

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...

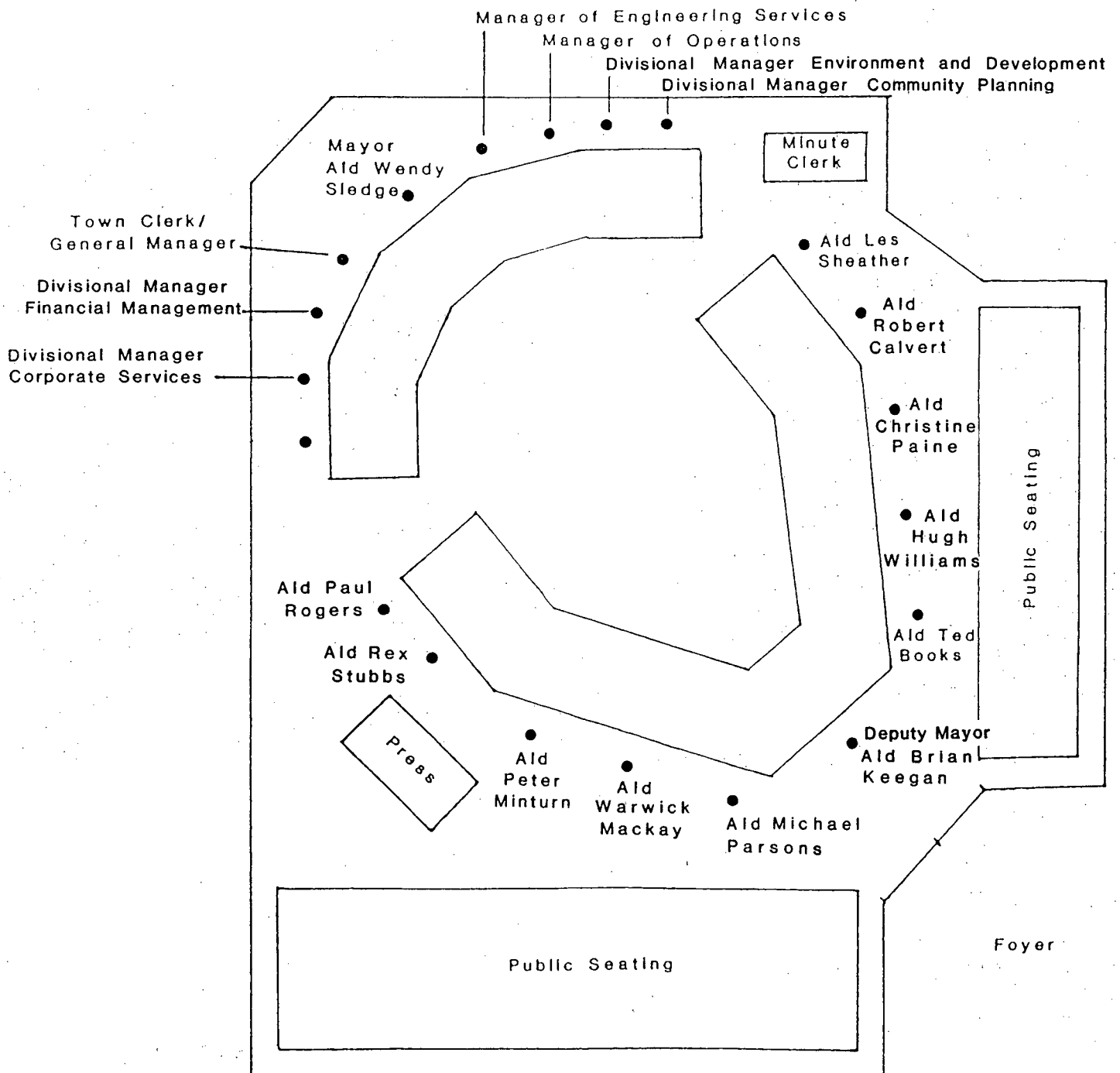
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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



MINUTES OF MEETINGS

ORDINARY MEETING - 9TH JUNE, 1992

SPECIAL MEETING - 30TH JUNE, 1992

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 9th June, 1992, commencing at 7.30pm.

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

The Reverend George Stubbs of the Windsor District Baptist Church gave the opening prayer at the commencement of the meeting.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 182 RESOLVED on the motion of Alderman Books seconded by Alderman Parsons that the Minutes of the Ordinary Meeting of Council held on 5th May, 1992, having been circulated amongst the members of Council, be confirmed.
- 183 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that Standing Orders be suspended to permit Alderman Stubbs to introduce Mr. Edward Connolly.

Alderman Stubbs introduced Mr. Connolly who has been chosen to represent Australia at the Olympics at Barcelona in the Roller Hockey Team.

- 184 RESOLVED on the motion of Alderman Sheather seconded by Alderman Mackay that Standing Orders be resumed.

MAYORAL MINUTES

1. LOCAL GOVERNMENT CONTROL OF PROSPECT ELECTRICITY. GE10/2 PT 1

- 185 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that the Premier, the Minister for Planning, the Member for Hawkesbury and the Member for Londonderry be advised that Hawkesbury wishes to remain a constituent of Prospect County Council in its present form.

Further that Council supports the current Local Government Act and Electricity Act where delegates to County Councils are elected from the constituent Councils.

2. STATE EMERGENCY SERVICES - NATIONAL RESCUE COMPETITION. GF8/1 PT7

Alderman Minturn declared an interest in this matter.

- 186 RESOLVED on the motion of Alderman Sledge seconded by Alderman Keegan that Council congratulate the Hawkesbury City State Emergency Service Rescue Team on its exemplary record in working in the local community and also on winning the State and National Championships. Further that out-of-pocket expenses to a maximum of \$850 (eight hundred and fifty dollars) be met and that a vote of thanks and acclamation be given to the Team.

SECTION 2 - NOTICES OF MOTION

By Alderman B.N.Keegan & Alderman M.G.Parsons GC 280/4 PT1, GR 60/11-PT2

Alderman Parsons declared an interest in this matter.

Moved by Alderman Keegan seconded by Alderman Books that prior to Council proceeding with the erection of any signs advising of problems with water quality and use of the river a report be considered advising the precise wording to be placed on the signs and any other symbols, the number and location of the signs, the cost thereof and advice from Council's insurers and solicitors.

That arrangements be made as soon as possible for meetings between representatives from the Council and the Ministers for Health, the Water Board and Planning and/or their respective senior staff regarding the issue of water quality in the Hawkesbury River System.

And further that signage not be actioned until the arrangements in Paragraph 2 and/or the results of the forthcoming comprehensive report from the New South Wales Health Department as described in the communication of the 4th June, 1992, from the Speaker of the House, The Hon. K. Rozzoli, M.P. be received.

- 187 AN AMENDMENT was moved by Alderman Williams seconded by Alderman Rogers that:-

Prior to Council proceeding with the erection of any signs advising of problems with water quality and use of the river a report be considered advising the precise wording to be placed on the signs and any other symbols, the number and location of the signs, the cost thereof and advice from Council's insurers and solicitors.

Arrangements be made as soon as possible for meetings between representatives from the Council and the Ministers for Health, the Water Board and Planning and/or their respective senior staff regarding the issue of water quality in the Hawkesbury River System.

The amendment was carried.

The amendment then became the motion which was put and carried.

Aldermen Books and Keegan asked that their names be recorded as being against the motion.

By Alderman R.G. Calvert GR60/6 PT 4; GC 280/4 PT 1

188 RESOLVED on the motion of Alderman Calvert seconded by Alderman Rogers that following the report commissioned by Council in the mid 1980's on the development of wetlands in the South Creek Valley for the purpose of water quality improvement that :

- funds be sought to have the objective and design reviewed
- funding for the project be sought from the Department of Planning, Sydney Water Board and where necessary, meetings be requested with the appropriate Ministers
- there be an investigation into the levying of a Section 94 contribution from upstream areas for construction and subsequent maintenance
- the design to incorporate walking and observation areas, shown to be successful in other areas
- this project be given the highest priority and advice be received on the allocation of appropriate funds as soon as possible.

By Alderman B.N.Keegan GC 280/4 PT1 GT180/1 PT 1

189 RESOLVED on the motion of Alderman Keegan seconded by Alderman Rogers that:-

1. That Council resolve to ban completely the dumping of, or in any way the depositing of, low, medium or high grade nuclear waste material of any kind in any area which is at present or in the future under the control and/or responsibility of the Council.
2. That all appropriate Government Departments and agencies, both State and Federal, be informed immediately of the above.

By Alderman L.C.Sheather GT 150/3 PT 1, GC 280/4 PT 1

190 RESOLVED on the motion of Alderman Sheather seconded by Alderman Parsons that Council readdress its medium density housing policy in relation to :

1. Medium density in a street block, e.g.
 - a. existing house, floor area, road access, one or two storey, drainage, existing amenity, street frontage
 - b. new subdivisions or redevelopment, ground floor at time of subdivision, drainage and roadworks to favour or not a single dwelling or medium density.
2. Maximum density where open space/recreation area should be provided by the developer, e.g. 15 units may require a tennis court/pool/barbecue area/community building.
3. To define areas of support or reject medium density -
 - a. Support - Castlereagh Road, proximity to rail or bus transport, eastern side of the Hawkesbury River
 - b. Rejection - proximity to heritage items, R.A.A.F., road access, drainage.
4. That this matter be treated as a matter of Priority - Priority "A".

By Alderman H J M Books GC 280/4 PT 1, GT 90/2 PT 1

- 191 RESOLVED on the motion of Alderman Books seconded by Alderman Sheather that at Council's General Purpose Committee site inspections a photographic or video record be taken of the inspection for Council's file, as well as all illegal landfill operations that Council Officers inspect from time to time.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

4. STREET LIGHTING - VINEYARD. GR120/5 PT1

- 192 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that the installation of lighting at the intersection of Windsor and Blackwood Roads be given urgent priority in the 1992/93 Estimates.

That the matter of safety in relation to the intersections along Windsor Road between Groves Avenue and Bandon Road be referred to the Local Traffic Committee for consideration and recommendation.

6. LOWER PORTLAND FERRY SERVICE - CONTRACT OPERATION. GT20/59 PT1

- 193 RESOLVED on the motion of Alderman Sheather seconded by Alderman Calvert that:-
1. The tender of J. & M.L. Romano of Lower Portland, for the operation of the Lower Portland Ferry Service for a period of 3 (three) years, in the amount of \$87,656 (eighty seven thousand six hundred and fifty six dollars) annually be accepted, the necessary contract documents be completed under the Common Seal of Council.
 2. Representations be made to the Roads & Traffic Authority and Local Members seeking re-classification of West Portland Road to enable an application for maintenance funding for the Ferry Service to be made and/or consideration of the provision of a bridge to replace the Lower Portland Ferry Service.

3. An appropriate means of communication be provided between the Baulkham Hills side of the crossing and the Ferrymaster's cottage.

SECTION 2 - PLANNING AND DEVELOPMENT

4. TWO STOREY DUPLEX - LOT 35 DP 794424, NO. 49 ARTHUR PHILLIP DRIVE, NORTH RICHMOND - HUXLEY HOMES (MR G BYWATERS) DA69/92

Item 15 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was considered in conjunction with Item 4 above.

- 194 RESOLVED on the motion of Alderman Sheather seconded by Alderman Rogers that the applicant's amended plans be received and a further report be prepared for consideration at the next General Purpose Committee Meeting.

9. EXTENSION TO FRANKLINS SUPERMARKET - LOT 1, DP740132 KABLE AND BAKER STREETS, WINDSOR - MINNETT CULLIS-HILL PETERSEN PTY LTD. DA114/92

- 195 RESOLVED on the motion of Alderman Paine seconded by Alderman Williams that:-

A. The application be approved subject to compliance with the following conditions:-

1. The extension shall generally be in accordance with Plan N^os DEN 04 - 07, dated 9th April, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. The external surfaces of the proposed extension shall match those of the existing building.
4. The concrete columns supporting the extension shall be located to ensure no parking spaces are lost and the driveways remain unobstructed.

5. A super-advanced "Golden Robinia" shall be planted adjacent to the south western corner of the extension.
 6. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
 7. Council require a contribution for carparking of \$33,600 (thirty three thousand six hundred).
- B. That the applicant be requested to donate 2 (two) similar trees of the same size to be placed in a nearby park.

12. TWO LOT SUBDIVISION - LOT 4, SECTION 19, DP759090, N^o 2 EARL STREET, WILBERFORCE - W D & B L WILSON. SA20/92

The Divisional Manager Environment & Development advised that the applicant, following discussions since the General Purpose Committee, had requested that the matter be deferred as he wished to pursue the revised proposal further.

- 196 RESOLVED on the motion of Alderman Keegan seconded by Alderman Sheather that the matter be deferred.

20. TWO LOT SUBDIVISION - ASHTONS ROAD, GROSE WOLD - W JOHNSON. SA140/91

Item 10 of the Town Clerk/General Manager's Supplementary Report - Report for Information - was considered in conjunction with Item 20 above.

Moved by Alderman Parsons seconded by Alderman Keegan that the application be approved and the information in the late report be received.

The motion was lost.

197 RESOLVED on the motion of Alderman Paine seconded by Alderman Rogers 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.
- C. The information in the late item be received.

21. TYRE STORAGE OPERATION - LOT 19 THRELKELD DRIVE, CATTAI - R & S CARROLL. DA387/90

198 RESOLVED on the motion of Alderman Keegan seconded by Alderman Parsons that the application for a "home activity", being the storage of used motor vehicle tyres, be approved subject to the following conditions :

- 1. That the application be carried out to conform with the following definition of "home activity" as contained within Hawkesbury Local Environmental Plan, 1989

"the activity or pursuit does not -

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

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

2. That the existing shed to the rear of the existing dwelling be enclosed of a suitable material to the satisfaction of the Divisional Manager Environment & Development.
3. An automatic sprinkler system be installed.

199 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Report of the General Purpose Committee Meeting held on 26th May, 1992, as recorded on Pages 1 to 23 of the Minutes of the General Purpose Committee, be adopted, with the exception of:-

Section 1 - Works

4. Street Lighting - Vineyard GR 120/5 PT 1

6. Lower Portland Ferry Service - Contract Operation GT 20/59 Pt 1

Section 2 - Planning and Development

4. Two Storey Duplex - Lot 35 DP 794424, No. 49 Arthur Phillip Drive, North Richmond - Huxley Homes (Mr G Bywaters) DA 69/92

9. Extension to Franklins Supermarket - Lot 1, DP 740132 Kable and Baker Streets, Windsor - Minnett Cullis-Hill Petersen Pty Ltd DA 114/92

12. Two Lot Subdivision - Lot 4, Section 19, DP 759090 No. 2 Earl Street, Wilberforce - W D & B L Wilson SA20/92

20. Two Lot Subdivision - Ashtons Road, Grose Wold - W Johnson SA 140/91

21. Tyre Storage Operation - Lot 19 Threlkeld Drive, Cattai - R & S Carroll DA 387/90

which have already been considered by Council - Minutes Nos. 192, 193, 194, 195, 196, 197 and 198.

SECTION 4 - REPORTS FOR DETERMINATION

1. LOCAL GOVERNMENT BILL 1992 - EXPOSURE DRAFT. GL10/3 PT6

- 200 RESOLVED on the motion of Alderman Sheather seconded by Alderman Parsons that the position of Hurstville City Council relating to staffing provisions in the proposed Local Government Reform Bill be endorsed and adopted with the resulting representations to the Premier, Minister for Local Government, Leader of the Opposition, the Opposition Spokesman for Local Government, Independent Members for both Houses and the support of the Members for Hawkesbury and Londonderry be sought.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/90 PT1, GC285/5 PT1

- 201 RESOLVED on the motion of Alderman Paine seconded by Alderman Stubbs that the Seal of Council be affixed to the following documents:

Licence Agreement	Licence Agreement between Hawkesbury District Agricultural Association and Council in respect of the Hawkesbury Showground Complex, Clarendon. Term 20 (twenty) years with rental for initial 5 (five) years of the term being \$10 (ten) per annum.
Positive Covenant	Release of Positive Covenant restricting the development of Lots 3 and 4 DP749170 Groves Avenue, Vineyard for tourist related purposes only.

