be deferred until the results of the public exhibition of the Development Control Plan are reported back to Council.

Resolved

IT IS RECOMMENDED THAT a Development Control Plan be prepared and exhibited for the southern end of the North Richmond Commercial Area.

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

A submission has been received by Masterplan Consultants Pty. Ltd. on behalf of their client, Corporate Equities Ltd., seeking Council's support to rezoning of certain lands in the vicinity of Terrace Road, North Richmond for the establishment of an integrated leisure, tourism, residential development to be known as "The Legends".

The proposal is for:

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

As the proposal is a significant one in terms of development in the Hawkesbury, it is presented to Council at this stage for its information only. The applicant and the consultants will be written to indicating that there a number of issues which have to be clarified and/or addressed prior to formal consideration of the proposal by Council.

IT IS RECOMMENDED THAT the information concerning the proposal and the request to the applicant to supply further information be received.

*• 100 to 97.5%
62 - crazy effort
design*

Operating hours shall be limited to 10.00am - 5.00pm daily. Any alterations to these hours will require Council consent."

**11. LIVESTOCK SALEYARDS - HAWKESBURY SHOWGROUND -
NATIONAL LIVESTOCK BROKERS PTY. LTD. DA 153/91**

Correspondence has been received from National Livestock Brokers Pty. Ltd., enclosing a copy of a letter from the Minister for Conservation and Land Management, Mr. Garry West, M.P., addressed to them which reads as follows:

"I refer to your correspondence and submissions to me in relation to the possible access of your company to land currently comprising part of the Clarendon Showground.

As you are aware, this area of Crown land is reserved for showground and recreational purposes. On considering all of the issues involved I do not believe it is in the public interest to alienate Crown land which has been appropriately reserved for community purposes.

Following your discussions with my office, I am advised that a number of alternative sites are now being considered for the development of a saleyard and of course I am happy to assist in making appropriate representations to facilitate discussions with other Government Departments."

Whilst correspondence from the Minister to Council has not been received, the effect of the letter to National Livestock Brokers is that the application cannot be determined as, in the absence of the landowner's (the Minister) consent to the application being made, the application does not meet the requirements of ownership as required by the Environmental Planning and Assessment Act. A letter to this effect has been sent to the applicant.

IT IS RECOMMENDED THAT the information be received.



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

At its meeting on 10th March, 1992, Council resolved to defer consideration of the matter to this meeting. The issue at hand is the condition of the town house development for Pearview Developments Pty. Ltd. which is on land owned by D. & B. Horacek. The condition is as follows:

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

The applicant has indicated that he has not been able to obtain an easement across one of the downstream properties owned by Mr. A. Martin.

Council is not obliged to resume the easement. Council does have the power to resume an easement in accordance with the various provisions of the Local Government Act, however, would be liable for compensation for any adverse affectation that may be experienced.

The Council has called for information within this report to appraise the issues, particularly those of private versus the public interest. There are both positive and negative aspects within each public and private interest and the private interest can be further broken down into those of the developer and those of the owners of land across which easements are required.

Public Interest

Positive Aspects

The Environmental Planning and Assessment Act provides as one of its objectives:

"The promotion and co-ordination of the orderly and economic use and development of land ".

Further, Council's Local Environmental Plan provides as two of its aims, the following:

- . "To provide the mechanism for the management, orderly and economic development and conservation of land within the City of Hawkesbury."
- . "To provide opportunities for the provision of secure, appropriate and affordable housing in a variety of types and tenures for all income groups within the City."

Council will be aware of bipartisan support for the provision of housing of a variety of types and tenures to suit all user groups and of the push to have Council's increase densities within residential areas. It is therefore considered that the provision of a drainage easement which allows town house development to take place, in this sense, is in the positive interest of the public.

Another positive public interest is the opportunity because of the town house proposal to take an easement to drain properties which are upstream of it which, in turn, opens up further land for urban development. The formalising of the drainage issue to remove any hesitancy would assist further development in the locality.

Negative Aspects

The resumption of an easement may involve Council in costs in both the value of compensation that would be payable and legal costs associated with the matter.

Private Interest - Mr. Martin

Positive Aspects

- . Would receive compensation for use of drainage across his land.
- . Would possibly have better drainage in that Council would be the design and control authority, particularly insofar as ongoing maintenance.

Negative Aspects

- . His right of enjoyment of land may be diminished.
- . Possibly reduce future development potential of his land.

Private Interest - Landowner/Developer (Horacek/Pearview Developments Pty. Ltd.)

Positive Aspects

- . Profit.

Negative Aspects

- . Loss of profit.

In the overall balance of these competing interests, it is felt that the orderly and economic use of land because of the current housing crisis and bipartisan approach, and the push by Governments to increase housing opportunities is the overriding aspect. However, as it may involve Council in the expenditure of money, it is felt better to have an indication as to what those costs may be prior to embarking on such a course.

IT IS RECOMMENDED THAT Council receive an indication from its Valuer and Solicitor as to likely costs in this matter and that it be further reported to Council for determination.

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

At the last Ordinary meeting, a question was asked regarding waste bins at Wisemans Ferry, Sackville and Webbs Creek.

The bins at the three locations are located in this City, Baulkham Hills Shire and Gosford City, with all being serviced by this Council.

There are several roads where a garbage service is carried out by request, with it not being compulsory for all premises to pay the garbage charge and receive the service. It is proposed this year to review the areas of the garbage service with the intention of including additional roads and to provide a waste removal facility for areas such as Colo and Colo Heights. Extensions in the St Albans/Webbs Creek Ferry areas are also proposed.

When the review is being undertaken it is proposed to have discussions with Baulkham Hills and Hornsby Shires for this Council to provide a garbage service to Wisemans Ferry Village.

It is anticipated that extensions to the garbage service in the Wisemans Ferry/Webbs Creek areas in particular, will allow the waste bins by these vehicular ferries to be removed. At that time, the bins within this City at Sackville Ferry should also be removed and the servicing of the bins in Baulkham Hills Shire ceased.

IT IS RECOMMENDED THAT the report be received.

ceased.

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

This matter was considered by Council at its meeting of 11th February, 1992, where it was resolved "... that a report be submitted to Council on the suitability or otherwise of rezoning the site to permit the service station/convenience store as an integral part of the proposed redevelopment of the site". The matter has now been further considered and, in particular, the proposal has been referred to the Regional Traffic Committee as is required, pursuant to State Environmental Planning Policy No.11. Additionally, support has been received from Tourism Hawkesbury, Windsor Chamber of Commerce and Council's Tourism Consultant. Consequently, the matter is recommended to Council for support of preparation of a draft local environmental plan.

Assessment

The applicant has engaged town planning and traffic consultants who have prepared further submissions in respect of the proposal. Their submission includes a plan of proposed traffic aspects which alters slightly those previously presented to Council and, in particular, proposes a one way circular system around the Racecourse Road split as it adjoins Richmond Road. The plan now submitted accords with the requirements of the Regional Traffic Committee, which Committee was cognisant of the Local Traffic Committee suggestions in respect of the proposal.

The Windsor Chamber of Commerce has indicated its total support for the proposal and has suggested that the hotel should be built first or at least concurrent with the service station. Even though correspondence has not been received from the Richmond and District Chamber of Commerce, it is understood that it also supports the proposal.

Correspondence has been received from Tourism Hawkesbury indicating its support and a letter from John Larcombe and Associates, one of the co-consultants for Council's Tourism Plan, which indicates the following:

"... Based on our review of tourism in the City so far, it is clear that the Clarendon zone is an important part of the overall tourist potential of the City. In particular the frontage to Richmond Road along the railway line presents an ideal opportunity to provide tourist facilities for day trippers and in particular to develop specific attractions for this market. The area already attracts a large number of day-trippers because of the opportunity to observe the RAAF base. The need for improved day-tripper facilities in this precinct has been identified in our work so far on the tourism plan.

In assessing proposals for the Clarendon area there is a need to recognise the potential of the area for tourist uses and it is our view that the entire precinct along the Richmond Road could be developed as a tourist facility incorporating themed attractions, tourist retail facilities, day visitor facilities, and a headquarters for Tourism Hawkesbury.

For the tourist development of this precinct to be successful there is need for a combination of both general commercial facilities such as a service station, and specific tourist attractions. The tourist attractions are often marginal operations which require the synergy of other attractions and uses to support their viability. Ideally there should be some means whereby the commercial uses can contribute to the development and maintenance of public facilities, which contribute to the attraction of the precinct and to the viability of business operations in the precinct.

In principle I believe that the proposal put forward by Mr. Sgro is appropriate for the zone, although it must be realised that from a tourism point of view that the hotel and retail elements are more important than the service station. However there are several design issues, which I believe, should be addressed. These are:

- 1. the hotel and tourist facilities should be the dominant visual features of the development rather than the service station.*
- 2. the presence of the service station should not be allowed to detract from the attractiveness and appeal of the zone as a tourist site. Hence there is need to ensure that, where possible:*
 - . the design, landscaping and signage treatment of the service station should be such as to ensure it does not dominate the zone visually and aesthetically and that it is compatible with the proposed tourist uses of the adjacent sites, such as the proposed air museum.*
 - . the merchandise mix of the service station shop complements rather than competes with the adjacent retail uses within the proposed development.*

The development and operation of quality tourist operations, such as proposed with the Thunderbolt's hotel, should attract and encourage other tourist uses to the zone and highlight the zone as a viable tourist centre. Such other uses would include the proposed air museum, fast food restaurants, public picnic and day tripper facilities."