3. LOAN BORROWING PROGRAMME 1991/92. GG21/1 PT1

- 202 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the information be received.

4. COMMONWEALTH BANK OF AUSTRALIA - NEW AND RENEWAL OF LOANS. GG21/1 PT1, GF14/1 PT1

- 203 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the offer of \$3,600,000 (three million, six hundred thousand dollars) new loans and \$536,000 (five hundred and thirty six thousand dollars) renewals loans by the Commonwealth Bank of Australia be accepted and the Seal of Council be affixed to the Mortgage documents.

5. AREA ASSISTANCE SCHEME - COUNCIL APPLICATIONS. GC130/4 PT1

- 204 RESOLVED on the motion of Alderman Books seconded by Alderman Parsons that the 8 (eight) applications for funding, totalling \$100,564 (one hundred thousand five hundred and sixty four dollars) from the 1992/93 Area Assistance Scheme be endorsed.

6. BENSONS LANE DEVELOPMENT. GP10/7 PT1, PK/220 PT2

Moved by Alderman Sheather seconded by Alderman Rogers that :

1. The expenditure of \$250,000 (two hundred and fifty thousand dollars) be approved to construct a second amenities building at the Richmond Ex-Servicemen's Complex at Bensons Lane.
2. An additional \$61,000 (sixty one thousand dollars) be allocated from the Castlereagh Road proceeds to the \$189,000 (one hundred and eighty nine thousand dollars) previously approved.
3. Application be made under the Capital Assistance Programme for a grant of \$80,000 (eighty thousand dollars) to construct a storage area under the building.

- 205 AN AMENDMENT was moved by Alderman Parsons seconded by Alderman Calvert that the plans for this project be let to tender and the matter be then reported to Council for determination.

The amendment was carried.

The amendment then became the motion which was put and carried.

**7. AUSTRALIAN SISTER CITIES ASSOCIATION - 1992
CONFERENCE GP 092/001 PT 01**

- 206 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that Council now nominate its delegates, with Alderman Sheather and Alderman Paine being elected as delegates to the Conference.

**8. ANNUAL STATEMENTS OF ACCOUNTS 1991. GS11/5
PT1**

- 207 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that the report on the 1991 Annual Statements of Accounts and the movements in the Reserves be received and the amount of \$13,416.88 (thirteen thousand four hundred and sixteen dollars eighty eight cents) be abandoned in accordance with the Local Government Act.

**9. GOVERNOR PHILLIP RESERVE - EXCLUSIVE USE BY
PENRITH ROTORACT CLUB. PK/205 PT1**

- 208 RESOLVED on the motion of Alderman Rogers seconded by Alderman Keegan that :
1. Exclusive use of Governor Phillip Reserve on 18th October, 1992, to the Penrith Rotoract Club to conduct its annual raft race, subject to noise levels being kept to a reasonable level and excluding bands, both live and amplified tape music and the area being left clean and tidy upon completion of the event, be granted.
 2. Approval be granted for the Penrith Rotoract Club to charge an admission fee of \$2 (two) per vehicle.

3. The requirement for contribution in respect of exclusive use, in view of the charitable objective of the proposed function be waived.

10. MARKET GARDEN - CLEARING OF TREES - LOT 1, DP814149, N° 335 SACKVILLE ROAD, EBENEZER - MR S ATTARD. P1901/925 PT1

209 RESOLVED on the motion of Alderman Keegan seconded by Alderman Parsons that:-

1. The applicant be allowed to remove only such trees generally to the north of the large existing dam that would prevent the farming and irrigation of their property successfully and in accordance with a plan prepared by the Divisional Manager Environment & Development.
2. All trees on the southern side of the dam and all other trees on the perimeter and not directly interfering with the cultivation of the land and area specified, be retained. No other trees be removed in the future without justification and approval of Council Officers.
3. Council request Officers of the Department of Agriculture and the Soil Conservation to address and advise Council on the subject of market gardens.

11. DRAFT LOCAL ENVIRONMENTAL PLAN N° 8/91 - MUSHROOM COMPOSTING. LEP008/91 PT1

210 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that information in the report relating to the refusal of the Director of the Department of Planning to allow exhibition of the Draft Local Environmental Plan - Mushroom Composting be received.

12. RICHMOND COMMUNITY NURSING HOME - WEST
MARKET STREET, RICHMOND - PROPOSED
COMMERCIAL ZONING. LEP6/92

- 211 RESOLVED on the motion of Alderman Parsons seconded by Alderman Calvert that Council prepare a draft local environmental plan to rezone the site to Commercial 3(b) and advise the Department of Planning that in Council's opinion, an environmental study is not required prior to preparation of the draft plan.

13. SECURITY SYSTEM FOR LIBRARY STOCK.
GL020/036 PT01

- 212 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that 3M (three) security gates, deactivator and reactivator units for both Windsor and Richmond be purchased for \$22,558 (twenty two thousand five hundred and fifty eight dollars) with an amount of \$6,246 (six thousand two hundred and forty six dollars) to employ casual staff to input security tags, that is a total of \$28,804, (twenty eight thousand eight hundred and four dollars) and that funds for these be reallocated from the Book and Audio Visual Vote.

SECTION 5 - REPORTS FOR INFORMATION

1. UPPER COLO RESERVE. PK/16 PT1
 2. COMMUNITY SERVICES REPORT - MAY. GC140/1 PT1
 3. AUSTRALIANA PIONEER VILLAGE. GA50/002 PT02
- 213 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that reports on the Australiana Pioneer Village be submitted quarterly instead of monthly.
4. PUBLIC ADDRESS SYSTEM - WINDSOR FUNCTION CENTRE. GC283/45 PT5

- 214 RESOLVED on the motion of Alderman Books seconded by Alderman Parsons that Council guarantees that either the contractor who runs the Centre or Council makes sure that the public address system is workable and that subject to a reasonable cost it be determined under delegated authority.

5. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9TH JUNE, 1992. C50-1.

Discussion took place regarding prioritising outstanding reports.

- 215 RESOLVED on the motion of Alderman Books seconded by Alderman Keegan that the reports be left as is.

6. LIBRARY (AMENDMENT) BILL 1992. GL010/002 PT03
7. TREE REMOVAL "THE ISLANDS", LOT 181, DP70198 HERMITAGE ROAD, KURRAJONG HEIGHTS - OUTSTANDING REPORT. DA316/91
8. PLANT SCHEDULE 1991. GP30/8 PT1
9. LOCAL GOVERNMENT GRANTS COMMISSION - FINANCIAL ASSISTANCE GRANT 1991/92. GG21/74 PT3

- 216 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the reports in this section be received with the exception of Items 3 and 4 - Minutes Nos. 213 and 214.

SECTION 6 - REPORTS OF COMMITTEES

COMMUNITY ENVIRONMENT COMMITTEE MEETING - 30TH APRIL, 1992

It was pointed out that Elspeth Murphy and Sue Machon's names had been omitted from those being present at the meeting.

- 217 RESOLVED on the motion of Alderman Williams seconded by Alderman Keegan that the Minutes of the Meeting of the Community Environment Committee held on 30th April, 1992 as recorded on Pages 1 to 3 of the Minutes of the Meeting, be received as indicated and adopted as indicated.

HAWKESBURY FLOODPLAIN MANAGEMENT COMMITTEE
MEETING - 5TH MAY, 1992

- 218 RESOLVED on the motion of Alderman Parsons seconded by Alderman Sheather that the Minutes of the Hawkesbury Floodplain Management Committee Meeting held on 5th May, 1992, as recorded on Pages 1 to 2 of the Minutes of the Meeting, be received.

HERITAGE ADVISORY COMMITTEE MEETING - 6TH MAY, 1992

- 219 RESOLVED on the motion of Alderman Parsons seconded by Alderman Sheather that the Minutes of the Heritage Advisory Committee Meeting held on 6th May, 1992, as recorded on Pages 1 to 7 of the Minutes of the Meeting, be adopted.

1994 BICENTENNIAL COMMITTEE MEETING - 13TH MAY, 1992

- 220 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the Minutes of the 1994 Bicentennial Committee Meeting held on 13th May, 1992, as recorded on Pages 1 to 3 of the Minutes of the Meeting, be received and that the items on Page 4 of the report, be adopted.

CLARENDON COMMITTEE MEETING - 14TH MAY, 1992

Alderman Keegan asked that the word "hotel" in Item 1. of the Business Arising on Page 1 of the Minutes of the Meeting be replaced by "service station".

- 221 RESOLVED on the motion of Alderman Parsons seconded by Alderman Paine that the Minutes of the Clarendon Committee Meeting held on 14th May, 1992, as recorded on Pages 1 to 2 of the Minutes of the Meeting, be received.

COMMUNITY ENVIRONMENT COMMITTEE MEETING - 20TH
MAY, 1992

- 222 RESOLVED on the motion of Alderman Books seconded by Alderman Parsons that the Minutes of the Community Environment Committee Meeting held on 20th May, 1992, as recorded on Pages 1 and 2 of the Minutes of the Meeting be received, that Item 3 on Page 3 of the Minutes be adopted, and Item 2 on Page 3 be referred back to the Community Environment Committee for a seconder to the motion and removal of the words "riverbank stabilisation".

Moved by Alderman Rogers seconded by Alderman Williams that Council convene a meeting of all interested parties for the purpose of co-ordinating a tree planting programme on the riverbank.

The motion was lost.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. GENERAL CIRCULAR Nº 6 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT15
 2. LIBRARY DEVELOPMENT GRANTS 1991/92 - LIBRARY COUNCIL OF NEW SOUTH WALES. GG21/75 PT1
 3. NEW HAWKESBURY HOSPITAL - HAWKESBURY HOSPITAL CRISIS COMMITTEE. DA330/90 PT2
 4. LOCAL GOVERNMENT BILL 1992 - POSTPONEMENT OF INTRODUCTION - DIRECTOR GENERAL, DEPARTMENT OF LOCAL GOVERNMENT. GL10/3 PT6
 5. HAWKESBURY SPORTS COUNCIL INC. GR30/30 PT1
- 223 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that Alderman Sheather remain the Council's representative on the Steering Committee until the Annual General Meeting to be held in June, 1993.

**6. MUDGEY CONFERENCE - HAWKESBURY
RATEPAYERS' AND RESIDENTS' ASSOCIATION.
GA30/4 PT2**

- 224 RESOLVED on the motion of Alderman Keegan seconded by Alderman Sheather that Council inform the Hawkesbury Ratepayers and Residents Association that the review of the Mudgey Conference will come up at a Special Meeting.

**7. COMMONWEALTH FUNDING FOR CHILD CARE
CENTRES - DEPARTMENT OF HEALTH, HOUSING
AND COMMUNITY SERVICES. GC120/002 PT1**

**8. AUDIT OF THE BOOKS OF ACCOUNT - L G
MACDONALD & CO. GF1/1 PT1**

The Town Clerk/General Manager tabled the Auditors' Report.

**9. WATER SUPPLY & RESOURCES CONFERENCE -
LOCAL GOVERNMENT & SHIRES ASSOCIATION OF
NSW. GP27/4 PT6**

- 225 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the correspondence in this section be received and replies be forwarded where necessary, with the exception of Items 5 and 6 - see Minutes Nos. 223 and 224.

SECTION 8 - OTHER REPORTS

- 226 RESOLVED on the motion of Alderman Stubbs by Alderman Mackay reports in this section be received.

SECTION 9 - SUPPLEMENTARY REPORTS

14. ORGANISATIONAL RESTRUCTURE. GO40/5 PT1

Alderman Minturn declared an interest in this matter.

- 227 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the appointment of the Divisional Manager Engineering Operations be confirmed.

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

See Minute No. 194.

10. LOT SUBDIVISION - ASHTONS ROAD, GROSE WOLD
- W JOHNSON. SA140/91

See Minute No. 197.

QUESTIONS WITHOUT NOTICE

Alderman Books asked who was responsible for the finer details of the plans for opening of The Terrace?

The Divisional Manager Engineering Operations advised that the design plans were carried out by staff.

Alderman Books asked for a report on tree planting in the Hawkesbury Showground and if there were trees to be planted in the original plans.

Alderman Calvert asked if there any plans to increase the parking at Windsor Station, as with the increase in rail use the parking lot is quite overfilled there at times?

The Mayor advised that there have been some discussions with the State Rail Authority and this was one of the actions at the conference. This will come back in the Conference report and ratified by Council.

Alderman Calvert asked if Council had any plans for restoration work on the Toll House?

The Mayor advised that there were not.

Alderman Sheather asked when was The Terrace opened?

The Divisional Manager Engineering Operations advised that The Terrace was not opened.

The Mayor advised that the closure was moved.

Alderman Keegan stated that there have been some near accidents happened under the Windsor railway bridge as people are crossing over under the bridge and asked if a guard rail and sign could be installed.

The Divisional Manager Engineering Operations undertook to investigate installing a railing or the like.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mrs. Jan Booth sought advice regarding the community bus and asked :

- A. Why the community bus is being repaired because its value is about \$5,000 and the repairs are \$6,500?
- B. Why was only one quote sought?
- C. Does Council expect the Association to pick up the tab to rent buses to replace the buses already booked?

Mrs. Booth stated that they are concerned about the safety angle of the bus because the steering is bad. She advised that a wheel alignment had been done but this is no better.

The Mayor advised that this would be looked into immediately.

Mr. Geoff Farrance asked what was a Soroptimists International.

The Mayor advised that it is a Business Women's Club.

Mr. Farrance advised if Council had a mechanism of giving information to the public when its General Meetings are changed to a week earlier.

The Town Clerk/General advised that the Gazette and the local Radio Station receive a business paper and the date. Also Council publishes a list of dates at the start of each year which are freely available and established downstairs. It is probably a matter when Council does change in future it should be put in the Gazette and this can be done with the general notice.

Mr. John Ryan asked if Council would consider renaming the Upper Colo Reserve, the "Norman Hulbert Reserve".

The Mayor said that this would be investigated.

The meeting terminated at 11.20 p.m.

Submitted to and confirmed at the meeting of Council held on 14th July, 1992.

.....Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor on Tuesday, 30th June, 1992 commencing at 7.28 p.m.

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

An apology for absence was received from Alderman R.P.Stubbs.

- 229 RESOLVED on the motion of Alderman Rogers seconded by Alderman Calvert that the apology be accepted.
- 230 RESOLVED on the motion of Alderman Sheather seconded by Alderman Rogers that Council invite people to address the meeting.

Mr.Geoff Farrance addressed the meeting regarding tree preservation and recycling.

Mr.C.Bazeley addressed the meeting regarding Planning Workshops and Conferences.

Alderman Mackay arrived at the meeting at 7.40 p.m.

Mr.J.Christie addressed the meeting on various matters including community committees.

CORPORATE/STRATEGIC PLANNING WORKSHOP **OUTCOMES GA30/4 PT 2**

- 231 RESOLVED on the motion of Alderman Parsons seconded by Alderman Books that Council adopt the results of the Corporate/Strategic Planning Workshop of 6/7 June 1992 and that the Town Clerk/General Manager develop an implementation strategy for the actions and policies identified within 60 (sixty) days.

The meeting terminated at 7.57 p.m.

Submitted to and confirmed at the meeting of Council held on 14th July, 1992.