The minutes of the Clarendon Committee of 12th March, 1992, indicate that "... a report from the residents of Clarendon were generally in support of the development, although traffic problems were highlighted and the lean of the hotel of concern".

There appears to be sufficient information for Council to indicate prima facie that the matter should proceed and put on a statutory framework of rezoning.

✓ IT IS RECOMMENDED THAT Council prepare a draft local environmental plan to rezone the subject land to permit development, as proposed, and that the matter be further reported to Council following the exhibition period required in accordance with the Environmental Planning & Assessment Act.

GENERAL PURPOSE COMMITTEE MEETING - 24TH MARCH, 1992

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

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

The Committee is referred to Item 12 in the Planning and Development Section of this business paper. The following is the report requested on alternative ways to drain water from the site.

The only alternative to draining water through downstream properties, because of topographical constraints, is to collect the water in a storage facility and pump it to the street frontage.

This would entail significant expense estimated by the applicant to be in the order of \$30,000 - \$50,000. Additionally, it is not believed to be a satisfactory way of draining the development as there is an ongoing maintenance cost for the residents with the potential for breakdowns. The other negative aspect is that there would be lessened potential for development of higher land because they would not be able to avail themselves of the collection well and pump.

IT IS RECOMMENDED THAT the information be received.

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

At its meeting of 10th December, 1991, Council approved of an extension to the rear of the Windsor Market Town development for the purposes of additional storage space for Franklins.

A letter has now been received from Minnett Cullis-Hill Petersen Pty. Ltd., Architects and Planners on behalf of Franklins, requesting Council's consideration to an additional extension to that already approved, being an area which is to be cantilevered over the existing car park and driveway area to the side of the development (from the existing development on the river side).

The consultants indicate the following:

"The reasons for this shopping area extension are as follows:

- 1. This store has the fourth largest turnover in the Greater Sydney Area.*
- 2. Franklins generally are changing their approach to marketing, with the provision of more aisle space and less stock on the floors.*
- 3. The present store is an outdated module without the possibility of providing the additional range of goods (particularly fresh food) now available at their other stores. This additional area would make this possible.*

The extension would be supported on a suspended slab over the existing car park below. Concrete columns would be provided with spacing not to interfere with, or reduce the number of car parking spaces below.

The building owners and the tenants are most anxious to proceed with this work if possible, and will be lodging a development application following your advice.

Your early comments on this proposal would be appreciated."

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

SECTION 3 - FINANCE

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

A community group that regularly uses the hall has objected to the increased fees for 1992, especially in view of the low level of maintenance provided for this facility.

A new neighbourhood centre facility is proposed for Wilberforce and it is not intended to increase the level of maintenance on the School of Arts. Therefore, it is proposed to maintain the charges for 1992 at the same rate as 1991 for the second category of users, ie. Permanent Bookings, as follows:-

	<u>1991 Fees</u>	<u>1992 Fees</u> (As adopted in 1992 Rates, Fees & Charges)
● All day or all night until 1.00am	\$25.00	\$30.00
● Hourly rate up to 4 hours (profit making organisations)	\$ 6.00	\$ 6.50
● Hourly rate up to 4 hours (non-profit making organisations)	\$ 3.00	\$ 3.50

IT IS RECOMMENDED THAT the Fees & Charges for the Wilberforce School of Arts for the category of Permanent Bookings remain at the 1991 rate.

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

PRESENT:

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

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

APOLOGIES:

Mr G. Falson, Divisional Manager Environment & Development

CONFIRMATION OF MINUTES:

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

DEVELOPMENT APPLICATION

ITEM 1: (File DA180/91

APPLICANT: REGENCY DESIGN CENTRE

LAND & LOCATION: LOT 2, DP559566 WINDSOR ROAD, VINEYARD

SUBJECT: 17 UNIT MOTEL

Elizabeth Hanlon, Town Planner, addressed the Committee and a plan was viewed.

Committee's Recommendation

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

CORRESPONDENCE

ITEM 2: (File 236/R PT1)

CORRESPONDENT: BLACKTOWN CITY COUNCIL

SUBJECT: BANDON ROAD, VINEYARD

Advising of representations from Windsor Country Village, Bandon Road, regarding extension of the double white lines from Windsor Road to past the entrance of the Village.

Mrs Myers and Mrs Strong, residents of the Windsor Country Village, Mrs Booth and Alderman L. Sheather addressed the Committee.

Committee's Recommendation

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

ITEM 3: (File 1627/R)

CORRESPONDENT: RAAF BASE, RICHMOND

SUBJECT: ACCESS TO RAAF BASE AND BASE HOSPITAL,
PERCIVAL STREET, RICHMOND

Advising of conflict between to and from the Base and facilities, and the increase in through traffic.

Mr Joe Dowdle, Air Force Police, Richmond RAAF Base, addressed the Committee. He read from a letter he had prepared enforcing his concerns, which is transcribed, in part, below:-

"I am here today to put forward a proposal for the installation of a pedestrian crossing on Percival Street, 10 metres north of the main entrance to RAAF Base Richmond.

As a background to the proposal, RAAF Base Richmond employ approximately 3000 service and civilian personnel. At this time the base is expanding and buildings are to be constructed to the east of Percival Street, which includes a new Air Force Hospital.

A survey conducted by RAAF Police show that approximately 3000 vehicles a day travel along Percival Street. This indicates that in a working week, (5 days), about 15000 vehicles travel Percival Street. The speed limit along Percival Street is 60km per hour but many vehicles exceed this speed limit.

When the new hospital is constructed, there will be a large increase in pedestrian traffic crossing from one side of Percival Street to the other to utilise the new facilities.

The Officer Commanding RAAF Base Richmond requires that a pedestrian crossing, marked with flashing amber lights be installed on Percival Street, to provide Base personnel with a safe area to cross. The flashing amber lights are suggested due to low lying mist that occur in the area which, in turn, reduces visibility down to less than 50 metres. I have a drawing showing the area where the crossing would be best situated. (The drawing was passed out to the Committee). Also I have a map showing the RAAF Base boundaries. Percival Street joins onto Dight Street which crosses Commonwealth property. A crossing could be situated on Dight Street, but this area is not in the vicinity of the main entry/exit to the Base and, thus, would not be utilised. The only option that would be cost effective and would be utilised by pedestrians on a frequent daily basis is the proposed site as illustrated on the sketch drawing. Estimated cost of installing the crossing is \$5,000."

Committee's Recommendation

That action be deferred until there is further development on the land on the northern side of Percival Street.

ITEM 4: (File GT230/7 PT1, 1514/R PT1)

CORRESPONDENT: MR. C. SHILLING

SUBJECT: SPEED LIMIT - OLD SACKVILLE ROAD,
WILBERFORCE

Advising that vehicles often exceed the 60kph speed limit along Old Sackville Road, Wilberforce, and requesting that action be taken to improve traffic conditions generally, in this area, for the safety of pedestrians.

Concern was expressed that the 60km signs are being changed to 80km signs by vandals.

Committee's Recommendation

The 60km speed limit is considered satisfactory for this road.

ITEM 5: (File 2019/R)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: ONE WAY TRAFFIC - THE TERRACE,
THOMPSON SQUARE TO BAKER STREET,
WINDSOR

As part of the closure of The Terrace at Bridge Street, it will be necessary to extend the "One Way" traffic requirements in Thompson Square, past The Doctor's House, along The Terrace to Baker Street.

Committee's Recommendation

That the one way traffic requirement be extended from Thompson Square along the Terrace to Baker Street.

ITEM 6: (File 3465/R PT1, 518/R PT1)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF MAIN CATTAI ROAD
(MR181) AND ELDON STREET, PITT TOWN

Response has been received from the Roads & Traffic Authority advising that an investigation of the four year accident history does not indicate a problem at the intersection.

Expressing support to Council's suggestion for provision of "Stop" signs to reinforce the priority for traffic along the main road.

Committee's Recommendation

That "Give Way" signs be erected to clearly denote priority to the main road.

ITEM 7: (File 1513/R PT1)

CORRESPONDENT: ALDERMAN R. STUBBS

SUBJECT: INTERSECTION OLD PITT TOWN ROAD &
SCHOFIELDS ROAD, PITT TOWN

Requesting examination of safety measures at this intersection and advising of recent accidents where vehicles cut the corner.

Committee's Recommendation

That the road markings on the pavement be repainted.

ITEM 8: (File 426/R PT1)

CORRESPONDENT: AIRLITE WINDOWS PTY LTD

SUBJECT: DRUMMOND STREET, SOUTH WINDSOR

Advising their concern at the speed of traffic in Drummond Street and the possibility of an horrific accident.

Committee's Recommendation

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

ITEM 9: (File 1117/R)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: KABLE STREET, WINDSOR

Requesting reconsideration for the installation of a pedestrian crossing at the intersection of Kable Street and the Mall.

Committee's Recommendation

That the request be referred to the Consultant's undertaking the LATM Study for the Windsor Business District.

ITEM 10: (File GT230/7 PT1)

CORRESPONDENT: BLIGH PARK NEIGHBOURHOOD CENTRE INC

SUBJECT: 40KM SPEED ZONE

Expressing concern at the high speeds of vehicles through Bligh Park and requesting consideration to the reduction of the speed limit to 40kph throughout the whole of the Estate.

Committee's Recommendation

That the proposal is not supported by the Committee.

ITEM 11: (File GT230/5 PT1)

CORRESPONDENT: E. R. BRIGDEN

SUBJECT: AUDIBLE TONE TRAFFIC LIGHTS - WINDSOR

Requesting installation of Audible Tone Pedestrian Phase at traffic lights in the Windsor area to assist handicapped pedestrians.

An investigation is being undertaken as to appropriate sites for installation of the facility. The Committee was also requested to investigate the intersection of East Market Street and March Street as it is considered a need exists at this location.

Committee's Recommendation

That the request be further investigated and advice provided as to sites that should be appropriately treated.

ITEM 12: (File 1104/R PT1)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: KURRAJONG NORTH P & C - TRAFFIC
CONDITIONS AT INTERSECTION OF STONE
TERRACE & BELLS LINE OF ROAD

Expressing concern as to the damage to vehicles making a left hand turn from Bells Line of Road into Stone Terrace and possibility of a rear end collision.

Also advising that a bus cannot make the right hand turn from Stone Terrace into Bells Line of Road.

Committee's Recommendation

That arrangements be made for an on-site inspection and discussion with representatives from the School and P & C Association.

ITEM 13: (File 204/R PT1, 2306/R PT1)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF BELLBIRD CRESCENT &
WATTLE STREET, BOWEN MOUNTAIN

Some confusion as to who has right of way at the above intersection. "Give Way" signs to be erected on Bellbird Crescent, entering into Wattle Street.

Committee's Recommendation

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

ITEM 14: (File GP1/3 PT3)

CORRESPONDENT: NEW SOUTH WALES POLICE

SUBJECT: APPLICATION FOR A "NO PARKING" SIGN
COURT STREET, WINDSOR

Application is made for the designation of a "No Parking" area between the exit from the rear of the Windsor Police Station, Court Street, Windsor, for a distance of five (5) metres in a southerly direction on the western kerb from Power Pole N^o 266.

Committee's Recommendation

That a "No Parking" zone be provided in Court Street, west side for a distance of 10m south of Power Pole N^o 266.

ITEM 15: (File 1946/R PT1, 836/R PT1)

CORRESPONDENT: REPRESENTATIVE OF P. GIBSON, MP

SUBJECT: INTERSECTION OF SOUTHEE ROAD AND
HUGHES AVENUE

Advising that the intersection is not well defined at night and requesting that the light in Southee Road be relocated to better illuminate the intersection.

Committee's Recommendation

That Council investigate through Prospect Electricity the relocation of the light to better illuminate the intersection.

ITEM 16: (File 507/R PT1)

CORRESPONDENT: NEW SOUTH WALES POLICE

SUBJECT: ELIZABETH STREET, NORTH RICHMOND AT
GROSE VALE ROAD

Advising that people are parking on both sides of Elizabeth Street, reducing the carriageway to one lane and vehicles have to then cross over the marked double centre line.

Committee's Recommendation

That "No Standing" zones be provided in Elizabeth Street both sides between Grose Vale Road and the bus bay.

ITEM 17: (File 723/R PT1, 104/R PT1)

CORRESPONDENT: REPRESENTATIVE OF K. ROZZOLI, MP

SUBJECT: INTERSECTION OF GROSE WOLD ROAD AND
AVOCA ROAD

Request for an improvement in the sign posting in Avoca Road to advise of the intersection.

Committee's Recommendation

That an over sized intersection sign be provided and relocated closer to the intersection to better advise traffic of the intersection and that a distance plate be affixed.

ITEM 18: (File 307/R PT1

CORRESPONDENT: REPRESENTATIVE OF K. ROZZOLI, MP

SUBJECT: CEDAR RIDGE ROAD, KURRAJONG

Requesting reduction of the speed limit from 80kph to 60kph.

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority for their consideration.

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

The meeting terminated at 12.20pm

Consent is needed 2nd MARCH.

becomes : 31st MARCH.
operable. :

Jenny Mc
Kenny Brackney -
re Peel.

Gen McJohn

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**

General Purpose Committee - Finance - 24/3/92

1. CASH EXPENDITURE WARRANT NO. 2/1992**SUMMARY - Accounts Paid**

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

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 19th March, 1992, has been checked and is fully supported by Vouchers and Invoices which are submitted herewith and which have been duly certified to as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment.

G. M. McCully,
Town Clerk/General Manager

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE

I certify that this Warrant covering amounts totalling 8,634,006.09 (eight million six hundred and thirty four thousand and six dollars and nine cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 24th March, 1992, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is Page No. One (1) of Warrant N^o 2 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 24th March, 1992.

.....
Mayor

.....
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 24/3/92

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE CITY OF HAWKESBURY TO BE HELD ON 24TH MARCH, 1992.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
7879	Cancelled Cheque	See Warrant 12	2305.26-
8089	Cancelled Cheque	See Warrant 12	1805.00-
8643	Local Government Invest Serv	Investments	100000.00
8644	Citibank	Investments	400000.00
8645/			
8662	Employees	Salaries & Wages	119379.82
8663	AGL Sydney Limited	Mall Lighting	733.81
8664	Australian Taxation Office	Prescribed Payments Tax	6824.00
8665	Australia Post	Schedule Payment	14.67
8666	Australia Day Council	Medallions	14.10
8667	Baulkham Hills Shire Council	Rates	314.86
8668	Bradshaw Waste Industries P/L	Contract Payment	24054.76
8669	Burns Pet Food	Remove Dead Animals	240.00
8670	Child Care Supplies	Care Centre Furniture	174.00
8671	J R & B M Cierke Pty Ltd	Function Centre Supps	600.54
8672	Contact Stationery	Stationery	25.12
8673	Commonwealth Paper Company P/L	Stationery	1387.50
8674/			
8719	Day Care Mothers	Day Care Fees	22240.33
8720	Dr L Degotardi	Immunisation	156.10
8721	Educational Concepts	Child Care Equipment	446.85
8722	M & E Electronic Communication	Telephone Cable	60.00
8723	Hermes Precisa Australia	Microfiche	5127.61
8724	Fenning Timber Pty Ltd	Stores	2671.20
8725	Fire Fighting Enterprises	Service Extinguishers	640.00
8726	1st Windsor Scout Group	Donation	131.00
8727	Fitzgerald Motors Pty Ltd	Plant Parts	89.05
8728	Filing Efficiency Pty Ltd	Files	334.96
8729	Flextool (NSW) Pty Ltd	Pump Repairs	592.00
8730	L J Follington	Plant Hire	714.50
8731	Sue Ford	APV Maintenance	40.00
8732	M W Garnett	Insurance Claim	1700.00
8733	Gestetner Pty Limited	Copy Printer & Supplies	5081.50
8734	G & J Horswell & Sons	Waste Removal/Recycling	53150.20
8735	Hawkesbury City Council	Transfer	480.20

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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

8736	H'bury City Cncl Petty Cash	Petty Cash	320.05
8737	Hawkesbury River Plumbing	Plumbing Equipment	715.00
8738	Hawkesbury Water Cartage	Plant Hire	435.00
8739	Mark Hayes Auto Electrical	Electrical Work	168.00
8740	Hepworth Industrial Ware	Protective Items	53.00
8741	Hire Power Pty Ltd	Plant Hire	217.50
8742	Intertech Drilling Servs P/L	Plant Hire	600.00
8743	Jadeiki Pty Limited	Restoration Work	19000.00
8744	Jamie Burden	Contract Payment	2932.00
8745	John Fairfax Group Pty Limited	Advertising	861.60
8746	John Taylor Excavations Pty Lt	Plant Hire	2310.00
8747	Kurmond Vet Clinic	Veterinary Care	182.23
8748	The Law Book Co	Publications	58.00
8749	G C Laughton	Plant Hire	750.50
8750	D & L Lavender	Plant Hire	224.00
8751	Liquor Distributors Pty Ltd	Centre Liquor	1229.48
8752	Local Government Assoc NSW	Certificate	250.00
8753	Londonderry Occupational Safet	Safety	25.00
8754	Lotos Concretors	Contract Payment	4510.06
8755	D Maher	Security Service	72.00
8756	Gordon Marsh	Compensation Claim	5414.50
8757	P W & L Mayor	Plant Hire	1721.50
8758	Metro Waste Disposal Authority	Contribution	3343.14
8759	I & S Miller	Plant Hire	945.14
8760	Multilease Ltd	Computer Equip Lease	8132.80
8761	Greg Nye	Blacksmith	57.00
8762	Omega Plant Hire	Plant Hire	262.50
8763	Dick Petrikas	Contract Payment	1400.00
8764	Penrith-Sydney Courier Pty Ltd	Courier	137.25
8765	Philips Lighting Industries	Lighting Equipment	56.00
8766	Prince Geotechniques Pty Lty	Professional Fees	3650.80
8767	Prospect County Council	Electricity	10025.30
8768	R C M Pty Ltd	Compensation Claim	661.50
8769	Richmond Community Services In	Rent & Cleaning	675.00
8770	Roads & Traffic Authority	Insurance Payment-Ferry	19205.57
8771	Sanyo Office Machines Pty Ltd	Office Equipment	42.00
8772	M P Schultz Excavations	Plant Hire	5991.00
8773	Hawkesbury City Council	Reimbursement	354.00
8774	Security Mailing Services Pty	Rate Notices	14964.14
8775	Sound Installations Pty Ltd	Communication Equipment	500.00
8776	Stabilised Pavements of Aust	Roadworks	2932.00
8777	Sun Sing Restaurant	Meeting Sustenance	500.00
8778	Sylex Pty Ltd	Office Furniture	136.95
8779	Telecom Australia	Telephone Account	38.88
8780	Telecom Australia	Telephone Account	38.88
8781	Telecom Australia	Telephone Account	5750.85