..... Mayor

NOTICE OF MOTION

ORDINARY MEETING - 14TH JULY, 1992

By Alderman B.N.Keegan :

That Council issue a congratulatory certificate suitably inscribed to any restaurant, food shop or the like which has made the decision and has in place signage to the effect that smoking in said premises is not permitted.

The certificate to be of a size approx. 300 x 200 mm and suitable for framing.

REPORT OF GENERAL PURPOSE COMMITTEE

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

30TH JUNE, 1992

I N D E X

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 30th June, 1992, commencing at 9.30pm.

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

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

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

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

Forwarding a copy of a letter from the Hawkesbury Ratepayers' and Residents' Association seeking permission for representatives of the Association to speak at the next General Purpose Committee Meeting on major local road projects. ✓

Mr.C.Bazeley addressed the Committee.

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

Council, at its meeting held on 12th March, 1992, requested a report on damage to stormwater and flood mitigation pipes at Pitt Town Bottoms. This damage was caused by flood and storm events in June, 1991.

COMMITTEE'S RECOMMENDATION

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

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

Council, at its meeting of 14th April, 1992, requested an update on inspections regarding trade waste discharge into Council's sewerage system. Construction of the fresh water processing plant at South Windsor is behind schedule and completion is not expected before August, as such, there has been no discharge of waste into the system.

COMMITTEE'S RECOMMENDATION

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

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

Council, at its meeting of 12th February, 1991, requested a report on the costing of erection of signs "You Are Entering the City of Hawkesbury - A University City".

It is appreciated that the number of designs indicating the natural characteristics and the activities which may be undertaken in the area are endless, however, one example of what might be indicated on a sign of this type is displayed for the meeting.

The estimated cost of the supply and erection of a sign of the dimensions shown is \$1,050. There are eight major access roads into the City area and as such, the total cost of the project is estimated at \$8,400.

Funding for this project has not been provided in the current Budget, and as such, would need to be identified in a future programme.

COMMITTEE'S RECOMMENDATION

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

6. TOILETS - THOMPSON SQUARE. 2021/R

A report was requested at Council's meeting of 9th June, 1992, regarding the feasibility of toilets in Thompson Square.

A suitable location for the provision of new toilets in this area cannot be identified, however, with the completion of the extension to the Museum building, the existing toilet block, which is a brick building consisting of two single cubicles with pan and hand basin, could be made available for public use.

COMMITTEE'S RECOMMENDATION

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

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

Council, at its meeting of 14th April, 1992, requested that a report be prepared on the provision of a bus shelter at the present site of the existing bus stop in Kable Street, Windsor.

COMMITTEE'S RECOMMENDATION

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

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

PRESENT:

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

APOLOGIES:

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

CONFIRMATION OF MINUTES:

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

BUSINESS ARISING:

DEVELOPMENT APPLICATION

ITEM 1:	(DA106/92)
APPLICANT:	MCDONALDS AUSTRALIA LIMITED
LAND/LOCATION:	LOT 2 DP 815813 CORNER MARCH AND EAST MARKET STREETS, RICHMOND
SUBJECT:	MCDONALDS FAMILY RESTAURANT AND DRIVE THRU FACILITY

At the previous Local Traffic Meeting of the 15th May, 1992, the Committee requested that the applicant address the following issues:-

1. The ingress/egress of articulated delivery vehicles.
2. The conflict of entry/exist points between street pedestrian traffic and vehicles entering/exiting the restaurant facility.
3. The proximity of the entry/exit points to the traffic signals set at the intersection of March and East Market Street, Richmond.
4. The conflict between the entry/exit points of the proposed restaurant facility and the Richmond Inn being opposite and in the vicinity to each other.

Committee's Recommendation

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

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

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

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

COMMITTEE'S RECOMMENDATION

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

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

ITEM 2:

(File GT230/3 PT1)

SUBJECT:

LOCAL AREA TRAFFIC MANAGEMENT
SCHEME FOR RICHMOND

The contents of the report entitled "Traffic Impact Assessment of Proposed Relocation of Commuter Car Park at Richmond Station" by Stapleton & Hallam was discussed by the Committee. The adequacy of the document was questioned in that the statistics

from 1989 were used to support the argument that no improvements were required at the Paget Street and Windsor Street intersection.

Committee's Recommendation

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

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

ITEM 3: (File 708/R)

SUBJECT: GLOSSODIA PUBLIC SCHOOL
PEDESTRIAN CROSSING

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

DEVELOPMENT APPLICATION

ITEM 4: (File DA118/92)

APPLICANT: R PONT

LAND/LOCATION: LOT 1 DP585412 77 BATHURST STREET,
PITT TOWN (CORNER CHATHAM STREET)

SUBJECT: CONSTRUCTION OF A SERVICE STATION
PROVIDING PETROL/GENERAL FOOD
SALES

Committee's Recommendation

No objection to the proposal.

CORRESPONDENCE

ITEM 5: (File 610/R PT1)

SUBJECT: FITZGERALD STREET, WINDSOR -
EXTENSION OF COACH PARKING BAYS

CORRESPONDENTS: 1. AAT KINGS TOURS PTY LTD
2. MRS G KIRKBY AND MRS B EZZY

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

Committee's Recommendation

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

ITEM 6: (File 352/R)

SUBJECT: CHURCH STREET, SOUTH WINDSOR -
ROAD CONDITIONS IN THE VICINITY OF
THE SWIMMING POOL

CORRESPONDENT: NEW SOUTH WALES POLICE
DEPARTMENT -CASTLE HILL

On behalf of 2 local residents, expressing concern at traffic conditions in the vicinity of Windsor Swimming Pool, particularly front-to-kerb parking outside pool both obscures pedestrian traffic attempting to cross the road as well as persons accessing boots for equipment etc, placed in south-bound carriageway.

Advising that traffic enforcement plan would not be effective and requesting consideration be given to construction of raised thresholds.

Committee' Recommendation

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

ITEM 7: (File GT230/02 PT2)

SUBJECT: GEORGE STREET, WINDSOR - PARKING
RESTRICTION (THOMPSON SQUARE)

CORRESPONDENT: NEW SOUTH WALES POLICE
DEPARTMENT -WINDSOR HIGHWAY
PATROL

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

Committee's Recommendation

That the matter be deferred until the Committee reviews the Windsor Traffic Study.

ITEM 8: (File 1341/R, 731/R)

SUBJECT: GEORGE STREET/COLONIAL DRIVE,
SOUTH WINDSOR

CORRESPONDENT: NEW SOUTH WALES POLICE
DEPARTMENT -WINDSOR HIGHWAY
PATROL

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

Committee's Recommendation

That the matter be deferred for inspection at the next meeting.

ITEM 9: (File 1927/R PT2)

SUBJECT: SINGLETON ROAD, COLO HEIGHTS -
SPEED RESTRICTION

CORRESPONDENT: NEW SOUTH POLICE DEPARTMENT -
WINDSOR HIGHWAY PATROL

On behalf of Colo Height Progress Association requesting consideration be given to a reduction of speed limit to 80kph within the village area, as well as placement of speed limited advisory signs.

Committee's Recommendation

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

ITEM 10: (File 708/R PT1)

SUBJECT: GOLDEN VALLEY DRIVE, GLOSSODIA -
SPEED HUMPS

CORRESPONDENT: GLOSSODIA COMMUNITY CENTRE
INCORPORATED

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

Committee's Recommendation

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

LATE ITEM:

SUBJECT: DISABLED PARKING - WINDSOR LIBRARY

Committee's Recommendation

A disabled car parking space be provided adjacent to the Library entrance in Dight Street.

QUESTIONS WITHOUT NOTICE:

1. Mr Kevill indicated that RTA records showed that two raised pedestrian crossings and associated 40kpm signage were budgeted for two schools in the Hawkesbury area. As the funding for these crossings/signage was 50% RTA and 50% Hawkesbury City Council, he requested information as to whether these works had been programmed by Council.
2. Mr G Thompson advised that in view of the increased number of serious motor vehicle collisions occurring on Bells Line of Road between Kurmond and Kurrajong Heights, consideration be given to the reduction in the 100kph zone between Hermitage Road and Mill Road.
3. Mr G Thompson also advised that the Police Department had approved of four speed camera locations within the Hawkesbury area, these being:-
 - a. Windsor Road between Pitt Town Road and Bandon Road.
 - b. Macquarie Street between Bridge Street and George Street.
 - c. George Street between Blacktown Road and Macquarie Street.
 - d. Bells Line of Road between Hermitage Road and Douglass Road.
4. Mr G Thompson also requested consideration of an extension of the "No Standing" zone in George Street in front of the delicatessen on the corner of George Street and Argyle Street so as to allow improved sight distances for vehicles exiting Argyle Street. He recommended that the "No Standing" zone be extended to 9m.
5. Mr J Christie requested an update on whether a street light had been erected at the corner of Southee Road and Hughes Street, Hobartville.
6. The Chairman requested that the Committee inspect the newly completed roadworks in the vicinity of the Windsor Railway Station as representations had been received from the public in relation to poor traffic signage and resulting confusion at the intersection.

Date of Next Meeting: 17th July, 1992

The meeting concluded at 12.30pm.

COMMITTEE'S RECOMMENDATION

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

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.

SECTION 2 - PLANNING AND DEVELOPMENT

Letter of Refusal sent to applicant - 27/7/92

Map 17/7

Knares

1. EIGHT LOT SUBDIVISION - LOTS 2-5, DP814904, N^oS 29, 45, 55 & 54 SINGLE RIDGE ROAD, KURRAJONG - MCKINLAY MORGAN & ASSOCIATES - G NELSON. SA28/92

The following report was deferred from Council's meeting dated 26th May, 1992, for further consideration at this meeting to allow the applicants to address the Committee:-

Owner:	Mr C Cantwell
Area:	14.9ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Not Required
Date Received:	13th March, 1992

Proposal

The application involves the subdivision of four existing allotments (3 x 4ha and 1 x 2.96ha) to provide eight allotments (6 x 2.0ha, 1 x 1.725ha and 1 x 1.244ha).

Currently, of the four existing lots, one lot is undersized. The proposal submitted provides eight undersized lots. The resultant lots will have frontage to Slopes Road and Single Ridge Road.

Mr. Cantwell, the applicant, addressed the Committee.

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

COMMITTEE'S RECOMMENDATION

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

Refused 9-56

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

ELW 17/2

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

This proposal was presented to Council's Ordinary Meeting of 9 June 1992, where it was resolved that consideration of the application be deferred to the June General Purpose Committee Meeting to allow objectors the opportunity to address Council.

The report is now reproduced below for Council's consideration:-

"Owner:	F. Baran
Area:	4179m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Adjoining owners notified with four submissions received.
Date:	16th March, 1992.

Background

A summary of the relevant applications approved on the subject land is provided below:

- * 26th August, 1980 - Approval granted to "the use of the existing building known as 'Belmore Lodge' for the purposes of a restaurant with limited overnight accommodation and the holding of musical concerts".*
- * 12th December, 1986 - Approval granted to "carry out alterations to create additional rooms for the purpose of guest house accommodation and amenity area" (6 bedrooms approved).*
- * 14th December, 1987 - Approval granted to "extend the guest house" (15 bedrooms approved including function/conference room).*
- * 14th June, 1988 - Rezoning application supported covering both the subject site and adjoining land, for a conference centre, tea rooms, 4 x 4 bedroom cottages, tennis court and associated parking. The plan was gazetted on 2nd June, 1989.*

Proposal

Application is now made to use "Belmore Lodge" as a restaurant, reception establishment, conference centre and guesthouse. Although approval has been granted for all these uses over the last 12 years, the applicant has submitted a development application to formalise the new arrangements.

The development involves utilising the existing building to provide for six guest bedrooms and a dining area, with a total floor space of 90m². The dining area will mainly be used as a restaurant, as well as for receptions and conferences catering for up to 80 people. Depending on the success of the development, an additional 40m² of floor space could be provided to cater for an extra 30 people.

Hours of operation will be from 12.00 noon to 12.00 midnight, generally on weekends.

It is intended that a reputable catering firm will be employed for large functions such as wedding receptions and conferences.

Nine parking spaces are also proposed on the site."

Mr. Baran, the applicant, addressed the Committee.

ADDITIONAL REPORT

Council is referred to condition 5 of the recommendation which reads as follows:-

- "5. *The applicant shall within 12 (twelve) months either negotiate an appropriate right-of-way or undertake a boundary adjustment with the owner of Lot 1 DP816304 to ensure satisfactory access is provided to the parking area, or failing this approach, Council to investigate further alternatives".*

The landowner of Lot 1 DP816304, Mr C L Scarr, has recently advised Council officers that he is not agreeable to the creation of a right-of-way or a boundary adjustment involving his land. Accordingly, the driveway and stone columns would need to be relocated to ensure they are contained within the legal boundaries of Lot 2 DP785631. Once the boundary is corrected, however, 45° angle parking will need to be provided. Consequently, only six parking spaces could be provided on the site, with vehicles reversing out onto Warks Hill Road. Given this, the application is not recommended for approval at this time pending further discussions with, and a revised proposal from, the applicant.

IT IS RECOMMENDED THAT the application be deferred to enable the applicant to consider a revised submission. ✓

COMMITTEE'S RECOMMENDATION

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

1. The development being a tourist facility, including a restaurant, reception establishment, conference centre and guesthouse, shall generally be in accordance with the plans submitted with the application.
2. Operating hours shall be limited to 12.00 noon (twelve) to 12.00 midnight (twelve), Thursdays to Sundays. Music played on the premises shall cease at 11.00pm (eleven).

3. Noise emitted from the building shall not exceed the background noise level by more than 5dB (five) from 12.00 noon (twelve) to 11.00pm (eleven); and shall not exceed the background noise level from 11.00pm (eleven) to 12.00 midnight (twelve). (Note: Noise measurement is taken at the nearest boundary of any affected premises).
4. A separate application for approval for the use of the building as a place of public entertainment shall be lodged prior to such use.
5. The applicant shall within 12 (twelve) months either negotiate an appropriate right-of-way or undertake a boundary adjustment with the owner of Lot 1 DP 816304, to ensure satisfactory access is provided to the parking area, or failing this approach Council to investigate further alternatives.
6. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers or similar, drained, sealed and marked. Full details of works shall be submitted for approval prior to construction.
7. Within 12 (twelve) months arrangements satisfactory to the Manager of Engineering Services are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the car park design.
8. The construction of kerb and gutter, concrete path paving, 1.2m (one point two) wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land together with any such works as are necessary to make this construction effective, to be carried out within 12 (twelve) months.
9. Construction of Council's standard heavy duty footway vehicular crossing to suit the access to the site to the satisfaction of the Manager of Engineering Services, within 12 (twelve) months.
10. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
11. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
12. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development Services.

13. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
15. The provision of fire fighting and suppression measures, complying with Ordinance 70, shall be provided to the satisfaction of the Chief Health and Building Surveyor. The applicant is to consult with the Surveyor prior to carrying out any works in this regard.
16. A septic drainage system shall be provided and a separate application shall be lodged with Council for approval of the septic tank installation.
17. Any alterations (both external and internal) to the building shall be the subject of a separate development application. ✓
18. The total floor space of the dining area is restricted to 90m² (ninety). Any further additions will require separate development consent.

Letter ~~sent~~ to applicant & 19 letters to objectors
Sent - 27/7/92

wp 20/7/ Karle

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

Owner:	Defence Housing Authority
Area:	757.5m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Previously advertised with 19 submissions received
Date Received:	10th March, 1992

Background

At the meeting of 9th June, 1992, consideration of this application was deferred to enable amended plans to be considered at this meeting.

Concerns were raised within the original proposal due to the bulk of the building and as the proposal did not comply with respect to courtyard space for the front unit.