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

8782	Toy Barn	Toys & Puzzles	99.15
8783	Tourist Attractions Assoc	Membership Subscription	200.00
8784	Waddell Earthmoving	Plant Hire	3837.50
8785	Water Board	Water	18216.19
8786	Water Board	Scanner	125.00
8787	Western Air Cleaner Services	Plant Parts	46.20
8788	Welvin Mowers	Plant Repairs	1021.00
8789	Windsor Laundrette	Laundering	142.10
8790	Windsor Smash Repairs	Plant Repairs	680.60
8791	Sister D Withell	Immunisation	50.65
8792	Work Cover Authority	Contribution	9643.00
8793	Wormleaton Earthmoving Pty Ltd	Plant Hire	5640.00
8794	John Dunston	Payment	43.50
8795	Adam Kelly	Donation	100.00
8796	Windsor RSL Swimming Club	Donation	100.00
8797/			
8798	Employees	Salaries & Wages	891.56
8799	St George Building Society	Investments	250000.00
8800	Westpac Banking Corporation	Investment	494214.58
8801	Westpac Banking Corporation	Investment	496776.53
8802	Hawkesbury City Council	Transfer	368427.00
8803/			
8805	Employees	Salaries & Wages	915.41
8806	Cancelled Cheque		.00
8807/			
8812	Employees	Salaries & Wages	64040.24
8813	Cancelled Cheque		.00
8814/			
8816	Employees	Salaries & Wages	42408.11
8817	Abax Contracting Pty Ltd	Crushed Shale	10582.79
8818	Abbott Tout Russell Kennedy	Legal Fees	1649.30
8819	Active Detergent Company P/L	Cleaning Equipment	881.85
8820	Keith Ainsworth Pty Ltd	Books	392.23
8821	Ampol North Wilberforce	Petrol	46.58
8822	Andreasen Nurseries	Plants	187.50
8823	Australia Post	Bulk Postage	1747.36
8824	Australian Road Research Board	Subscriptions	35.00
8825	Australiana Pioneer Village	Vacation Care Excursion	288.00
8826	Australias Wonderland	Vacation Care Excursion	315.50
8827	Vincent Dent	APV Entertainment	50.00
8828	Greg Bailey	Contract Payment	888.37
8829	Bennett & Wood Autoparts	Plant Parts	852.53
8830	BHB Printing Pty Ltd	Printing	480.00
8831	Blockmack Pty Ltd	Blankets-Fire Control	520.00
8832	Bradford Air Pty Ltd	Sewer Maintenance	91.50
8833	BSB Brushes & Signs	Paint Supplies	564.50

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

8834	Buttsworth Engineering	Plant Parts	296.50
8835	Business Plus	Books	111.25
8836	Marko Busic	Pool Repairs	418.00
8837	Bunzl Limited (Nsw Region)	Sanitary Supplies	1249.32
8838	Buttsworth Contracting	Contract Payment	1493.48
8839	Caltex Oil Australia Pty Ltd	Fuel Supplies	33430.15
8840	Caringbah Sheet Metal	Stationary	20.85
8841	Camden Signs Pty Ltd	Signs	411.00
8842	Capers	Books	19.95
8843	Cenvet Pty Ltd	Pound Supplies	1244.00
8844	Census Applications Pty Ltd	Training Course	400.00
8845	C I G Gases	Cylinder Rental & Supplies	60.56
8846	Comet Overnight Transport	Freight	26.57
8847	Custom Call Communications	Radio Repairs	440.10
8848	Culoul Sawmills	Timber	2061.30
8849	Cutting Edges Pty Limited	Plant Parts	900.00
8850	G Oatley	Day Care Fees	350.00
8851	Medical Benefits Fund	Wage Deductions	2112.80
8852	Denning Constructions	Contract Payment	14000.00
8853	Detroit Engine & Turbine Co	Plant Parts	67.58
8854	Diverse Computer Systems	Computer Disk Drive	6304.50
8855	Duffy's Corner	Fuel Supplies	31.44
8856	Durham Foundry Sales Pty Ltd	Galvanised Grate	330.00
8857	C J & E M England Pty Ltd	Child Care Equipment	786.00
8858	Farmquip (Aust) Pty Ltd	Repairs	60.00
8859	Fairfield City Council	Seminar Fees	55.00
8860	Fire Control Officers Assoc	Bush Fire Uniforms	96.00
8861	Federation Leather	Leather Goods	157.00
8862	Flextool (NSW) Pty Ltd	Pump Repairs	172.51
8863	L J Follington	Plant Hire	644.00
8864	The Fury Group	Plant Parts	1025.85
8865	General Auto Instrument Servic	Plant Parts	120.10
8866	Geofabrics Australasia	Terra Firma	1310.00
8867	Peter Gibbs	Contract Payment	888.37
8868	Gilbert & Roach	Plant Service	336.94
8869	J.Goughs Landscaping Supplies	Sand	373.18
8870	Gough & Gilmour	Plant Hire	19788.75
8871	K & S Griffis	Milk Supplies	28.99
8872	Graphic Imports Pty Ltd	Office Equipment	225.00
8873	GWS Machinery Pty Ltd	Plants Parts	414.48
8874	Hawkesbury City Council	Transfer	301.64
8875	Hawkesbury Truck Repairs & Spa	Plant Repairs	363.88
8876	Hawkesbury Hydraulics	Plant Repairs	4742.28
8877	Hawkesbury Valley Holden	Plant Parts	101.31
8878	Hazard Systems Pty Ltd	Plant Parts	980.00
8879	John S Hayes & Associates Pty	Toilet Paper	1211.50

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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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

8880	Hayes Bros & Co Pty Ltd	Hardware	214.66
8881	Mark Hayes Auto Electrical	Electrical Work	233.00
8882	Hawkesbury Sports Council	Donation	1000.00
8883	Hi Tech Brake & Clutch P/L	Plant Parts	290.00
8884	Hocking Pipe & Fittings	Plumbing Parts	468.00
8885	H P Plumbing Supplies Pty Ltd	Hardware	840.18
8886	HQ Sheetmetal Pty Ltd	Plant Repairs	148.00
8887	Intertech Drilling Servs P/L	Plant Hire	450.00
8888	International Public Relations	Subscription	495.00
8889	Information Edge Pty Ltd	Consultancy-Library	1732.73
8890	Jacki's Wholesale Pet Food	Animal Food	89.25
8891	Jasco Pty Limited	Stationery	227.32
8892	Neville Jeffress Advertising	Advertising	917.69
8893	Joyner Tractor Spares	Plant Parts	4988.35
8894	Judius Pty Ltd	Childcare Equipment	149.60
8895	Cancelled Cheque		
8896	G C Laughton	Plant Hire	1725.25
8897	Library Council of NSW	Training	280.00
8898	Long Homes by Orlit Pty Ltd	Refund	113.17
8899	Lynton Parker Plumbing	Plumbing Repairs	149.63
8900	MacQuarie Radiator & Battery	Plant Repairs	8.70
8901	P W & L Mayor	Plant Hire	2471.00
8902	McKinlay Morgan & Assoc P/L	Professional Fees	2145.00
8903	McKenzie Land Planning Service	Planning Services	5556.22
8904	I & S Miller	Plant Hire	894.91
8905	Mikes Hire Service	Australia Day Exps	112.00
8906	Microsystems Micrographics	Microfiche Jackets	1222.00
8907	Monaghans Timber & Bld Supply	Timber & Hardware	727.12
8908	Craig Mortons Photo Shop	Photos	28.40
8909	MSA Australia Pty Ltd	Gas Cartridge	57.60
8910	National Australia Bank	Loan Repayment	44813.11
8911	Nightingale Distributors	Video	49.95
8912	Pat O'Moore Signs	Signs	325.00
8913	Kevin Parks Investments P/L	Contract Payment	3332.52
8914	Pacific Pump Company	Plant Parts	566.50
8915	Dick Petrikas	Contract Payment	4199.15
8916	Protector Safety Pty Ltd	Safety Clothing	600.00
8917	V J Ralph & Co	Search Fees	106.40
8918	Raeco Ltd	Stationery	61.97
8919	Rest Centre Coffee Shop	Meeting Sustenance	15.00
8920	Richmond Newsagency	Newspapers	225.51
8921	Roach's Radiator Service	Plant Repairs	85.00
8922	Rubicon Industrial	Plumbing Parts	92.21
8923	Sebel Furniture Limited	Table	287.00
8924	Clevemont Pty Ltd	Office Supplies	352.98
8925	S & M Supply Company Pty Ltd	Stationery	69.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

8926	Mrs Davina Smith	Agistment	80.00
8927	South Windsor Pharmacy	Photo Development	72.00
8928	Speciality Enterprises P/L	Calculators	41.80
8929	State Library of NSW	Library Network Charge	31.96
8930	TL & MA Stokes	Milk Supplies	106.90
8931	Stein Woolley & Co	Search Fees	114.00
8932	Sun Sing Restaurant	Meeting Sustenance	280.00
8933	Telecom Australia	Telephone Account	38.88
8934	This Month Publications Pty Lt	Advertising	50.00
8935	Total Steel Post Pty Ltd	Steel	1461.33
8936	AI Industrial Pty Ltd	Fuel Monitoring System	1115.00
8937	Ulverscroft Large Print Books	Books	2209.45
8938	A Vaughan	Blacksmith	120.00
8939	A R Walmsley & Co	Legal Fees	135.00
8940	Westbus	Coach Hire	970.00
8941	Welding Guns of Australia Pty	Plant Parts	76.51
8942	Wilberforce Service Station	Fuel Supplies	303.44
8943	Windsor Smash Repairs	Plant Repairs	1243.60
8944	Windsor Toyota	Plant Parts	38.85
8945	Work Cover Authority	Contribution	790.85
8946	Wormleaton Earthmoving Pty Ltd	Plant Hire	3720.00
8947	Yakka Industrial Wear	Safety Clothing	362.00
8948	Bluhdorn Holdings	Refund	148.36
8949	Manager,Co Comparisions Aust	Subscription	465.00
8950	The CBC National Conference	Training	300.00
8951	ALIA-Children & Youth Serv Sec	Training	20.00
8952	Cessnock Motel	Training	120.00
8953	Mr M Cornelius	Refund	100.00
8954	R Dorrough	Training	350.00
8955	EMD Workforce Development	Training	650.00
8956	Mr S Gosis	Refund	70.00
8957	Holden's Service Tech. Guild	Training	100.00
8958	Mr S Kourkoutis	Repairs to Vehicle	178.38
8959	Peters & Ludlow Solicitors	Refund	10.83
8960	Quinn Saunders & Co	Refund	172.70
8961	Mr A Stratton	Refund	63.00
8962	South Windsor Gospel Trust	Refund	170.00
8963	Multilease Ltd	Computer Equip Lease	2054.75
8964	Challenge Bank Limited	Investments	1000000.00
8965/			
8983	Employees	Salaries & Wages	110940.33
8984	Commonwealth Banking Corp	Investment/Loan Repay	104.07
8985	Abax Contracting Pty Ltd	Crushed Shale	5764.57
8986	R J Abrahams Pty Ltd	Insurance	315.00
8987	ACLIS Secretariat	Manual	10.00
8988	Australian Engineering Sales	Valve Cord	782.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

8989	Grahame Ware	Entertainment	370.00
8990	A E Baker & Co	Hardware	521.09
8991	Baiada Poultry Pty Ltd	Function Centre Supps	251.85
8992	James Bennett Library Service	Books	475.06
8993	Bligh Park Neighbourhood Centr	Rent-Vacation Care	405.00
8994	BP Kurmond	Fuel Supplies	711.20
8995	Brooks Retreads Pty Ltd	Tyres & Repairs	3548.33
8996	Bridgestone Australia Ltd	Tyres & Repairs	231.54
8997	Bryopin Meats	Function Centre Supps	939.62
8998	Butler Steel Fabrications	Steel Supplies	4250.00
8999	Bus Stop Bookshops P/L	Books	281.43
9000	Canon Australia Pty Ltd	Copier Charges	495.00
9001	Carbonated Beverage Services	Function Centre Supps	649.49
9002	Century Batteries	Batteries	770.28
9003	Chemsearch	Depot Supplies	675.00
9004	C I G Gases	Cylinder Rental & Supplies	38.68
9005	J R & B M Clerke Pty Ltd	Function Centre Supps	433.25
9006	Ray Clifford	Training	550.00
9007	Copeland Publishing	Subscriptions	135.00
9008	Consultant Archaeological Serv	Excavations	1470.00
9009	Cheryl Cooley	Compensation Claim	806.00
9010	Colonial Military Collectors	Demonstration	200.00
9011	Custom Call Communications	Radio Repairs	9912.50
9012	State Authorities Super Board	Wage Deductions	80168.50
9013	Department of Lands	Royalties	16428.30
9014	Department of Lands	Rates for P/Occupancy	990.00
9015	Desktop Sign Systems	Signs	470.00
9016	Stuart Dixon	Training	550.00
9017	The Do Drop Inn Italian Restau	Meeting Sustenance	521.00
9018	Bennett-Ebsco Subs Services	Publication	748.21
9019	Jean Edgecombe	Books	30.00
9020	Hermes Precisa Australia	Microfiche	250.00
9021	Fairfax Community Newspapers	Advertising	300.00
9022	Fire Fighting Enterprises	Service Extinguishers	131.66
9023	Fitzgerald Motors Pty Ltd	Plant Parts	26.00
9024	Fitzgerald Publishing Pty Ltd	Printing	266.00
9025	L J Follington	Plant Hire	294.50
9026	Peter Galea	Plant Hire	213.00
9027	Genasys II Pty Ltd	Computer Software	9561.78
9028	Geraldera Pty Ltd	Stock Impounding	1248.53
9029	Richard Gilbert	Milk Supplies	404.26
9030	G & J Horswell & Sons	Waste Removal	36584.77
9031	Glossodia Community Centre	Rent	150.00
9032	Barry Gore	Carpentry Work	1039.00
9033	The Goodyear Tyre & Rubber Co	Tyres & Repairs	3361.19
9034	Q Stores	Stationery	80.59

THIS IS PAGE SEVEN (7) 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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

9035	Gough & Gilmour	Plant Parts/Hire	1326.67
9036	Hawkesbury City Council	Transfer	1038858.55
9037	Hawkesbury City Council	Transfer	1037.00
9038	Hanlons	Fuel Supplies	23.96
9039	Hawkesbury Gas & Rec Centre	Cylinder Rental	100.00
9040	Hawkesbury Newspapers	Advertising	1823.00
9041	H'bury City Cncl Petty Cash	Petty Cash	482.27
9042	Cancelled Cheque		.00
9043	Hawkesbury City Council	Function Ctre Petty Cash	319.12
9044	Hawkesbury River Plumbing	Plumbing Equipment	184.00
9045	Hawkesbury Water Cartage	Plant Hire	346.00
9046	Hawkesbury Valley Holden	Plant Parts	29.17
9047	Hayes Bros & Co Pty Ltd	Hardware	23.70
9048	Heritage Council of NSW	Application Fees	10.00
9049	Henley & Co Locksmiths	Keys & Locks	157.75
9050	Hire Power Pty Ltd	Plant Hire	2319.00
9051	Hills Library & Information Se	Subscriptions - Library	4332.50
9052	CSR Humes Pty Ltd	Concrete Surrounds	4732.44
9053	ICI Australia Pty Ltd	Chemicals	5616.00
9054	Identic Books Pty Ltd	Books	26.76
9055	Industrial Mowers Pty Ltd	Plant Parts	424.62
9056	Intertech Drilling Servs P/L	Plant Hire	150.00
9057	Jacpaper	Labels	145.00
9058	The Law Book Co	Publications	1473.00
9059	Land Titles Office	Refund	435.50
9060	G C Laughton	Plant Hire	1186.25
9061	D & L Lavender	Plant Hire	608.00
9062	Limcora Pty Ltd	Plumbing	120.00
9063	LOGOS	Subscription	145.00
9064	MacDonald Johnston Engineering	Plant Parts	1001.70
9065	P W & L Mayor	Plant Hire	972.00
9066	McKinlay Morgan & Assoc P/L	Professional Fees	4155.00
9067	McLean Automation	Alarm System	200.00
9068	Metal Recyclers Pty Ltd	Remove Cars	30.00
9069	Morley Books	Books	9.89
9070	MSB Waterways	Licence	60.00
9071	National Library Of Australia	Library Network Charge	303.63
9072	Nashua Northwest	Copier rentals	20.90
9073	Parklands Trading Co Pty Ltd	Public Works Plant	703.00
9074	Pascol Paints Aust Pty Ltd	Paint	57.80
9075	A J Paving	Concrete	10165.50
9076	Dick Petrikas	Contract Payment	1005.30
9077	Peare Meat Industries	Function Centre Supps	143.75
9078	A H Pierce Pty Ltd	Depot Supplies	306.60
9079	Pioneer Asphalts Pty Ltd	Asphalt	12616.22
9080	Polyvak International	Cleaning Materials	100.60

THIS IS PAGE EIGHT (8) 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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