The applicant has submitted amended plans with a covering letter stating that:-

"Courtyard for Unit 1 has been altered to provide a useable area of 51m² so complying with Council's Development Control Plan for Dual Occupancy/Duplex Housing.

The comments in the "Planning Assessment" regarding the bulky appearance of the development were also noted and as a result we have changed the roof design to overcome this objection."

Mr. Perry addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

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

Letter & consent to applicant & 1 letter to
objector sent - 27/7/92 WP. 20/7/

(Link)

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

Owner:	Department of Housing
Area:	878.3m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised with one objection received
Date Received:	19th March, 1992

Proposal

Plans submitted propose a second dwelling being located towards the rear of the subject property. An existing dwelling is situated so as to provide side access 3.9m wide to the second dwelling.

The existing dwelling contains four bedrooms whilst the proposed second dwelling contains three. A garage and a carport will be provided for the proposed and the existing dwellings respectively.

The proposal is accompanied by a subdivision application creating two lots.

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted, subject to:-

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

Letter of refusal sent to applicant - 27/7/92

W. 20/7

EWY's

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

Owner:	S & L C Kobylanski
Area:	11.9ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 (Amendment No. 15): Rural 1(b)
Advertising:	Not required
Date Received:	11th May, 1992

The applicant seeks Council's consent to subdivide the subject land into two allotments, each with an area of approximately 5.95ha. The site currently contains a dwelling and two sheds.

COMMITTEE'S RECOMMENDATION

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

Letter & consent to applicant & 5 letters to people making submissions - 27/7/92.

W 26/7

Phil

6. THREE BEDROOM DUPLEX BEHIND EXISTING DWELLING -
LOT 8 DP247521 N° 8 MONTI PLACE, NORTH RICHMOND -
MR SHELLEY. DA104/92

Owner:	Mr and Mrs Shelley
Area:	1298m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised in accordance with Council's Policy with 5 submissions received
Date Received:	9th April, 1992

Proposal

The applicant has submitted amended plans due to concerns regarding the future amenity of the existing dwelling as well as poor manoeuvrability for cars associated with the new dwellings.

The original plans proposed one three bedroom and two two bedroom villa units at the rear of the existing dwelling.

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

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted subject to:-

1. The development shall be carried out generally in accordance with amended plans referenced 54991/A, dated 15th June, 1992.
2. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
3. A contribution of \$3,454 (three thousand four hundred and fifty four dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc.)
4. Arrangements satisfactory to the Manager of Engineering Services are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.
5. Construction of drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
6. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
7. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site. ✓
8. A design checking and inspection fee of \$75.00 (seventy five), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
9. Submission of a building application, plans and specifications complying with Ordinance 70.
10. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
11. Screen walls are to be provided to screen open yard activities and are to be of any approved design, details of which are to be submitted with the Building Application. Internal fences shall be 1.8m (one point eight) high.
12. The boundary driveway access shall have a minimum width of 6.0m (six point zero).

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

Owner: R & D Hanckel
Area: 2.02ha
Zoning: Hawkesbury Local Environmental Plan, 1989
- Rural 1(c)
Advertising: Advertised in accordance with Council's
policy with 1 objection being received
Date Received: 20th March, 1992

The general store/produce store component of the application is allowable currently under the zone with Council's consent. The service station component is not permissible under the current zone and therefore, the site requires rezoning for the proposal to proceed.

As there has been an objection received and as it has not been demonstrated that there is a need for the facilities proposed, the recommendation is to not support the proposal.

Mr. Hanckel, the applicant, addressed the Committee.

ADDITIONAL REPORT

42 pro forma letters and 2 other letters have been received from various residents in the vicinity of the subject site which support the development application.

Reference is made to Item B of the Committee's recommendation. The recommended conditions of approval are as follows:-

1. The development shall be carried out generally in accordance with the plans dated March 1992.
2. The construction of kerb and gutter, the footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the development together with any such works as are necessary to make this construction effective.
3. Construction of Council's standard heavy duty footways and layback vehicular crossings to suit the access to the site.
4. Construction of road and drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

5. A design checking and inspection fee of \$324 (three hundred and twenty four) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
6. Submission of a building application, plans and specifications complying with Ordinance 70.
7. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
8. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
9. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the building application.
10. The forecourt, car parking area and driveway associated with the petrol dispensing bowsers shall be sealed, bunded and graded to a collection point and the associated petrol/oil/water spillage shall be stored in a suitable container for removal and disposal by a licensed contractor on a regular basis. Details shall be submitted with the building application.
11. Parking shall be provided for 13 (thirteen) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
12. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and maintained.
13. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
14. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
15. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
16. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager of Environment and Development.
17. Operating hours shall be limited to 7.00am (seven) to 7.00pm (seven) daily. Any alterations of these hours will require further consent.

18. The inlets to the bulk fuel storage tanks are to be situated on the site so that tankers, whilst discharging fuel into such tanks, shall stand wholly within the site and shall not impede the flow of traffic through the property. Details to be submitted with the building application.
19. Separate entrances to and exits from the site are to be provided. In this regard, the eastern driveway adjacent to the general store shall provide entrance only.
20. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.

COMMITTEE'S RECOMMENDATION

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

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

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

Proposal

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

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

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

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

The landfill operation involved the placement of up to 4.0m of fill material on the site, measuring approximately 100m x 85m covering an area of 8500m² (2 acres), with a total volume of 11300m³. The property contains the pipeline for the Plumpton to Newcastle Gas Line and in places, fill covers this line by over 2.0m.

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

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

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

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

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

deferred push to next Gpc - to allow applicant to address Committee

Letter of Refusal sent to applicant - 24/7/92

WP 20/7
9. PROPOSED REZONING - PART PORTIONS 18 & 19, PARISH OF HAWKESBURY, GREENS ROAD, LOWER PORTLAND - DAVID HOOKER - PADASO PTY LTD. LEP16/91 PT6

Owner:
Area:
Zoning:

Padaso Pty Ltd
29ha
Hawkesbury Local Environmental Plan, 1989
- Environmental Protection (Scenic) 7(d)

Advertising: Not applicable
Date Received: 14th November, 1991

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

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

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

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

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

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

COMMITTEE'S RECOMMENDATION

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

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

Letter & consent to applicant & letter to two people making
General Purpose Committee Submission - 24/7/92
Planning & Development - 30/6/92 15 w.p. 20/7 Ord. 14/7/92

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

Owner: Department of Housing
Area: 1638m²
Zoning: Hawkesbury Local Environmental Plan, 1989:
Residential 2(a)
Advertising: Advertised in accordance with Council Policy -

Date Received: Two submissions received
28th May, 1992

The application is for a Multi-purpose Child Care Centre comprising of before and after school care and family day care. The development of these two components is under the one roof line albeit separated one from the other. The proposal is also for an enclosed play area and for car parking commensurate with the development. Vehicular access to the development is via Guardian Crescent with egress to Alexander Street.

This development was advertised with two submissions being received from L & S Jakabfy and R & S Evans. Each of these submissions provide for a qualified non-objection to the proposal. The qualifications are for screen fencing on common boundaries and for some mechanism to ensure that vehicles associated with the development do not park on the front lawn area of adjoining houses. These aspects can be covered by a condition of consent. The second is a matter for policing by the Manager of the Centre and can be brought to his/her attention.

The proposal is allowable within the residential zone and provide a much needed facility within the Bligh Park community. The conditions requested in these submissions appear reasonable and, accordingly, the proposal is recommended for approval.

ADDITIONAL REPORT

Council is referred to condition 7, which reads as follows:-

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

There are already 1.5m (5ft) high paling fences constructed along the common property boundaries of the site. Council's architect has advised that these existing fences are considered adequate for two reasons:-

- * The children's play area will be located away from the boundaries and will be separately enclosed. Therefore, the privacy of adjoining owners is unlikely to be adversely affected; and

- * The existing fencing is in accordance with general fencing in Bligh Park.

As this fencing already provides security to the adjoining properties, it is considered that condition 7 be deleted.

Further, a number of engineering conditions were not included in the original recommendation and accordingly have now been added.

IT IS RECOMMENDED THAT Condition No. 7 be deleted and the following conditions included:-

7. Construction of Council's standard residential footway vehicular crossing to suit the access to the site from Guardian Crescent.
8. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site from Alexander Street.
9. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.

COMMITTEE'S RECOMMENDATION

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

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

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

Letter & DA Refusal sent to applicant & 6 letters
to people making submissions - 23-7-92.

hp 20/7. EHR

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

Owner: G. & J. Uff
Area: 1342m²
Zoning: Hawkesbury Local Environmental Plan, 1989 -
Residential 2(a)
Advertising: Adjoining owners notified with six submissions
received.
Date Received: 4th May, 1992.

This application involves the erection of a second dwelling on the subject land in order to create a detached dual occupancy. The new 4 bedroom dwelling will be constructed of face brick and "hardiplank", with a concrete tiled roof, and will, in part, be three storeys high. Access to the dwelling will be via a 3.0m wide driveway off Dabage Place, which will be provided once the necessary land is purchased from the landowner of Lot 14 DP 241429.

The existing dwelling will retain its existing access off Vista Place.

The applicants also seek approval to subdivide the land into two lots, with areas of approximately 617.5m² and 724.5m².

Although the applicants have indicated their desire to subdivide the land before constructing the new dwelling, the relevant legislation would not enable them to do this.

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

Mr. Matley, an objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused for the following reasons:-

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

use defended to next

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

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

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

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

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

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

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

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

Mrs. McKenzie addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

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

A number of objectors addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused for the following reasons :

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

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

Owner:	D. Schofield
Area:	4.422 ha.
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1) Scenic
Date Received:	6th May, 1992.

The development that is proposed is already being carried out. The application before the Council is as a result of a "stop work" notice being given.

The proposal provides for the reclaiming of the riverbank to a depth of 3-4 metres with concrete and brick rubble, and the backfilling of this area with topsoil and the planting of trees on the edge of the bank on the filled area.

The work to date has not been carried out in a satisfactory manner, particularly in relation to the construction of a suitable rock toe at the bottom of the bank. Additionally, there has been no justification given within the documentation as to why the bank requires repair and stabilisation and there is no evidence of such being required in this location.

The matter also requires approval under the Rivers and Foreshores Protection Act from the Department of Water Resources and, given the level of documentation provided with the application, it is doubtful whether any approval would be forthcoming from that authority.

The development that has taken place so far, as mentioned, has been without Council consent and therefore is unlawful. The removal of the material already placed, arguably, would have a greater detriment to the river bank because of the machinery required to remove it than would the retention of the existing fill, providing it was compacted, topsoiled, seeded and planted in an appropriate manner.

The Environmental Protection Scenic 7(d1) zone of the land has as its objectives, inter alia, the following:

"To preserve the river valley systems, scenic corridors, environmentally sensitive areas and other local features of scenic attraction."

The land is clearly visible from the opposite bank of the river, particularly in the vicinity of the St. John of God hospital and, therefore, the proposal can be seen to be contrary to the above objective. This aspect, in conjunction with the lack of adequate documentation, results in the following recommendation.

Alderman Books declared an interest in this matter.

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

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

Refused

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

STUART 17/7

Owner:	W.C. & H.S. Herbert
Area:	13.8 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1) Scenic
Advertising:	Not required within in Council policy
Date Received:	22nd April, 1992.

The zoning of the land precludes Council from approving of this subdivision as the proposed lots are below the minimum area provisions which require each lot be not less than 10 hectares. The proposed lots are 9.04 hectares and 4.78 hectares respectively.

The land, being at the end of Springrove Lane, is characterised by it being generally within a gully area and is not visible as part of the escarpment, which is the zone within which the land falls. There is, therefore, an argument that the current zone does not reflect the characteristics of the land. On the opposite side of Springrove Lane to the subject land the minimum subdivision allotment size is 4 hectares. The proposed subdivision is generally consistent with the surrounding lot pattern and, on the basis of the above, there is some sympathy with the applicant in relation to the proposal.

In this respect, an objection under State Environmental Planning Policy No.1 has accompanied the application indicating the following:

- The subject land is clearly outside of the escarpment as would be defined by both vegetation cover and topographic and slope features. The true escarpment land lies further to the west of the subject site and is clearly identifiable from an examination of the site.
- The subject land is in the lower portion of a small valley which is defined by an encircling ridge system. The land lies well below the crest of this ridge system and as a result of the existence of the ridge, the visibility of the subject land from any public advantage point is very restricted, if not totally restricted.
- The subject land in many ways is far less visible than some of the land which is already zoned Rural 1(c1). Land on the opposite side of Springrove Lane from the subject site is generally far more visible. Based on practical evaluation of the characteristics of the land and the local land use pattern, it is difficult to understand why land on one side of the land would be zoned differently from land on the other side.

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

COMMITTEE'S RECOMMENDATION

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

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

Owner: John Apostolu
Area: 1626m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - General Business 3(a), Special Uses - Parking 5(a)
Advertising: Not required
Date Received: 20th January, 1992.

Background

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 due to the location of the owner's existing fruit shop on Bells Line of Road frontage. 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 west.

The matter was last reported to Council on 11th February, 1992. At that time the proposal to redevelop the site for seven shops relied on the proposed fruit shop being serviced by the existing concrete pathway at the rear of the site.

Council resolved to defer the matter with the aim of improving service access (loading and unloading) to the site. As a result of this resolution a Draft Development Control Plan was exhibited for the southern end of the North Richmond Commercial Area. An aim of this Development Control Plan was to provide improved service access to this part of the North Richmond Commercial Area. During the exhibition period the applicant has redesigned the proposal to improve service access. This improved design does not rely on rear access. These amended plans are now put forward for approval.

The DCP for the southern end of the North Richmond Commercial Area is reported in another part of this Business Paper.

Current proposal

The proposal consists of a single storey development containing a total of seven shops which will be separated by a central arcade. The first stage of the development involves the construction of two shops plus the arcade on the vacant lot immediately to the north of the existing fruit shop. The larger of these shops is located at the rear and will become a fruit market. The second stage involves the demolition of the existing fruit shop and the erection of five shops. The commercial floor space in stages 1 and 2 is similar.

The applicant has also indicated that, at some time in the future, there is the possibility to build a second storey. No details have been submitted in this regard and such an extension would be the subject of a separate development application.

The construction materials will be masonry, glass and pre painted metal cladding/roofing.

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

COMMITTEE'S RECOMMENDATION

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

1. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
2. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
3. Submission of a building application, plans and specifications complying with Ordinance 70.
4. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
5. Submission of a building application, plans and specifications complying with Ordinance 70. ✓
6. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.

7. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
8. Landscaping shall be maintained to Council's satisfaction.
9. Development Consent shall be obtained for the use of each factory unit/shop to occupation taking place.
10. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
11. The development shall be carried out in accordance with Plan No. A189/11, dated 24/6/92.
12. The submission of a subdivider/development certificate (a certificate under Part 2, Division 2, Section 27 of the Water Board Act 1987) to Council prior to the issue of a building permit.
13. The construction of a pipeline to drain the water from the footway at the rear of the property down the arcade and into the existing pitt in Bells Line of Road fronting the property, together with the dedication of an easement over the pipeline free of cost to Council. Details to be submitted with the Building Application.
14. The brick wall which forms a barrier on the existing walkway on the adjacent Lot to the west shop be demolished at the applicant's expense. Prior to demolition, approval shall be obtained from adjoining land owners as well as details being provided to ensure that the demolition does not pose structural problems for the building.
15. A common advertising sign for all the shops in the development shall be provided in the landscaped area fronting Bells Line of Road.
16. A separate development application shall be lodged for any first floor additions.
17. The existing shop shall be demolished within 12 (twelve) months from the date of this consent.