9081	Prospect County Council	Electricity	51085.30
9082	Prospect Electricity	Hire Plant	61004.14
9083	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	169.13
9084	Raine & Horne Richmond	Fencing	349.50
9085	Regal Glass & Glazing	Glass	50.87
9086	Repco Auto Parts (NSW)	Plant Parts	76.20
9087	Roads and Traffic Authority	Publication	20.82
9088	Roadbusters	Road Maintenance	5320.00
9089	Rushtons	Insurance Valuation	9000.00
9090	Safety Kleen	Service Machine	268.80
9091	Sanyo Office Machines Pty Ltd	Office Equipment	270.00
9092	Scholes Food Distributors	Function Centre Supps	859.28
9093	Hawkesbury City Council	Reimbursement	207.22
9094	Selby Anax	Treatment Works Repairs	3692.50
9095	South Windsor Fruit Market	Function Centre Supps	426.70
9096	Mark John Stevens	Legal Fees	150.00
9097	N Stephenson Pty Ltd	Function Centre Supps	3069.39
9098	Don Stein Plant Hire Pty Ltd	Plant Hire	3717.00
9099	Stillwell Trucks (Sydney)P/L	Plant Parts	402.61
9100	Sydney Bearing Supplies	Plant Parts	52.80
9101	Sydney Saw Works Pty Ltd	Plant Repairs	40.00
9102	Rod Taylor Motor Trimmer	Plant Repairs	260.00
9103	Telecom Australia	Telephone	994.33
9104	Tetra Chemicals	Skin Care	115.68
9105	Wendy Thorp	Consultancy Fees	4000.00
9106	Thompson Ford	Plant Parts	43.04
9107	TLE Electrical Pty Ltd	Electrical Parts	277.19
9108	Tooheys Limited	Function Centre Supps	687.71
9109	University Co-Op Bookshop Ltd	Books	105.87
9110	2 VTR-FM Radio Station	Broadcasts	300.00
9111	Water Board	Water	9382.03
9112	Keith Wellington Pty Ltd	Plant Hire	650.00
9113	Western Air Cleaner Services	Plant Parts	607.06
9114	Wilberforce Cake Shop	Function Centre Supps	379.50
9115	Windsor Auto Spares	Plant Parts	28.00
9116	Windsor Exhaust Centre	Plant Parts	255.00
9117	Windsor Glass	Plant Repairs	60.00
9118	Wyuna Wholesale Nursery P/L	Plants	33.00
9119	Young & Green Pty Ltd	Plant Parts	96.82
9120	Aust Inst Valuers & Land Econ	Training	45.00
9121	Employees	Salaries & Wages	667.18
9122	HAI Education & Training Dept	Training	376.00
9123	Mrs Danielle Krix	Day Care Fees	686.32
9124	NSW Indo-China Chinese Assoc	Training	25.00
9125	Inst of Municipal Engineering	Conference Fees	250.00
9126	Cancelled Cheque		.00

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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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

9127	Cancelled Cheque		.00
9128	Cancelled Cheque		.00
9129/			
9141	Employees	Salaries & Wages	37679.62
9142	Cancelled Cheque		.00
9143/			
9150	Employees	Salaries & Wages	86810.26
9151	R J Abrahams Pty Ltd	Insurance	1009.49
9152	Abbott Tout Russell Kennedy	Legal Fees	8040.50
9153	Action Process Services	Legal Action Fees	90.00
9154	A E T C O	Plant Repairs	252.86
9155	AGPS Mail Order Sales	Local Government Hand	420.00
9156	Alcan Aluminium	Aluminium	281.62
9157	Australia Post	Schedule Payment	815.38
9158	Aussie Burglar Busters	Security	1024.00
9159	Australia Commision for Future	Books	63.00
9160	Australia Post	Dishonoured Cheque Payment	257.39
9161	Barron & Pope Pty Ltd	Contract Payment	14877.52
9162	Bowman Enterprises	Covering Books	807.50
9163	Book Supplies Pty Ltd	Books	25.50
9164	R & J Breach	Computer Battery	145.00
9165	Brooks Retreads Pty Ltd	Tyres & Repairs	2305.26
9166	Cancelled Cheque		
9167	Chrydark Security Pty Ltd	Security	340.00
9168	R A Cole T Planning P/L	Professional Fees	2760.00
9169	Comet Overnight Transport	Freight	100.02
9170	Colorcode Books	Books	32.22
9171	Custom Call Communications	Radio Repairs	60.00
9172/			
9186	Employees	Wage Deductions	188509.23
9187	Diverse Computer Systems	Stationery	100.00
9188	Editorial & Publishing Consult	Subcriptions	26.00
9189	Electricity Commission of NSW	Bush Fire Radio	2800.00
9190	E T N	Video	95.00
9191	Executive Media Pty Ltd	Advertising	295.00
9192	L J Follington	Plant Hire	1708.00
9193	Fred Pryor Seminars	Conference Fees	195.00
9194	Barry Gore	Carpentry Work	1805.00
9195	Alan Greentree	Contract Payment	21296.04
9196	K & S Griffis	Milk Supplies	35.28
9197	Gutteridge Haskins & Davey	Report Fees	15310.81
9198	Hawkesbury City Council	Transfer	844.47
9199	Hawkesbury City Council	Reimbursement	507.00
9200	Halls Hardware & Produce	Hardware	6.30
9201	JK Harrison	Workers Compensation	110.00
9202	H'bury City Cncl Petty Cash	Petty Cash	347.46

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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 24TH MARCH, 1992

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 24/3/92

9203	Hayes Bros & Co Pty Ltd	Hardware	36.66
9204	Henley & Co Locksmiths	Keys & Locks	47.00
9205	Holding Education Aids	Child Care Equipment	25.50
9206	H P Plumbing Supplies Pty Ltd	Hardware	135.84
9207	Identic Books Pty Ltd	Books	24.26
9208	Intertech Drilling Servs P/L	Plant Hire	450.00
9209	Itek Graphics Pty Ltd	Printing Supplies	120.00
9210	H R King & Son Pty Ltd	Plant Parts	201.16
9211	Kingston Industries Pty Ltd	Contract Payment	52353.79
9212	Bernard Knight Concreting Serv	Concrete	4004.00
9213	Land Titles Office	Refund	18.00
9214	G C Laughton	Plant Hire	989.50
9215	Liquid Air Australia Limited	Cylinder Rental	136.30
9216	Local Govt Archives Project	Consultation	300.00
9217	D Maher	Security Service	108.00
9218	Master Communications & Elect	SES Communications	915.00
9219	P W & L Mayor	Plant Hire	2301.00
9220	McKinlay Morgan & Assoc P/L	Professional Fees	770.00
9221	I & S Miller	Plant Hire	1132.10
9222	Nationwide Promotions Pty Ltd	Advertising	195.00
9223	Nature Conservation Council of	Book	85.00
9224	NSW Supply Service	Microfiche	188.00
9225	E & L Palmer	Contract Payment	2691.96
9226	Petbarn Pty Ltd	Dog Pound Supplies	453.90
9227	Dick Petrikas	Contract Payment	1568.00
9228	Penrith-Sydney Courier Pty Ltd	Courier	55.89
9229	Mr L Platt	Construction of Fence	370.00
9230	OE & DR Pope	Supply of Rubbish Bags	200.00
9231	Portland Timber Co Pty Ltd	Timber Supplies	187.02
9232	Prospect County Council	Electricity	384.70
9233	Prospect Electricity	Hire Plant	2464.41
9234	Public Authorities Super Board	Loan Repayment	101282.74
9235	Prestige Portables	Shed hire	419.52
9236	Royal Life Saving Society NSW	Posters	328.60
9237	J & M Romano	Contract Payment	7682.15
9238	M P Schultz Excavations	Plant Hire	3778.50
9239	Hawkesbury City Council	Reimbursement	52.00
9240	Skypage Pty Ltd	Service Pagers	810.00
9241	Spraypave Pty Ltd	Roadworks	892.64
9242	State Superannuation Board	Loan Repayment	26906.98
9243	TL & MA Stokes	Milk Supplies	126.42
9244	Stimulus Early Intervention Gr	Donation	110.00
9245	Sulo MGB Australia Pty Ltd	Sulo Bins	30350.00
9246	Sun Sing Restaurant	Meeting Sustenance	155.90
9247	Sweeping Services Pty Ltd	Hired Plant	1656.00
9248	Telecom Australia	Telephone Account	393.11

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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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

9249	Tesselaars Bulb Nurseries	Bulb Supplies	312.50
9250	Trend Timbers Pty Ltd	Timber	49.40
9251	Waddell Earthmoving	Plant Hire	5803.00
9252	A R Walmsley & Co	Legal Fees	3010.90
9253	Westpac Banking Corporation	Investment/Loan Repay	6880.54
9254	Welvin Mowers	Plant Repairs	1142.95
9255	Windsor Carpet Centre	Carpets	6020.00
9256	WSROC Group Apprentices	WSROC Wages	2369.51
9257	Combined Real Estate	Refund	10.00
9258	Chubb Fire	Conference	380.00
9259	Concrete Masonary Assoc Aust	Training Fees	225.00
9260	Employees	Salaries & Wages	86.62
9261	Forrest Ville Pty Ltd	Refund	108.00
9262	L J Follington R L Laidlaw	Refund	188.27
9263	Governor's Prayer Breakfast	Governor's Breakfast	50.00
9264/			
9265	Employees	Salaries & Wages	116.64
9266	J G & B A Leckie	Refund	369.29
9267	Nat Inst of Accountants	Training Fees	360.00
9268	B & R E Nedelkovski	Refund	196.01
9269	Occasional Child Care Asso NSW	Conference Fees	60.00
9270	Mr J E Powell	Refund	70.02
9271	Priority Conveyancing Enquiries	Refund	100.00
9272	Employees	Salaries & Wages	66.49
9273	Mr R G Reid	Refund	126.00
9274	Spacemaker Pty Ltd	Refund	480.00
9275	State Bank	Salaries & Wages	130.00
9276	National Australia Bank	Investments	677226.96
99960	Commonwealth Bank	Fees & Charges	527.57
99961	Commonwealth Bank	Fees & Charges	2388.76
General Fund			TOTAL 6751159.10