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

The Committee reconvened at 6.00 p.m.

General Purpose Committee

Planning & Development - 30/6/92

25

WP 20/1

Ord. 14/7/92

Letter of Consent to applicant - 24/7/92

ELR/S

16. MUSHROOM COMPOSTING DUCTING TUNNELS - LOT 262

DP 751665 POST OFFICE ROAD, WILBERFORCE - D HELEY

DA123/92

Owner: Mushroom Composters Pty. Ltd.
Area: 10.070 hectares
Zoning: Hawkesbury Local Environmental Plan, 1989
- Environmental Protection 7(d1) Scenic
Advertising: Advertised in accordance with Council's
Policy with 2 submissions being received.
Date Received: 4th May, 1992.

This application is for works in two stages to minimise the odours from mushroom compost production.

Stage 1

Stage one involves the laying of a 160mm pipe under each of four ricks. At 250mm centres along the pipes exit vents are installed to release air to the centre of the rick. The pipes are connected to a central computer controlled low pressure fan.

Stage 2

This stage is to redevelop the premises so that composting is carried out in tunnels and is planned to be implemented over three phases. A separate development application will need to be submitted as this application does not include any details of Stage 2 works.

A two to three year time span between Stages 1 and 2 will allow further investigation to ensure efficient application to Australian conditions.

Mr. Heley, the applicant, addressed the Committee.

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

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

ADDITIONAL REPORT

Reference is made to a request at the General Purpose Committee for a report regarding possible suspension of court proceedings and a meeting with the Manager of Mushroom Composters Pty Ltd and Council's senior staff regarding the possibility of that happening before the Ordinary Meeting.

Following receipt of the decision in the legal action against Graham Price Pty Ltd, the management of Mushroom Composters Pty Ltd were invited to have discussions. These discussions took place on 26th June, 1992 and helped to establish each party's position. Mushroom Composters Pty Ltd indicated their willingness for further discussions following determination of this development application.

With regard to roadworks, one of the conditions of consent for the development in October 1978 was that:-

"The reconstruction and bituminous sealing of Post Office Road from Main Road 182 to the site to a standard commensurate with the proposed use to the satisfaction of Council".

Colo Shire Council was approached by Mushroom Composters in September 1979 requesting a contribution by Council towards the cost of reconstruction. The cost of the reconstruction works was estimated at that time at \$21,300. The Council offered to provide the shale pavement, carry out drainage works and install guide posts at an estimated cost of \$9,550.

A recent investigation of the pavement structure revealed approximately 150mm of shale constructed on a natural loam material. The pavement has deformed generally over its full length and the bituminous seal has oxidised to the extent that a reseal is required. Due to the deformation, it is considered that resealing the road without pavement strengthening would not be a satisfactory option.

It was indicated that an earthmoving firm was operating from a property at the end of Post Office Road and there may be movements of heavy vehicles in association with this activity. Mr Brown who operates the business was interviewed and he indicated that the majority of his equipment was generally left on the sites where he is undertaking work and transferred from site to site. There is a water cart which operates from his property which uses Post Office Road on average twice a day and is empty at those times.

COMMITTEE'S RECOMMENDATION

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

1. Hours of activity on the premises to be 6.00 a.m. (six) - 6.00 p.m. (six) Monday to Saturday inclusive.
2. A report from the Divisional Manager Engineering Operations regarding the condition of consent of the original roadworks programme for the Ordinary Meeting.
3. The consent is for the proposed Stage 1 only. In respect of further stages, the applicant is advised that a further application with supporting documentation is required for Council assessment.

4. Noise and odour emissions from use of the premises shall be controlled to Council's satisfaction.
- B.
1. A report regarding possible suspension of Court proceedings and a meeting with the Manager of Composters and Council senior staff regarding the possibility of that happening before the Ordinary Meeting. ✓
 2. That the applicant be advised that the development approval does not limit Council's rights as to ongoing litigation by way of issue estoppel.

Col 20/7

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

The applicant has requested the removal of 12 trees from the subject property to allow establishment of a small market garden. The application is supported subject to conditions.

The property is lightly treed with several mature Eucalyptus species to the centre and at the rear of the proposed cultivation area. Several of the trees have borer activity and the owner is also concerned that this activity may be transferred to the existing dwelling and storage sheds.

The owner should be requested to retain 4 trees which do not cause undue encroachment on the proposed cultivated area. Mr and Mrs Saliba have agreed to this.

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

COMMITTEE'S RECOMMENDATION

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

Col 20/8

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

The applicant has requested the partial removal of trees from the subject property to allow establishment of a market garden.

The property is sparsely treed, with mature Eucalyptus species to the front and rear of the western side.

The owner has been requested to retain two trees adjacent to the boundary fence, bottom western corner within 5m of the boundary and a further tree adjacent to the existing dwelling. The applicant is agreeable to this condition.

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

COMMITTEE'S RECOMMENDATION

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

Clare / 20/7/

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

Council at its Ordinary Meeting of 14 April 1992, resolved to prepare a draft local environmental plan to rezone the subject property to permit its development as a service station/convenience store, only in conjunction with a tourist facility located on the same site.

The draft local environmental plan was recently placed on public exhibition. No submissions were made in respect of the rezoning.

The proposal was also referred to both the Water Board and Prospect Electricity. In this regard, Prospect Electricity has raised no objection to the rezoning as electricity is presently available and can supply the proposed development. The Water Board, however, has raised concerns regarding the rezoning as the water demanded by the development may exceed the allowance for the site. It is considered that the problems raised can be overcome with available technology such as on-site storage

facilities and water recycling systems and in this respect the proponents are having discussions with the Board.

Given the above, it is considered that Council should support the rezoning, subject to the issue of water supply being resolved.

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

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

COMMITTEE'S RECOMMENDATION

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

Wp. 20/7/ SIVANTS

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

Council is in receipt of a letter from Chapman and Chapman, Solicitors who are representing Miss Luana Hewitson in her attempt to obtain a liquor licence for the above property and extend the trading hours to 3.00am on Mondays to Saturdays.

A search of Council records has revealed that the use of the building as a restaurant, bar and disco was approved by Development Consent No. 403/83. Council did not impose a condition restricting the hours of operation of the use at the time of approval.

The property is zoned Business General 3(a) under the provisions of Hawkesbury Local Environmental Plan, 1989 and is surrounded by properties which have been developed for business/commercial activities and a car parking area. It is not considered the extension of hours will adversely affect the amenity of the locality.

COMMITTEE'S RECOMMENDATION

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

Heard Shaveron Michele McDonald

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

Council is in receipt of a building application proposing the building of a partly two and three storey dwelling on the land. The application was received on the 28th January, 1992.

The subject property has a 12.2m wide frontage to Old Bells Line of Road, with a depth of 36.6m. The property has a steep slope from the street frontage to the rear.

On the 12th February, 1992, the owners of adjoining lands were notified of the proposed building in accordance with Council's policy.

On the 14th February, 1992, Mr & Mrs Malcolm Chew of 67 Old Bells Line of Road lodged a submission expressing concern regarding the size and height of the building.

Specific concerns raised were:-

- *adverse impact on their property and their existing way of life;*
- *reduction/elimination of morning sunlight to their front courtyard and rear yard;*
- *increased problems associated with dampness due to loss of sunlight;*
- *elimination of natural light to rooms adjoining the common side boundary;*
- *access to the proposed site and storage of materials;*
- *the location and siting of the dwelling; and*
- *loss of privacy."*

On the 5th March, 1992, following receipt of the objection, the applicant was requested to submit a shadow diagram for appraisal.

On the 25th March, 1992, the objector was notified of the receipt of the shadow diagram and a subsequent objection was received by Mr Chew.

In addition to the concerns listed above, the objector raised other concerns relating to the design of the proposed building, namely that the building is not in keeping with the character of Kurrajong Village and that planning/building restrictions should be consistent and apply to all proposed works.

The proposed building is a brick veneer dwelling with sections of western red cedar cladding and a sheet metal roof.

The width of the building tapers from 9.6m at the front to 6.5m (centre) to 4.8m at the rear. The height of the building is 7m to the apex of the roof above natural ground level at the front and 8m at the centre and rear of the building.

The original proposal of a 2m setback was designed to:-

- keep the building in line with Mr Chew's freestanding garage;
- minimise extent of excavation works on site; and
- maintain views from the rear verandah of Mr Chew's dwelling.

On the 9th April, 1992, following receipt of the objections, the applicant was contacted as to the possibility of reducing the bulk of the building by removing bedrooms 3 and 4 located over the garage.

On the 14th April, 1992, subsequent to this, the owner arranged an on-site meeting to discuss the objections raised and possible alternatives.

The owner was not agreeable to a change in design but proposed an increase in setback from 2m to 4.5m to provide sunlight to Mr Chew's front courtyard.

Mr Chew was consulted on the same day concerning the alternative setback but concluded that such a change would not alleviate his concerns and was unsatisfactory.

On the 2nd June, 1992, a further site meeting was held whereat the owner and objector were unable to reach any compromise position.

The building design follows the slope of the site and has two step downs to reduce its height. The revised 4.5m building line will decrease the height of the building from Old Bells Line of Road by approximately 1m. When viewed from the rear, the building will present a 3 storey elevation, however, dwellings in Timms Hill Road, Robertson Street and east along Old Bells Line of Road are large and mainly of two storey construction.

The width and slope of the allotment restricts the design of any proposed dwelling. Further, any dwelling will cast shadow onto adjoining premises as is the case with existing dwellings in the locality.

It is considered that by stepping the proposed dwelling down the slope that the impact on adjoining premises has been minimised and that it will not be out of character with other development in the area.

Mr. Shirley, the applicant, addressed the Committee.

Mr. Chew addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

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

Term 20/7
22. OPERATION OF EAST KURRAJONG WASTE DEPOT.
GC270/47 PT1, GW1/1 PT1

The contract for the operation of East Kurrajong Waste Depot is due to finish on the 16th July, 1992.

As the future of this waste depot is presently under review as part of the Total Waste Management Scheme, it would be appropriate to operate the depot on a month by month basis until the Divisional Manager has had the opportunity to investigate this issue and report to Council on its findings, together with other waste management matters.

✓ The present operator has indicated that he is willing to operate the depot on this basis.

COMMITTEE'S RECOMMENDATION

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

Kench 20/7
23. DEVELOPMENT CONTROL PLAN - NORTH RICHMOND
COMMERCIAL AREA. DCP2/91

At its Ordinary Meeting of 24th March, 1992, Council resolved to exhibit a Draft Development Control Plan for the southern end of the North Richmond commercial area. The need for the Draft Development Control Plan was generated by the re-development of the North Richmond Growers Market site.

Draft Development Control Plan

The objectives of the Draft Development Control Plan are as follows:-

1. To ensure adequate car parking layout.
2. To minimise conflict between pedestrians and vehicles.
3. To provide adequate servicing facilities.
4. To improve the amenity of the commercial area for shoppers.

Implementation

It is envisaged that the implementation of the Draft Development Control Plan would occur in the following manner:-

To achieve the objectives of the Development Control Plan it will be necessary for Council to acquire a three metre wide strip of land at the rear of Lots 4, 6 and 8, DP748082. This acquisition will result in a six metre wide footway area which can be then appropriately designed to cater for pedestrians and service vehicles such as forklifts.

After the acquisition of the abovementioned land, the Development Control Plan provides guidelines for the commercial re-development of Lots 4, 6 and 8, DP748082. The Plan does not decrease the development potential of the land in terms of floor space, but does provide for workable car parking area and a courtyard for shoppers' convenience.

COMMITTEE'S RECOMMENDATION

THAT THE DRAFT Development Control Plan for the southern end of North Richmond commercial area not be adopted.

Deferred to next

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

An application for tree removal was received on 5th November, 1991, from Mr. & Mrs. De Laporte and Council approval granted on 7th November, 1991.

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

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

COMMITTEE'S RECOMMENDATION

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

wo 26/7 Alice/
**25. DWELLING & STABLES - LOT 1 SECTION 5 - CORNER
WHARF AND BULGA STREETS, ST. ALBANS - SHELTON -
BA471/92**

Owner:	J. McKillop
Area:	2177 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d) Scenic
Advertising:	Adjoining owners notified.
Date Received:	Building application 29th April, 1992. Development application 25th May, 1992.

Proposal

Council is in receipt of an application proposing the construction of a two storey dwelling on the subject property. The dwelling will comprise face brick lower storey and feature wall panelling upper storey. Double garage, 3 store rooms and a laundry will be provided in the lower storey and 3 bedrooms, kitchen, bathroom and living/dining in the upper storey.

Mr. McKillop, the applicant, addressed the Committee.

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

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

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

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

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

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

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

Hoping this clarifies the situation."

ADDITIONAL REPORT

Council is referred to the Committee's recommendation as follows:-

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

IT IS RECOMMENDED THAT the following conditions be attached to the development consent issued by Council for the proposal:-

1. A registered Surveyor's Certificate indicating that the level of the top of the floor joist of the habitable floor is at or above 14.8 (fourteen point eight) metres AHD shall be submitted to Council for approval prior to construction of the residence proceeding above this floor level.
2. The ground floor plan of the residence shall be altered to illustrate a double garage in the eastern elevation of the building.

3. The ground floor of the residence shall not be used for habitable purposes.
4. The site as a whole, including the residence and stables building, shall be serviced by a single driveway entry off Bulga Street.
5. The plan submitted with the application shall be altered to illustrate relocation of the residence and proposed hard core fill platform approximately 2 (two) metres to the east.
6. The proposed hard core fill shall not encroach within the dripline of the existing large Jacaranda tree situated in the north western corner of the site.
7. The upper and lower storeys of the residence shall comprise either timber weatherboards, split concrete block, painted concrete block or bagged and painted brickwork wall cladding.
8. Windows in the residence shall be either timber or powder coated aluminium.
9. A schedule of material selection and proposed colours for the residence and stables building shall be submitted for the approval of the Divisional Manager of Environment and Development prior to the commencement of any construction on the site.
10. The proposed two storey verandah post illustrated in the plans submitted with the application shall comprise a minimum of 120mm (one hundred and twenty) x 120mm (one hundred and twenty) in dimension.
11. Details of the proposed feature timber handrail shall be submitted for approval to the Divisional Manager of Environment and Development prior to commencement of any construction on the site.
12. The stables building shall comprise a gabled or hipped corrugated roof with a minimum pitch of 20° (twenty).
13. The stables building shall comprise timber weatherboard walls.
14. The Bulga and Wharf Street frontages of the land shall be fenced with a traditional post and rail fence.
15. A landscape plan illustrating suitable screen planting to the Bulga and Wharf Street frontages of the land shall be submitted for the approval of the Divisional Manager of Environment and Development prior to commencement of any construction on the site.

COMMITTEE'S RECOMMENDATION

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

TOURISM HAWKESBURY INC.

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

SECTION 3 - FINANCE

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

Alderman Paine declared an interest in Cheque No. 10826.

COMMITTEE'S RECOMMENDATION

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

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

2. RICHMOND TENNIS COMPLEX. GC283/57 PT1

The Hawkesbury District Tennis Association currently leases from Council, the Richmond Tennis Complex on a 5 x 5 year tenure. The Agreement commenced on 1st January, 1990, and rental is reviewed to the Consumer Price Index on an annual basis, with the current rental being \$5,438 per annum.

The Lease Agreement provides that the Association may not sub-lease, assign or grant a licence over all or any part of the complex without prior Council approval. Subsequently, the Association has submitted for Council approval, proposed Agreements with Mr Kerry White for the roles of Association Coach and Centre Manager for the complex. Mr White has carried out this dual role on behalf of the Association for a number of years and as a result, the Association resolved not to publicly invite expressions of interest for the positions. ✓

COMMITTEE'S RECOMMENDATION

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

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

The Parents' and Citizens' Association of the Glossodia Public School has written to Council requesting that the area between the community shopping centre and the school be declared an Alcohol Free Zone.

COMMITTEE'S RECOMMENDATION

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

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

Council owns an area of vacant land in McMahon Park Road, Kurrajong (Lot 2 DP308311). The area is 4047 square metres. The site adjoins McMahon Park but may be accessed via a right of way from McMahon Park Road.

The Management Committee of McMahon Park believed this was a "land-locked area" and has written requesting this land be passed over to the care, control and management of the Park Committee. It was felt that the next development in the park should be the construction of tennis courts. The Committee felt that this site could be used for this purpose. Lights for evening use could present difficulties to adjoining owners.

As there is adequate unused land within the park itself, it is considered that the Committee should not be given care, control and management of this site for this purpose.

COMMITTEE'S RECOMMENDATION

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

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

Council has previously leased land situated on the Windsor Peninsula for agricultural purposes.

With respect to the lease of Lots X & Y DP162477 situated at the end of Pitt Street and adjacent to South Creek, the land has become vacant following the termination of the previous lease at the request of the lessee.

Following advertising of the land for lease, one submission has been received. The applicant, Mr V Brown, proposes to use the land for grazing, market farming and turf production, and has requested a six month lease with an option to renew thereafter at six monthly intervals. The applicant has indicated that he has no objection to the lease resting on correspondence and a monthly rent of \$190 has been negotiated.

COMMITTEE'S RECOMMENDATION

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

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

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

The owner of Lot 57 DP32260 Mileham Street, South Windsor, Mr B S Szarka, has requested the Council purchase his property in accordance with the requirements of Hawkesbury LEP, 1989.

It is noted that the subject property is currently zoned Proposed (Recreation) Open Space 6(b) and Clause 31 of Hawkesbury LEP, 1989 provides that the owner of land zoned for

Reservation may, by notice in writing, require the particular public authority involved in the Reservation to acquire his/her land. Council is the public authority involved in the Reservation placed on Lot 57 DP32260. The area of the subject land is 556m² and the property lies below the 1 in 100 year flood frequency level.

COMMITTEE'S RECOMMENDATION

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

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

Council at the June Ordinary Meeting, considered a report in connection with the proposed lease of part of Public Reserve No. 75 to Mr B G and Mrs A Cartwright of Ponderosa Auto Marine and Ski Resort. The Council endorsed the recommendation of the General Purpose Committee which provides that the staff have discussions with Mr Cartwright regarding a suitable lease between Council and Mr Cartwright, with further intentions of him being able to purchase the land and report it to the Ordinary Meeting.

However, prior to initiating discussions with Mr Cartwright in regard to an interim lease and future sale, the matter was discussed with Department of Local Government Officers and their advice was reported to the June Ordinary Meeting.

COMMITTEE'S RECOMMENDATION

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

- a) Payment of a commencing annual rental of \$520 (five hundred and twenty dollars), which is to be reviewed to the Consumer Price Index annually on the anniversary of the Lease.

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

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

Council will recall that it recently considered submissions for the sale or lease of the Australiana Pioneer Village. The sale/lease specification included Rose Cottage which is located on part of Lot 2 DP793048.

The Rose Family Society has expressed some concern to the Heritage Council that the Cottage may be moved from its original foundations. As the building is subject to a permanent conservation order this cannot be achieved and the Rose Family Society has been advised accordingly.

The Rose Family Society has on several prior occasions discussed with Council staff the future of the Cottage and in particular the availability of funding for its long term restoration. Having regard to the number of Heritage Items in the City that are Council's responsibility, funding for full restoration works, presently estimated at \$150,000 would be unlikely to be available for some time.

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

COMMITTEE'S RECOMMENDATION

1. A SUBDIVISION BE effected in order that Rose Cottage may be sold to the Thomas and Jane Rose Family Society Incorporated for \$1 (one dollar). Special conditions shall be added in the Sale Agreement and that a Section 88D Instrument of the Conveyancing Act be lodged to ensure that public access is maintained in conjunction with the continuing operation of the Australiana Pioneer Village.
2. The Seal of Council be affixed to all necessary documents.
3. That the Special Condition take into account the sale back to Council from the Rose Family Society Incorporated for \$1 (one) should it be a resolution of the said Society.
4. That should Rose Cottage be either removed from the current site or destroyed by fire or otherwise rendered inoperative as an historical item, then the Council is to have the option to purchase the land back from the Society for \$1 (one).

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

Council's licence to act as a self-insurer for Workers' Compensation expires on 30th November, 1992. Council has been a self-insurer for Workers' Compensation since 1983.

A financial benefit is gained through increased return on investments by retaining the equivalent amount of an insurance premium and accumulated funds to meet future claims than would be achieved if the amount was paid to an insurance underwriter.

COMMITTEE'S RECOMMENDATION

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

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

Council at its meeting on 7th May, 1991, considered a report in respect of Community and Emergency Services facilities at Wilberforce and adopted in principle, the proposal to sell vacant land bounded by George and Hanover Streets, Wilberforce to the Department of School Education for the expansion of Wilberforce Public School.

Negotiations have continued with Officers from the Department since that time and as a result, an offer in the amount of \$400,000 has been submitted for Council's consideration. The subject land is incorporated within the former Colo Shire Council Chambers site and a Plan of Subdivision has been prepared to exclude the area of land required by the Department. The area to be acquired is 8,469m² and is surplus to Council's current operations on the site ie Bush Fire Control Headquarters, Pre-School, Community Meeting Rooms and Archives storage. Consultant Valuers have indicated that the offer is fair and reasonable in terms of the current market value of the land and it is considered to be in the best interests of the community to sell the land to the Department. Otherwise, the Department may have to consider relocating the school to another site, thereby causing disruption to the existing social fabric of the local community.

COMMITTEE'S RECOMMENDATION

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

FID/BAD PAYMENTS GF16/6 PT2

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

COMMITTEE'S RECOMMENDATION

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

QUESTIONS WITHOUT NOTICE

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

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

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

Alderman Parsons referred to sewage pumpout whereas with the new system of pumping out fortnightly, it seems to be that sewage tanks that are just about empty are being pumped out, and asked if this could be addressed by the amount of litres being removed. There may be one person living in a household and the tank is still being pumped out whereas households where four or five people are living needs to be pumped out. He asked if this could be updated.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Town Clerk/General Manager stated that he had spoken to the Water Board late this afternoon in this regard. There were two things - one was that there was a contractor working on some electrical work on that day which breached the pipe - apparently also there has been some work undertaken in the Creek. The Board has a holding area in the Creek where it pumps to the University's turkeys' nest dam and someone had been working in the Creek and had breached part of the holding area, and that is where the rest of the flow came from.

The meeting terminated at 7.13 p.m.

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

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

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

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

To File

The Committee inspected the site at 3.30 p.m.

COMMITTEE'S RECOMMENDATION

- A. THE APPLICATION BE refused for the following reasons :-
1. The proposal is contrary to objective (a) of the Environmental 7(d1) Scenic Protection zone.
 2. There is not sufficient justification in the application for the proposal.
 3. The documentation associated with the application is deficient in terms of enabling Council to assess the impact on bank stabilisation for the subject property and adjoining properties, and on river hydraulics generally.
 4. The proposal is not in the public interest.
- B. The landowner be required to stabilise, topsoil, seed and plant with suitable tree species the existing filled area within a period of sixty (60) days to the satisfaction of the Divisional Manager Environment and Development.
- C. The Department of Water Resources be invited to liaise with the landowners and the Divisional Manager Environment and Development to determine appropriate restoration methods relative to "B" above.
- D. Should the restoration in "B" not take place, the landowners be advised that legal action against them will be considered.

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

The Committee inspected the site at 4.30 p.m.

COMMITTEE'S RECOMMENDATION

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

The meeting terminated at 5.00 p.m.

REPORTS FOR DETERMINATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/105 PT01

IT IS RECOMMENDED THAT the Seal of Council be affixed to the following document:

Residential Lease - Unit 11 John Tebbutt Mews to Mr Brian and Mrs Leone Walker for a period of 6 (six) months at a commencing weekly rental of \$220 (two hundred and twenty).

2. AREA ASSISTANCE SCHEME. GG021/005 PT6

The Hawkesbury Local Ranking Committee considered forty-two applications received under the 1992/3 Scheme. Grants applied for totalled \$700,361.

All applications will be considered by the Regional Priority Review and Rating Committee and their recommendations forwarded to the Minister for decision regarding funding.

The following eighteen applications were recommended as high priority by the Local Ranking Committee:-

CATEGORY	PROJECT	AMOUNT SOUGHT
Youth Services	Youth Project, Bligh Park	\$42,241
Children's Services	Mobile Monday Occasional Child Care	\$10,632
	Isolated Children's Preschool Program Colo Heights	\$15,060

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	Playground Activity Centre, Colo Heights	\$6,000
	Hawkesbury Care 'N' Share Toy Library	\$1,593
	Multi Purpose Children's/Youth Room Glossodia	\$28,090
	Hawkesbury Life Education	\$3,550
Recreation	Bridges Disability Services Equipment	\$9,500
Community Development	Community Transport Project	\$36,411
	Clerical Support Worker (Mobile) (Colo Wilderness)	\$13,265
	Hawkesbury Emergency Accommodation Project	\$42,370
	Equipment for Community Hall Colo Heights	\$1,290
	Community Bus	\$41,439
	External Upgrading - St Albans Hall	\$4,587
	Internal Upgrading - St Albans Hall	\$8,782
	Bilpin Hall - Tables	\$2,500
Community Health	Youth Health Access Worker	\$44,793
	Domestic Violence Support Worker	\$47,195

The Local Ranking Committee asked that the following projects be referred to Council for consideration for inclusion in 1993 Estimates for Council funding.

CATEGORY	PROJECT	AMOUNT SOUGHT
Youth	Youth Activity Centre (Vacation Periods)	\$14,781
Children	Equipment/Furniture - Bligh Park Before/After School Programme	\$8,000
	Kidspace Unit, Freemans Reach Park	\$5,369
Recreation	Outdoor Exerciser, South Windsor	\$8,000
	Outdoor Fitness Exerciser, Hobartville	\$8,000

(Note: Applications will also be prepared for funding under the Capital Assistance Programme from the Department of Sport, Recreation and Racing for the last three projects).

Community Development	Amenities Block for Lower Portland School of Arts	\$29,680
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IT IS RECOMMENDED THAT the information regarding the Area Assistance Scheme be received, and that consideration be given in the preparation of the 1993 Estimates, to the projects recommended for Council funding.

Min 20/7

3. STAGE 3 CONSERVATION WORKS - RICHMOND PARK GRANDSTAND. GGO21/120 PT01

Council is in receipt of correspondence from the Minister for Planning and Minister for Energy, Mr Robert Wester, advising that a dollar for dollar grant of up to \$24,000 is being offered to Council to undertake Stage 3 Conservation Works at the Grandstand, Richmond Park. Assistance is being made available under the new

Commonwealth Funded Heritage Buildings Restoration Programme. Assistance is, however, conditional upon all works meeting Burra Charter Conservation Standards, appropriate project management, Conservation Architect supervision and completion of the project by the 30th June, 1993.

The works to be undertaken at Richmond Park Grandstand during Stage 3 include:-

- * replacement of existing security gates with wrought iron;
- * replacement of existing windows and grills;
- * ballustrading and reinstatement of cast iron fringe brackets.

The total cost of Stage 3 Conservation Works have been estimated to be approximately \$48,000. Council's dollar for dollar contribution towards the Commonwealth funding for the project is \$24,000.

Council at its Ordinary Meeting of 11th February, 1992, allocated \$13,500 towards the \$24,000 required for its contribution to the project from Parks and Gardens Reserve. However, in order that Council matches the Commonwealth funding on a dollar for dollar basis, an additional allocation of \$10,500 is required. This allocation can be made from the 1992/93 Park Improvements.

IT IS RECOMMENDED THAT:-

1. Council accept the offer of funding for Stage 3 Conservation Works for Richmond Park Grandstand under the Commonwealth Heritage Buildings Restoration Programme.
2. An additional \$10,500 (ten thousand five hundred) be allocated from the 1992/93 Park Improvements for Stage 3 Conservation Works, Richmond Park Grandstand.

4. PUBLIC LIBRARY FUNDING CAMPAIGN. GG021/002 PT01

The commitment given by the State Government to the current funding formula expires in 1993, and it is proposed by the ACLIS (Australian Council of Library and Information Services) NSW Lobbying Sub-Committee that a concerted statewide campaign be mounted to ensure that the State Government makes a firm commitment to future funding.

Local Government currently contributes over 85% of the costs of public library service and New South Wales has the lowest per capita assistance of any state in Australia. Below are comparisons with four states which have similar public library structures to each other:-

	<u>Grants & Subsidies</u>	<u>Per Capita</u>
New South Wales	\$15.2 million	\$2.50
Victoria	\$21.6 million	\$5.00
Queensland	\$11.9 million	\$4.00
South Australia	\$9.2 million	\$6.00

It is proposed to mount displays in Council's offices and libraries which highlights the costs of providing this service and the need to seek additional state funding. These displays will highlight the increased usage being made of the libraries, as indicated in the Library's Annual Report 1991.

Also to encourage the public to write to local members and the State Government indicating their support and concern, as well as Council directly expressing its concern.

IT IS RECOMMENDED THAT:-

1. Council seek continued and additional State Government funding for public libraries through local members and relevant State Government ministers.
2. Displays encouraging the public to support this campaign be mounted in the libraries and Council offices.

5. DOORKNOCK APPEALS, 1993. GC110/1 PT1

Set out below are dates scheduled for Doorknock Appeals during 1993 :

<u>Organisation</u>	<u>Date Required</u>
The Heart Research Institute	14th February
Australian Red Cross Society - Red Cross Calling	21st-28th March
St.John Ambulance Brigade	3rd/4th April
The Salvation Army Red Shield Appeal	23rd May
Australian Freedom From Hunger Campaign	5th September

IT IS RECOMMENDED THAT Council's current policy apply for 1993 and the above Doorknock Appeals be approved.

6. LEGAL CONSULTATIVE COMMITTEE. GL1/8 PT1

At the recent Strategic Planning Workshop there was some detailed discussion regarding the processes and costs of legal action involving the Council. There has been a noticeable increase in the number of cases in the last year, some where applications have been received in accordance with the Planning Scheme and codes with resultant resident action and refusal. Mention has been made of using further negotiation processes to limit further and future costs.

Resolution of the Council has been to establish a committee comprising three Aldermen with the Town Clerk/General Manager and appropriate Divisional Manager handling the specific matter.

IT IS RECOMMENDED THAT Council elect the three Aldermen to the Legal Consultative Committee.

**7. APPLICATION - PIPELINE TO LITTLE WHEENY CREEK,
KURRAJONG HEIGHTS - P MICALLEF. P1910/10 PT1, P203/170**

Application has been received for permissive occupancy of a pump and ancillary equipment on Public Reserve Lot 31 DP203876 from Lot 26 DP203876, No.3 Stanley Avenue to Little Wheeny Creek, Kurrajong Heights.

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

IT IS RECOMMENDED THAT permission be granted for a pump and ancillary equipment in Lot 31 DP203876 for the purpose of pumping water from Little Wheeny Creek to Lot 26 DP203876, subject to:-

- a) the permission resting on correspondence;
- b) the owners of Lot 26 maintaining all equipment in safe and good working order and ensure minimum disturbance to the environment to Council's satisfaction;
- c) the owners of Lot 26 indemnifying Council from any and all claims which may arise as a result of the existence of their equipment on Lot 31.