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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 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
609	Hawkesbury City Council	Transfer	465.00
610	Hawkesbury City Council	Transfer	269240.52
611	Hawkesbury City Council	Transfer	200.00
612	L E D Builders Pty Ltd	Refund	460.00
613	Long Homes by Orlit Pty Ltd	Refund	690.00
614	Shakeel Ahmedi	Refund	100.00
615	Bittini P/L	Refund	200.00
616	Mr/s Boronyak	Refund	50.00
617	Bowlan Pty Ltd	Refund	230.00
618	Mr/s Brownsberger	Refund	100.00
619	J & C Flanagan	Refund	230.00
620	Group Garages	Refund	230.00
621	Mr N A Harvey	Refund	100.00
622	Ms M J Malcolm	Refund	230.00
623	Mr G Mavin	Refund	230.00
624	Ms L Miles	Refund	115.00
625	Mr C R Mills	Refund	115.00
626	Mr & Mrs Mudiman	Refund	230.00
627	Mr McDougall	Refund	100.00
628	Mr I Nagy & Mrs E Cross	Refund	115.00
629	Petra Building Services	Refund	230.00
630	Mr & Mrs Pitt	Refund	200.00
631	Pool Tech Industries Pty Ltd	Refund	115.00
632	Mr D J Quince	Refund	200.00
633	Mr N A Rutledge	Refund	230.00
634	Mr Noel Sadler	Refund	230.00
635	David Scott	Refund	230.00
636	Mr & Mrs J Sheather	Refund	345.00
637	Messrs N & D Shedden	Refund	100.00
638	State One Constructions	Refund	460.00
639	Mr A & Mrs T Sylvester	Refund	230.00
640	Dick Vernon Constructions	Refund	115.00
641	Mr R Vernon	Refund	115.00
642	Cancelled Cheque		
643	Hawkesbury City Council	Transfer	4397.51
644	L E D Builders Pty Ltd	Refund	200.00
645	Mrs Carroll	Refund	100.00
646	Ciciorb Pty Ltd	Refund	115.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

General Purpose Committee - Finance - 24/3/92

647	C P & C M Camwell	Refund	230.00
648	Clarendon Homes	Refund	380.00
649	Dick Vernon Constructions	Refund	115.00
650	E J Fifield (Aust) P/L	Refund	100.00
651	Mr & Mrs G Garland	Refund	180.00
652	Groveswood Homes	Refund	100.00
653	Haisman Marrone & Speranza	Refund	200.00
654	Hooker Homes P/L	Refund	200.00
655	H M Hunter	Refund	100.00
656	Jamieson & Associates	Refund	100.00
657	A & R Kohegyi	Refund	115.00
658	W C & M L Leeson & Co	Refund	100.00
659	M & T Lynch	Refund	200.00
660	A R Martin Pty Ltd	Refund	100.00
661	T & M McGowan	Refund	115.00
662	C Malivanek	Refund	100.00
663	C Overton	Refund	700.00
664	Skyline Buildings	Refund	230.00
665	G F Stanley	Refund	100.00
666	C S & P M Veznaver	Refund	100.00
667	G C & J L Wilson	Refund	200.00
668	National Australia Bank	Investments	200000.00
669	Building Services Corporation	Contribution	7538.75
Trust Fund			
TOTAL			492346.78

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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 24TH MARCH, 1992

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 24/3/92

FID General Fund

469139	Hawkesbury City Council	Transfer	9394.41
469140	Hawkesbury City Council	Transfer	30037.48
469141	Hawkesbury City Council	Transfer	1034283.55
469142	Hawkesbury City Council	Transfer	59328.33
469143	Hawkesbury City Council	Transfer	7456.44
469144	Hawkesbury City Council	Transfer	250000.00

FID General Fund TOTAL 1390500.21

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 24TH MARCH, 1992

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 24/3/92

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 29TH FEBRUARY, 1992

GENERAL FUND	CR. 195913.21
TRUST FUND	CR. 129277.21
GENERAL FUND 98P	
GENERAL FUND FID	
TRUST FUND 98P	
TRUST FUND FID	
	CR. 325190.42

FORM 2

GENERAL

Balance - Cash Account as at 1st February, 1992	DR. 335164.95
Receipts for period ended 29th February, 1992	CR. 6744357.86
	CR. 6409192.91
Payments for period ended 29th February, 1992	DR. 6757493.21
	DR. 348300.30
Unpaid accounts in office amount to	\$543578.26
Limit of overdraft arranged with bank	\$800000.00

TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 29th February, 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 24TH MARCH, 1992

Town Clerk/General Manager

Chairman

INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest Account</u>	<u>Amount</u>
31 Days	02-03-92	7.71%	General Fund	600,000.00
182 Days	09-03-92	9.68%	General Fund	600,000.00
28 Days	09-03-92	7.58%	General Fund	997,661.57
28 Days	09-03-92	7.58%	General Fund	617,944.02
180 Days	11-03-92	9.65%	General Fund	3,000,000.00
34 Days	17-03-92	7.62%	General Fund	600,000.00
30 Days	18-03-92	7.60%	General Fund	840,000.00
30 Days	18-03-92	7.60%	General Fund	360,000.00
46 Days	13-04-92	7.58%	General Fund	381,356.95
63 Days	21-04-92	7.63%	General Fund	1,000,000.00
181 Days	01-06-92	8.20%	General Fund	1,966,737.47
181 Days	01-06-92	8.20%	General Fund	33,262.53

Term Deposits

190 Days	11-03-92	9.66%	General Fund	150,000.00
190 Days	11-03-92	9.66%	General Fund	150,000.00
181 Days	16-03-92	9.64%	General Fund	1,300,000.00
180 Days	17-03-92	9.62%	Treatment Wks	850,000.00
180 Days	17-03-92	9.62%	General Fund	750,000.00
90 Days	19-03-92	7.78%	General Fund	500,000.00
84 Days	06-04-92	7.42%	General Fund	447,805.04
84 Days	06-04-92	7.42%	General Fund	192,194.96
56 Days	15-04-92	7.58%	Treatment Wks	960,000.00
56 Days	15-04-92	7.58%	General Fund	240,000.00
90 Days	28-04-92	7.62%	General Fund	200,000.00
90 Days	29-04-92	7.66%	General Fund	200,000.00
90 Days	29-04-92	7.66%	General Fund	50,000.00

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General Purpose Committee - Finance - 24/3/92

90 Days	06-05-92	7.58%	General Fund	250,000.00
169 Days	12-05-92	8.20%	General Fund	858,861.00
169 Days	12-05-92	8.20%	Sewerage Fund	141,139.00
182 Days	25-05-92	8.23%	General Fund	200,000.00
175 Days	01-07-92	7.12%	General Fund	500,000.00
179 Days	03-07-92	7.20%	Treatment Wks	296,951.85
179 Days	03-07-92	7.20%	General Fund	78,048.15
180 Days	15-07-92	7.44%	General Fund	700,000.00
181 Days	03-08-92	7.65%	General Fund	400,000.00
365 Days	27-10-92	9.00%	Treatment Wks	1,284,978.15
365 Days	27-10-92	9.00%	General Fund	715,021.85
365 Days	31-10-92	9.50%	General Fund	300,000.00
365 Days	29-12-92	7.45%	General Fund	640,000.00
365 Days	29-12-92	7.45%	General Fund	860,000.00

Promissory Notes A1

31 Days	09-03-92	7.64%	General Fund	496,776.53
56 Days	03-04-92	7.63%	General Fund	494,214.58
40 Days	07-04-92	7.60%	General Fund	200,000.00
40 Days	07-04-92	7.60%	General Fund	295,870.01

Short Term Investments (St George)	500,000.00
Short Term Investments (L.G.15)	20,545.05

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

\$27,169,368.71

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

Council at its meeting of 12th November, 1991 considered a report regarding the proposed sale or lease of the Australiana Pioneer Village and adopted the recommendation that expressions of interest be invited for the sale/leasing of the Village.

In accordance with the recommendation, a detailed specification was prepared and advertising conducted in early February; this time chosen to maximise exposure to interested persons/businesses following the Christmas/New Year break and school holidays. Advertising was conducted in the local, metropolitan and national newspapers.

The initial response to the advertising in terms of the number of enquiries generated was considered promising, however, at the close of the advertising period only four submissions have been received (40 were sent following enquiries). This would seem to indicate that there was an element of 'curiosity' interest in the market, however, the number of submissions received is more representative of the depressed state of the economy which has been characterised by a lack of investor confidence and tight monetary policy. In addition, during the advertising period, the Village was subject to inundation by flood waters for a period of seven days. Feedback from potential purchasers/lessees has confirmed that the flooding of the site was a deterrent.