**8. CONTRACT MOWING TENDERS - PARKS AND RESERVES.
GT20/98, GT20/104**

There are currently four mowing contractors maintaining parks and reserves in the outer areas of the City. These contracts terminate on 31st July, 1992, and fresh tenders for a two year period were called for all areas currently under contract. The Cattai, Maraylya and Pitt Town areas have also been included in the tenders, due to the lengthy travelling distance from Council's Wilberforce Operations Depot.

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Tenders received are listed below and the lowest tenderers were interviewed to determine their ability to meet the specification. Both companies are established grounds maintenance organisations with previous contract experience in local and state government organisations. Neil Patterson, currently holds contracts with the Water Board and previously Prospect Electricity, while Al Heckenberg Grass Cutting carried out grounds maintenance for Blue Mountains Council. Referees contacted, indicated works carried out were to a high standard.

* Current Contractor

Area	Tenderer	Monthly Amount
1. St. Albans to Leets Vale	Neil Patterson - Wilberforce	437.50
	Al Heckenberg Grass Cutting - Winmalee	755.00
	G. Mellows - Wisemans Ferry	865.00
	A.W. & L.B. Bailey - Wisemans Ferry	1,200.00
	Pikati Pty Ltd - Lower Portland	1,485.00
	* P.H. Gibb & G.K. Bailey - St. Albans	1,690.00
	Park Teck - Freemans Reach	4,025.00
2. Colo - Colo Heights	Al Heckenberg Grass Cutting - Winmalee	555.00
	G. Mellows - Wisemans Ferry	865.00
	* D. Petrikas - Tennyson	880.00
	Buttsworth Contracting - Tennyson	990.00
	Neil Patterson - Wilberforce	1,000.00
	Pikati Pty Ltd - Lower Portland	1,452.00
	Park Teck - Freemans Reach	2,100.00
3. Ebenezer, East Kurrajong and Lower Portland	N. Patterson - Wilberforce	1,493.33
	* Buttsworth Contracting - Tennyson	1,670.00
	Al Heckenberg Grass Cutting - Winmalee	1,755.00
	G. Mellows - Wisemans Ferry	2,215.00
	Pikati Pty Ltd - Lower Portland	3,234.00
	Hawkesbury Civil & Maintenance - Blacktown	3,850.00
	Park Teck - Freemans Reach	6,300.00
4. Kurrajong Hts to Bilpin	Al Heckenberg Grass Cutting - Winmalee	765.00
	N. Patterson - Wilberforce	1,06.66
	Hawkesbury Civil & Maintenance - Blacktown	1,347.57
	* D. Petrikas - Tennyson	1,680.00
	Buttsworth Contracting - Tennyson	1,880.00
	Pikati Pty Ltd - Lower Portland	2,442.00
	Park Teck - Freemans Reach	2,750.00

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5. Yarramundi - Agnes Banks	Al Heckenberg Grass Cutting - Winmalee	760.00
	N. Patterson - Wilberforce	1,200.00
	Buttsworth Contracting - Tennyson	1,375.00
	D. Petrikas - Tennyson	1,470.00
	Mirage Lawns & Gardens - Penrith	1,966.00
	Hawkesbury Civil & Maintenance - Blacktown	2,275.00
	Pikati Pty Ltd - Lower Portland	2,310.00
	Park Teck - Freemans Reach	3,150.00
	Current Contractor did not tender	
6. Cattai, Maraylya and Pitt Town	Al Heckenberg Grass Cutting - Winmalee	450.00
	N. Patterson - Wilberforce	746.66
	Buttsworth Contracting - Tennyson	1,090.00
	D. Petrikas - Tennyson	1,220.00
	Pikati Pty Ltd - Lower Portland	1,551.00
	Hawkesbury Civil & Maintenance - Blacktown	2,680.00
	J.I. & M.S. Burden - McGraths Hill	3,900.00
	Park Teck - Freemans Reach	4,060.00

An amount of \$9,310 has been provided in the current budget for contract mowing services. On the basis of the tenders recommended, the first full years contract operation will total \$53,600, having a significant saving. The saving on the current year will be in the order of \$18,000 and these funds can be utilised in additional maintenance to parks and gardens.

IT IS RECOMMENDED THAT two (2) year contracts, commencing 1st August, 1992, be awarded to Neil Patterson of Wilberforce for Areas 1 and 3, and Al Heckenberg Grass Cutting of Winmalee for Areas 2, 4, 5 and 6, for the amounts tendered and all necessary documentation be completed under Seal of Council.

9. OPERATION B DOUBLE VEHICLES - WINDSOR - ROADS & TRAFFIC AUTHORITY. GT230/4 PT1

It was reported to the Ordinary Meeting of Council of 14th April, 1992, that advice had been received from the Roads & Traffic Authority of an application submitted for B Double vehicle operation from Macquarie Street via Drummond and Ham Streets, to D. & R. Henderson's.

Council resolved that the Roads & Traffic Authority provide a B Double vehicle and temporary centre line marks for a site inspection by Council Officers at the intersection of Macquarie and Drummond Streets and Drummond and Ham Streets and the 90° bend in Drummond Street and the entry into D. & R. Henderson's and these findings be further reported to Council.

The RTA arranged for a B Double to carry out a demonstration and a representative from the RTA, the Police and Council were present. Traffic cones were placed along the centre line of the roads at appropriate intersections and the B Double then traversed the road, both towards and leaving D. & R. Henderson's.

There is adequate width at the Macquarie Street/Drummond Street intersection for the turning movement to be undertaken safely. The bend in Drummond Street and the intersection of Ham and Drummond Streets was made more difficult due to the number of vehicles parked in the kerb side lane, making it necessary for the vehicle to encroach on the centre line at these locations. It was felt however, by all present at the demonstration, that the movement of B Doubles through this area can be undertaken with safety.

IT IS RECOMMENDED THAT the Roads & Traffic Authority be advised that the operation of B Double vehicles along Drummond Street and Ham Street to D. & R. Henderson's factory is considered an appropriate route for these vehicles.

10. DISPOSAL OF SURPLUS PLANT. GP30/19 PT1

The following list of plant have been identified as being surplus to current requirements in relation to plant needs to undertake Council's construction and maintenance programmes, and/or it is considered uneconomical to undertake necessary repairs to bring some items to serviceable condition.

1. Unit No.506 Sheepsfoot tow behind vibrating roller Serial No. 78T250 1974 model.
2. Unit No.507 Hyster Grid Roller.
3. Unit No.612 road broom 3 point linkage type 1979 model.
4. Unit No.603 Underslung Nayjon mower 1972 model.
5. 500 Gallon water tank.
6. Unit No.981 Pacific Diaphragm 2" pump.
7. Unit No.982 Villiers Rex 2" pump.
8. Unit No.720 Victa 600 mower.
9. Unit No.710 Victa Catcher mower.
10. Unit No.727 Robin Brushcutter NB 211.
11. Unit No.742 Robin Brushcutter NB 211.
12. Unit No.759 Robin Brushcutter NB 04.
13. Bedford Chassis c/w running gear and cab shell approx. 1968 model.
14. 2 tyres 26.5 x 25 retreads ex. J.D. Tractor.
15. 2 tyres 16" retreads ex. J.D. Tractor.
16. 1 tyre 18.4 x 26 Diamond retread.
17. 1971 Land Rover Series 3 LWB.
18. 1971 International C1600 Truck - US engine.
19. 1 x Toyota tray with tank fitted.
20. 2 x short Toyota trays.
21. 1 x truck tray 15' x 8'.
22. 1 x truck tray 12' x 7.5'.

Caterpillar D7G Dozer was advertised separately, with five quotations being received, the highest being from Gough & Gilmour in the amount of \$35,000.

Quotations were invited for the purchase of these plant items, with the only item not receiving a bid, being No.13. It is proposed that the items be sold to the highest bidder for each item and with the exception of item 13, which has no value on Council's records and will be disposed of appropriately.

The total amount of income from the disposal of these items of plant including the bulldozer, is \$42,721 and these funds will be placed in the Plant Reserve for the future replacement of plant.

IT IS RECOMMENDED THAT the sale of the items of plant as listed, be approved and the proceeds of the sale be transferred to the Plant Replacement Reserve with item 13, the Bedford Chassis be written off and disposed of appropriately.

11. EXTENDED 3X3 PROGRAMME - ROADS & TRAFFIC AUTHORITY. GG21/10 PT1

Advice has been received that the State Government has passed legislation amending the Road Improvement (Special Funding) Act, 1989, to extend the additional 3 cent a litre levy for a further three years commencing September, 1992.

It has been announced that \$107.5 million of the special funds would be made available for road projects to be undertaken by councils. \$64 million is allocated specifically for a programme of council proposed projects on classified roads under the care and control of councils. Consideration will also be given to proposals for projects on agreed regional roads.

It is proposed to submit the following projects to be considered for inclusion in this part of the programme.

- | | | |
|----|--|-----------|
| 1. | Creek Ridge Road, Freemans Reach -
Replace timber bridge | \$132,300 |
| 2. | Boundary Road, Vineyard -
Pavement reconstruction Windsor Road
to Commercial Road and including the
provision of a multi-cell box culvert
and Killarney Chain of Ponds | \$545,000 |

3. Freemans Reach Road -

Reconstruct pavement from a point
approx. 1km east of Gorricks Lane
for a further 2km towards Windsor

\$366,000

IT IS RECOMMENDED THAT the Programme of Works for Creek Ridge Road, Boundary Road and Freemans Reach Road be submitted to the Roads & Traffic Authority to be considered for inclusion in the extended 3x3 Programme for council proposed projects on classified roads.

REPORTS FOR INFORMATION

1. COMMUNITY SERVICE'S REPORT. GC140/1 PT1

Carnivale

Carnivale will be held from 23rd January to 7th February, with highlights being planned for Australia Day. An application has been submitted for funding for printing of writings by residents from non-English speaking backgrounds. If successful, the book launch will be on 26th January at 6p.m. at Windsor Library.

"Bridges" Drama Project

This Australia-Council funded project has begun. The contracted performance artists have held two sessions with the "Bridges" group of disabled children.

Macquarie Towns Acquisitive Art Exhibition 17th - 23rd July

Entry forms and fees have been returned. A final year visual arts student will assist with the exhibition as her student placement.

Macquarie Towns Festival 10th - 18th October

The Committee met on 3rd and 24th June. Several proposals for new events have been put forward including the Kite Day at Bligh Park, visit of William IV. steamboat and hospital bed race preceding the street parade. This last event will raise money for the Hawkesbury Hospital.

Registration of Cultural Bodies

Applications have been made to Department Arts, Sport, Tourism and Territories to register the Macquarie Towns Festival Committee and Friends of the Hawkesbury Art Collection as cultural bodies able to accept tax-deductible donations from donors.

School Holiday Recreational Activities

Three events will be held during July:-

- netball coaching clinic
- skipping workshop
- possum prowl (in association with National Parks and Wildlife)

Vacation Care Centres

Three Vacation Care Centres are operating:- Bligh Park, Richmond and North Richmond.

2. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. GS11/1 PT1

In accordance with the provisions of Clause 45A, Ordinance 26, it is hereby certified that the state of accounts work as at the 30th June, 1992 is as follows:-

1. Rates and Charges

	1991	1992
Total Collectables as at 30 June 1991 against 16 June 1992	\$16,340,770	\$16,379,916
Actual Collections as at 30 June 1991 against 16 June 1992	\$10,892,838	\$12,214,618
Balance Outstanding	\$ 5,447,932	\$ 4,165,298
Percentage Collected	66.67%	74.57%

Included in the collectable figure for 1992, is \$2,182,950.99 being instalments not due. The increase of collections over last year is a direct result of an earlier rate issue, with three instalment collection periods having passed at 30 June 1992, compared to only two at 30 June 1991. When the value of the third Rate instalment for last year is taken into account (to allow proper measurement of collections), the result is that collections are actually down 2.4% on last year. The continuation of the current economic climate, along with the increase in people paying by instalments, indicates that the percentage of recovery will worsen by the end of the year. It is projected that in excess of \$1,250,000 will be outstanding for Rates and Charges for 1992, which is 7.6% of the total collectable Rates and Charges for the year.

The Arrears of Rates and Charges as at 31 December 1991 were \$852,439 including postponed Rates of \$43,856. This balance has been reduced to \$527,557.

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There are currently 1066 arrangements where ratepayers, because of their financial position, have elected to pay by weekly, fortnightly or monthly payments. However, an additional 989 reminder letters, for the third instalment defaulters, have just been sent and the number of arrangements will increase considerably. Following the third instalment in 1991, 720 ratepayers had elected to pay by arrangements of monthly/fortnightly instalments. The current arrangements for 1066 with the likelihood of a further 700-800 ratepayers who defaulted on the third instalment has increased significantly the debt recovery process. A large proportion of the follow-up action, consisting of telephone enquiries, can only be undertaken after normal office hours when people can be contacted. Additional staff resources are required to be allocated in this area and may result in a backlog in some other work functions.

There have been a total of 385 Summonses issued in the current year. 315 Summonses were issued last week following the failure of ratepayers to respond to the legal notices which were previously which were forwarded to those persons who had made no payment or arrangements for the 1992 Rates. A total of 437 Summonses were issued for the whole of 1991, and indications are that the 1992 figure will be far greater.

2. Cashbook Reconciliation

The bank reconciliation of all funds and investments has been completed to the 30th June, 1992 and has been reconciled to the General Ledger.

3. Creditors' Accounts

The majority of Creditors' Accounts have been paid to 31st May, 1992, with extension and computations of invoices to the 30th June, 1992 being currently prepared for payment.

4. Debtors' Reconciliation

The Debtors' Trial Balance has been reconciled with the General Ledger up to 30th June, 1992.

The rate of collection for 1992 Sundry Debtors has deteriorated by approximately 11%. Similar to the recovery of Rates and Charges payments by instalments have been agreed to where those persons are having difficulty in making a lump sum payment. This is creating additional work on the Recovery staff.

Day 20/7

3. LEGAL ACTION - GRAHAM PRICE PTY LTD. P1641.700

This matter was heard in the Land and Environment Court from 9th - 12th June, 1992. Council's evidence depended heavily upon the affidavits of twenty residents and one Council officer. Six residents and the officer were examined on their evidence.

Graham Price Pty Ltd did not deny that an odour occurred from time to time and relied upon evidence that all practical measures were being taken to minimise the odour and that it would be significantly reduced when his aerated tunnel design was commercially viable in up to three years.

The Judge's reserved decision was handed down on 18th June, 1992 and he granted the injunction sought to prevent use of the premises in contravention of conditions of consent, but postponed operation of the injunction for a period of three years. Graham Price Pty Ltd was also ordered to pay half of Council's costs.

In reaching his decision, the Judge considered matters such as the importance of the industry to the community; evidence that the odour is offensive to the ordinary person; previous Councils had allowed a residential area to encroach upon rural activities; the wording of the conditions of consent should be read as meaning to effectively control objectionable odours so as to preserve the amenity of the neighbourhood; some residents were enthusiasts and tended to complain excessively; and there is no other practicable process of making mushroom compost, but this did not eliminate the effect of the conditions of consent.

4. FOHL (FRIENDS OF HAWKESBURY LIBRARY) ANNUAL REPORT 1991. GC150/1 PT1

FOHL's 1991 Annual Report is distributed with this Business Paper for information.

5. AUSTRALIANA PIONEER VILLAGE. GA50/002 PT2

Set out below are the financial details relating to the operation of the Australiana Pioneer Village for the period 1st April, 1992, to 30th June, 1992. Following Council's request at the June Ordinary Meeting, reports are now provided on a quarterly basis.