The Village was offered on the basis that Rose Cottage, around which the Village was created, was available in the overall package. It was noted in the specification that Rose Cottage is the subject of a Permanent Conservation Order. The Rose Family has been advised of the proposal for the sale or lease of the Village and has been invited to purchase the Cottage or enter into a long term leasing arrangement. At this time, a response has not been received.

The specification requested potential purchasers to submit an offer for consideration, whilst potential lessees submit details regarding a required lease such as the lease period (including options) and anticipated rental return to Council.

There are several businesses operating in the Village under tenancy agreements, and in order to protect the business interests of the tenants, all respondents were requested to address the issue of the role of the businesses in the plans for the site.

The four submissions received are for the lease or contract management of the Village. Whilst the concept of contract management was not specifically addressed in the specification, the details of the submissions have been included for consideration.

Submission 1

Applicant: Mr Greg Moore on behalf of himself and four others.

Proposed Structure: Management Committee.

Summary: Initially, the Management Committee seeks the financial support of Council in the short term, say six to twelve months. During this time existing staff would be retained, with the Committee working on a voluntary basis until funds could be raised to pay wages and implement the various plans detailed in the submission. Funds would be derived from cash donations sought from large companies in the district and beyond. In return, certain advertising and membership privileges would be offered. Similarly, the services of local tradesmen would also be recruited. As available funds grew, more people would be employed and the various promotional and capital improvements would be implemented. Such plans include the building of a wharf for river users; improvements to the amenities block; seal roads and upgrade access; build a swimming pool and water slides; and building a commercial kitchen to be made available for conferences. Various promotional programs, including giving the Village a dual image whereby it would be open during the day and night, encouraging local actors for skits, in-house entertainment and encouraging the bigger name bands to participate in an annual bush band competition, were also identified.

Comment: The applicant has not indicated in the submission what formal arrangements would be required. Whilst the Committee has requested the financial support of Council for a period of up to a year, there is no proposal regarding any ongoing support of Council beyond this time nor has the issue of a financial return to Council been addressed, once the cash donations have been raised and the Committee is presumably self sufficient. There has since been an indication from the applicant that he may not pursue the offer.

Submission 2

Applicant: Miss Susan Mott.

Proposed Structure: Management Committee.

Summary: Council would retain ownership of the Village with the management, promotion and maintenance to be assumed by the Committee which would run the Village as a non profit making historical society for and by the people of the Hawkesbury.

The nucleus of the historical society would be formed by the expansion of the Friends of the Village. A membership fee of say \$100 would be required to join the society and would entitle members and their families to unlimited access to the Village. In return, a commitment would be sought to participate in working bees for ground, building and vehicle maintenance.

A low interest loan of say \$100,000 is requested to cover setting up and operation of the Village, with the loan to be repaid over an agreed period. In addition, it is requested the Council equipment in the Village be on permanent loan to the society whilst all monies received to be used solely on the Village and its equipment. Various businesses such as horse drawn carriage works, antiques, pioneer furniture restoration and a photographic shop where visitors dress in period costume would be established, whilst it is hoped that the bush theatre could be enlarged and improved to provide a venue for entertainers such as John Williams, aboriginal entertainers as well as local bush bands.

Comment: Whilst the applicant has requested a low interest loan of say \$100,000, no financial return to Council (apart from loan repayments plus nominal interest) would be available as the Committee is a non-profit making organisation. No time-frame for the works has been nominated or performance measuring criteria of the Committee been mentioned.

Submission 3

Applicant: Mr Joseph Goddard.

Proposed Structure: Lease.

Summary: The applicant proposes to apply funds to Village improvements and promotion over a period of a three year lease. The applicant proposes that such a scenario would improve the business through increased visitation and Council would gain on capital appreciation at the end of the term.

The applicant has verbally indicated that existing staff and tenants at the Village would be retained.

Year 1: A Council funded subsidy of \$50,000 payable in instalments.

Year 2: No subsidy with the property being free of rent.

Year 3: Rental return of 8% of revenue.

Comment: No indication of actual revenue in the third year has been identified and it is therefore difficult to assess what direct financial benefit this proposal may accrue to Council.

Submission 4

Applicant: Wilway Limited.

Proposed Structure: Limited Partnership.

Summary: The concept of a limited partnership is relatively new in this State. Within the partnership, two partners exist. Firstly, the general partner, in this case the applicant, who manages the business and carries the total risk of its actions and omissions. Secondly, the limited partner(s) who does not play an active role in the management but whose liability for debts incurred is limited to the limited partners subscription. This scenario offers significant tax advantages to investors.

The applicant has estimated that an initial subscription of \$500,000 could be raised and expended principally on tax deductible items such as promotion, advertising, repairs/maintenance and rent to Council.

The anticipated rental return in the first year could be in the order of \$100,000. Alternatively, Council could, in consideration of an advantageous rental with the partnership, participate in the net profit of the Village, however, the applicant has indicated that an important marketing consideration shall be the involvement of Council as a limited partner, and to this end, the applicant proposes that the first year's rent be contributed as a subscription to the partnership.

As a further attraction to investors, the applicant proposes that a formal grant to the partnership be issued so that after a minimum period of say three years the right to acquire the freehold interest be available with the price to be determined by the Valuer General.

The applicant has indicated that certain fees would be charged for the professional services offered. These include an adviser's fee of up to \$30,000 which could be later recouped from the limited partners, plus a \$20,000 annual fee to be paid to the general partner.

The present tenants of the Village can have their tenure protected by lease agreements with the partnership.

In a worst case scenario, that is if the Village could not turn a profit within say two years, the partnership would be dissolved. With little in realisable assets available to the limited partners, the principal benefit to them would have been their tax deduction and Council's freehold interest would not be diminished.

Comment: This proposal, whilst requiring some financial outlay by the Council and a suggested foregoing of rental in the first year, offers a return either in rental, equity or profit sharing and provides an opportunity for the sale of the Village. The applicant has supplied information on its other financial ventures which include Classic Car exports (a manufacturer and exporter of the "Skyfox" replica motor vehicle, Skyfox Export Project (an exporter of the "skyfox" light aircraft) and Product Exports Project (an exporter of flavoured nuts).

The applicant has also forwarded copies of its annual report for 1991. It is noted that with respect to the review of operations there was a trading loss of some \$461,000 which occurred through the write down of assets for which Wilway presently doubts it could realise any value. The auditor, BDO Nelson Parkhill, has expressed in his report to the members of Wilway some concerns relating to the company's liabilities.

Conclusion:

All submissions received involve an initial expenditure of funds by Council, either in the form of a low interest loan, subsidy, the foregoing of anticipated rental and various professional fees for largely an uncertain monetary return. As Council will be aware, the adopted budget for 1992, with the Village under Council management,

is essentially a break-even scenario. This has been achieved through a further rationalisation of 1991 costs and an increase in gate admission charges.

Only one submission, being that submitted by Wilway Limited, has identified a worst case scenario. It is of concern that in the absence of any performance measurement criteria and in the management committee submissions, no offer of any formal arrangements between the Committee and Council, the possibility for the lessee/managers to walk away from the Village, exists. Although this matter could be addressed through the lodging of a bond, it would appear that the financial resources of the Management Committees would preclude this. Should a worst case scenario occur, Council as owners would need to rectify any problems to bring the Village back to marketable condition.

It is therefore proposed that the Australiana Pioneer Village remain under the management of Council and that the operation of the Village be reviewed to further identify areas to reduce costs. For example, the maintenance of many of the parks in the City is now performed by contractor and it may be appropriate to assess costs for the use of contract as opposed to day labour at the Village. The details of the overall review will be further reported to Council.

Through maintaining management control of the Village it is considered that the continuing reduction on the operational losses previously experienced can be maintained. It is felt that a demonstrated track record would assist in the future sale or lease of the Village and that a further assessment to sell or lease the Village be undertaken when the economy has improved. Such an assessment will be done in conjunction with the preparation of the 1993 Annual Estimates.

IT IS RECOMMENDED THAT:-

1. The information concerning the submissions for the future operation of the Australiana Pioneer Village be received.
2. Council continue to operate the Australiana Pioneer Village within the identified current budgetary provisions, on the basis that this situation be further reviewed in conjunction with the preparation of the 1993 Estimates.

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

As the Council may be aware, a plan has been prepared to improve traffic flow through the Windsor Commercial Centre and includes a proposal to extend Union Lane through to Johnston Street and the link to Hollands Paddock car park (plan to be displayed at meeting). The proposed laneway extension traverses through property in Fitzgerald Street currently owned by the Water Board and the Board of Fire Commissioners.

Subsequently, negotiations for the acquisition of the necessary part of the properties owned by the two organisations were initiated and the Water Board has agreed to sell part of their site to Council for a consideration of \$10,000. Council will also be responsible for all reasonable legal survey and subdivision costs associated with the transfer and these are estimated to be in the order of \$1,500. It is noted that the area to be purchased from the Water Board, ie 285m², also includes the building currently occupied by 2VTR-FM and Council will be responsible for the cost of demolishing same prior to constructing the laneway.

It is pointed out that 2VTR-FM has negotiated with the Water Board to use alternative premises on the Fitzgerald Street site. The compensation of \$10,000 is considered fair and reasonable in view of the commercial potential of the site and it is proposed that the purchase be funded from the 1992 Land Acquisition allocation of the Loan Borrowing Programme.

IT IS RECOMMENDED THAT:-

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