Income

Gate Takings	\$30,994.50
Other (including rental and filming activities)	<u>2,277.47</u>
	\$33,271.97

Less

Costs providing income	<u>4,998.42</u>
	\$28,273.55

Overheads

Grounds Maintenance (incl.wages)	25,353.54
Attendants Wages	10,064.99
Animal Feed	3,346.85
Service and Admin Costs	9,233.91
Promotions	6,200.52
Printing and Stationery	2,266.47
Train Maintenance	<u>827.55</u>
	<u>57,293.83</u>

Net Loss	(\$29,020.28)
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Attendances for the quarter were -

Adults	-	3,476
Children	-	5,919
Pensioners	-	<u>1,786</u>
TOTAL		<u>11,181</u>

Generally favourable weather conditions assisted in the continuing improvement in attendance figures. The susceptibility of gate income to inclement weather was demonstrated on Friday 26th June, 1992, when three school groups cancelled their bookings due to rain with a subsequent loss in gate income of \$1,000.

It is noted that the loss for the quarter is substantial. The payment of \$17,121 in back water rates was brought to account during the quarter. The back rates being for a period of five years, resulted from the Water Board not reading the meter and, therefore, not issuing an account. In addition, various yearly administrative costs including rates, licences and insurances were also paid during the quarter.

Emphasis on promotion and the printing of various visitor and promotional materials is traditionally weighted to the earlier part of the year, with stocks of visitor materials held for the remainder of the year and promotional material forwarded to various clubs and organisations. Christmas advertising and promotion has already commenced with various mailouts underway.

Consequently, expenditure on administrative and promotional costs will decline for the remainder of the year, and provided the weather remains favourable, it could be expected that the operating loss will be reduced in the ensuing months.

Following the meeting between Council and the Friends at the Village on 2nd June, 1992, Mr Terry Hayes of Timbertown was invited to address a meeting of the Friends, tenants and staff to assist the Friends in reaching a decision regarding their possible future management of the Village. Timbertown, near Port Macquarie, is a Council owned operation and is managed by an advisory committee, overseen by a general manager appointed under delegated authority in accordance with Section 527 of the Local Government Act.

Mr Hayes addressed the meeting on Friday 3rd July, 1992. The 1992 operational budget of Timbertown provides for an expected revenue of \$2,082,360 and an expected profit of \$64,000. Major items of expenditure include the payment of wages of \$967,000 promotion \$90,000 and insurances \$60,000. Estimated attendances are in the vicinity of 95,000. For the Village, it is anticipated that total attendances will be in the order of 35,000 - 40,000 for 1992. Whilst Timbertown has previously operated at a profit (on paper at least following depreciation), for various reasons attendances have reduced and the attraction has now sought a \$50,000 loan from the Council for support for the remainder of 1992.

Whilst the scale of operations at the Village is considerably smaller than that of Timbertown, Mr Hayes paid tribute to the efficiency of the Village in being able to significantly reduce its operating costs whilst improving attendances.

It is noted that the Friends will provide an indication to Council of their future role in the management of the Village by 16th July, 1992, and their response will be reported to Council at the first available opportunity.

6. COMMUNITY BUS. GC200/2

At the Ordinary Meeting on 9th June, 1992, a question was raised by Mrs J Booth in relation to damage sustained to the Community Bus used by the Community Transport Group. Plant No. 147 Toyota Coaster Community Bus (20 seater) is currently insured for \$16,900. The Community Bus was involved in an accident which occurred on Friday, 1st May, 1992, which resulted in \$6,225 damages. Council's current Insurance Policy is subject to a \$500 deductible, which, considering the circumstance of the accident, should be recoverable from the other party, thus resulting in a nil cost to Council.

7. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 14TH JULY, 1992. C50-1.

File Rep Date	Referred To	Subject	Comment
12 Sep 89	Tree Planting Programme DMED	Planned areas, storage and maintenance	Report August Ordinary
8 May 90	Windsor Town Centre DMED	Proposed Development Plan - feasibility including methods of financing.	Awaiting advice from Water Board

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11 Jun 91	Indoor Recreation Centre, Clarendon DMFM	Further report on revised costs	Report August GPC
6 Aug 91	Community Relations Programme TC/GM	Funding Community Relations Grants	Report following response from Office of Local Government
12 Nov 91	Landscaping DMED	Results of review of landscaping of Council's Housing DCP	Report after meeting with Community Envir. Committee
12 Nov 91	Wetlands Management DMED	Review & amendment of HLEP 1989	Report July GPC
12 Nov 91	Landscaping DMED	Industrial and Commercial Land	Report after meeting with Community Envir. Committee
10 Dec 91	Advertising Structures DMED	Further report following introduction of proposed legislation	Awaiting legislation
11 Feb 92	Development Control Plan DMED	Regulating fill material in area bounded generally by Brickfield Road, Day Street, Macquarie Street & the Railway Line	Report July GPC
11 Feb 92	Non-Smoking Policy DMED	Whole of Local Government area of Hawkesbury	Report July GPC
10 Mar 92	Bush Fire Organisation TC/GM	Report on Meeting	Further meeting to be held

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10 Mar 92	Sydney's Air Quality DMED	Further Report	Report July GPC
14 Apr 92	Rezoning of land DMED	Bounded by Mileham, Brabyn and Macquarie Streets and the Rail Line	Report to be included with proposal for Brickfield Road Report August GPC
14 Apr 92	Drainage Easement DMED	Townhouse Development - 622 George Street	Report July GPC
14 Apr 92	Windsor Mall DMED	Aspects of using trolleys or the like in the Windsor Mall or in the Central Business District generally to incorporate insurance	Report July GPC
14 Apr 92	Additions to Business Paper TC/GM	Legal-Insurance, policy impact, financial implication- budget, options available, consultations- internal/external	Report July Ordinary
14 Apr 92	Control of Cats & Dogs DMED	Investigation of Regulations introduced by Sherbrooke Council, Victoria	Report July GPC
9 June 92	Water Quality Signs DMED	Report on precise wording and any other symbols, number, location, cost and advice from Council's insurers and solicitors	Report August GPC

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9 June 92	Tree Planting DMED	Hawkesbury Showground and if trees were to be planted in the original plans	Report July GPC
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IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

1994 BICENTENNIAL COMMITTEE MEETING

held on 17th June, 1992

COMMUNITY ENVIRONMENT COMMITTEE MEETING

held on 17th June, 1992

HERITAGE ADVISORY COMMITTEE MEETING

held on 7th July, 1992

Minutes of the 1994 Bicentennial Celebrations Committee held at the Council Chambers, Windsor on Wednesday, 17th June, 1992, commencing at 7.40 p.m.

PRESENT : Alderman Ted Books Mr. Alex Hendrikson, Mrs. Jan Barkley, Mr. Peter Auld, Ms. Michelle Nichols, Alderman Warwick Mackay.

Guest was Mr. Ray Bottles, Chairman of the All Holden Committee.

APOLOGIES : Mr. Robert Pont, Ms. Peta Trahar, Mr. Ross Miller, Mr. Peter Bruce and Mr. Rob Sledge.

Mr. Ray Bottles addressed the meeting.

Mr. Bottles indicated the All Holden Car Club's projected involvement in the Hawkesbury's Bicentenary and the Club's desire to use the official 1994 emblem along with their own for that year.

Sunday	7. 8.1994	All Holden Day, Hawkesbury Showground.
Sunday	2.10.1994	Involvement in Official Bicentenary Celebrations, Governor Phillip Park
Sunday	16.10.1994	Hawkesbury Car Show and Swap Meet, Hawkesbury Showground

CONFIRMATION OF MINUTES :

RESOLVED on the motion of Alex Hendrikson seconded by Peter Auld that the Minutes of the previous meeting held on 13th May, 1992, be confirmed.

BUSINESS ARISING FROM THE MINUTES :

Jan Barkley to discuss with Hawkesbury Newspapers and the Mayor a suitable date to hold an official Prospectus Launch. A draft listing of appropriate local business people to invite to such a Launch was drawn up to be presented to the Mayor as a guide in organising such an official function.

REPORTS :

- * **BOOK** : Michelle Nichols reported on progress following her meeting with Jan Barkley and outlined the chapters envisaged.
- * **MONUMENT, GOVERNOR PHILLIP PARK** : Alderman Ted Books tabled Robert Pont's outline of requirements. A local sculptor will be approached.

- * **INVITATION TO ROYALTY :** Alderman Ted Books explained that the Committee's approach needed to be through the Federal Member for Macquarie, Mr. Alasdair Webster, M.P., who could request the Federal Government to issue such an invitation. Such an approach would be appropriate since the Governor General could only be invited six months before the event. Letter is to be written to Mr. Webster requesting his help. Other possibilities for official visitors are the present Lord Hawkesbury or members of Macquarie family.
- * **COMMUNITY GROUPS :** Michelle Nichols reported that the Council listing of Community Groups would be available in late June.

GENERAL BUSINESS :

1. Meetings - The meeting agreed to Jan Barkley's request that meetings return to the second Wednesday of each month to allow future meeting dates to be projected in correspondence.
2. Logo Use - A charge of \$50 to be made for the use of Council's Bicentennial Logo by organisations and community groups during 1994 to cover the cost of artwork and related expenses.

Moved by Alderman Mackay and seconded by Peter Auld.

3. Australia Council for the Arts - Peter Auld presented information on grants available to committees such as this Committee. Michelle Nichols to have discussions with Alannah Sledge on the matter.

Moved Peter Auld and seconded by Jan Barkley.

4. Incorporation - Alderman Books presented information regarding incorporation and tax deductible donations. Council to be asked to investigate on the Committee's behalf.

Moved by Alderman Mackay seconded by Michelle Nichols.

NEXT MEETING :

Wednesday, 8th July, 1992 at 7.30 p.m.

The meeting terminated at 10.55 p.m.

ITEMS FOR ADOPTION

1. A \$50 (fifty) dollar charge for use of the Bicentenary Logo by organisations and community groups during 1994 be made to cover artwork and other associated costs.
2. Federal Member, Mr. Alasdair Webster, M.P., be approached to request the Federal Government to invite a member of Royalty to take part in Hawkesbury's 1994 Celebrations.
3. The Australia Council for the Arts' grants be pursued by Council on the 1994 Committee's behalf.
4. Council investigate incorporation of the 1994 Bicentennial Committee.

Minutes of the Heritage Advisory Committee meeting held in the Council Chambers, George Street, Windsor, on Wednesday 7th July, 1992, commencing at 7.30pm.

PRESENT: Alderman H.J.M. Books - Chairman, Lorraine Banks, Graham Edds, Max Hatherly, Alex Hendrickson, A. Brandjes.

APOLOGIES: **RESOLVED** that the apologies of Alderman R. Stubbs and Jan Barkley be accepted.

RESOLVED that the minutes of the meeting held on 6th May, 1992, be accepted.

MATTERS ARISING OUT OF MINUTES:

1. Hawkesbury Local Heritage Assistance Fund.

Ms. Brandjes advised the committee that the applications were recently approved by Council.

RESOLVED that a copy of the Local Heritage Assistance Fund Guideline and application form be forwarded to Mr. West.

2. Dugout Canoe - North Richmond.

Alderman Books advised the committee that the canoe was still in situ in the river bank at North Richmond. Alderman Books undertook to investigate removal of the canoe from the river bank, in particular, access over St. John of God hospital property and adjacent property for the next meeting.

GENERAL BUSINESS:

TO BE RECEIVED BY COUNCIL -

1. Inclusion of North West Sector Heritage items into Hawkesbury Local Environmental Plan 1989.

The committee discussed the inclusion of North West Sector Heritage items into Schedule 1 of Council's planning instrument. In 1987 Council resolved to reject a substantial number of these items from inclusion in Council's then planning instrument, Hawkesbury Local Environmental Plan, 1984.

RESOLVED

1. That the committee systematically review each of the items identified in the North West Sector Heritage Study previously rejected by Council.

2. That following the review, the committee prepare a report for Council's information on the inclusion of the North West Sector Heritage items into the planning instrument.

TO BE ADOPTED BY COUNCIL:

1. Hawkesbury Local Heritage Assistance Fund

Ms. Brandjes advised the committee that two applications had been received seeking financial assistance from the fund.

RESOLVED

1. That the application by the Trustees of St. Matthews Catholic Church for the repair of stained glass windows at St. Matthews Catholic Church, Tebbutt Street, Windsor, be approved subject to:
 1. The submission of further documentation including coloured photographs of each window in the church.
 2. The submission of three quotations for the repair of the stained glass windows in the church.
2. That the application by Peter and Karen Sanday for funding of materials required for the conservation of slab barn at Chatham Street, Pitt Town, be approved subject to:
 1. The submission of coloured photographs of the barn.
 2. The submission of two quotations for the materials.

2. The Heritage System Review Discussion Paper.

The committee generally discussed the Divisional Manager's Environment & Development report to Council's General Purpose Committee meeting on 25th May, 1992, in relation to the N.S.W. Department of Planning's discussion paper.

RESOLVED that discussion points be forwarded to committee members prior to the next meeting of the committee.

RESOLVED that this matter be placed on the agenda for discussion at the next meeting of the committee and that following this a submission be forwarded to the Department of Planning.

DATE OF NEXT MEETING

The next meeting will be held on Wednesday 15th July, 1992, in the Alderman's Room, Hawkesbury City Council, George Street, Windsor, commencing at 7.30 pm.

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Minutes of the Community Environment Committee held at the Council Chambers, Windsor, on Wednesday 17th June, 1992 commencing at 7.30pm.

PRESENT: (CEC) Alderman Hugh Williams - Chairperson, Alderman Paul Rogers, Alec York, Tanya Bolesic, John Crosby, Grace Crosby, Bobby Free, Sue Machon, Elspeth Murphy, Paul Godfrey and Andrew Dean

(NEPC) Alderman Wendy Sledge, Alex Stewart, Bruce Simmons, Gary Holloway and Geoff Lawrence.

APOLOGIES: Resolved on the motion of John Crosby and seconded by Tanya Bolesic that the apologies of Rob Sledge and Debbie Jackson be accepted.

TO BE RECEIVED BY COUNCIL

Suspension of Standing Order:

Resolved on the motion of Grace Crosby and Tanya Bolesic that "all standing orders be suspended and that the Mayor, Alderman Wendy Sledge, take the chair for the purposes of discussing the future of the Community Environment Committee and the Noise and Environmental Pollution Committee".

Resolved on the motion of Alderman Hugh Williams and seconded by Alec York that the Noise and Environmental Pollution Committee cease to exist and that the membership of the Community Environment Committee be expanded to include four (4) technical experts of disciplines related to the objectives of the committee. Further, that Gary Holloway, Geoff Farrance, Bruce Simmons and Alex Stewart be invited to fill these positions.

Resolved on the motion of Alec York and Elspeth Murphy that an "additional aim of the committee be

"7. Formulate recommendations on policies relating to pollution issues, land use conflicts, waste disposal and the like."

Resolved on the motion of John Crosby and seconded by Alec York that standing orders be resumed.

CONFIRMATION OF MINUTES:

Resolved on the motion of Elspeth Murphy and seconded by John Crosby that the minutes of the meeting held 20th May, 1992, be confirmed.

MATTERS ARISING OUT OF MINUTES:

a) Tree Planting Pamphlet

Alec York advised that the "tree planting for the Hawkesbury" pamphlet was nearing completion and that assistance was required. Tanya Bolesic indicated she would provide input and assistance.

b) Draft Landfill Control Plan

The secretary advised that the Draft Land Control Plan and comments by the committee are still being considered by Council staff.

c) Mulch required for tree planing

Resolved on the motion of Alec York and seconded by Tanya Bolesic that the committee authorise the secretary/treasurer to purchase two (2) truckloads (at a cost of \$10.00/m³) of mulch for delivery at Australiana Pioneer Village prior to the next planting.

TREASURERS REPORT

The secretary/treasurer reported that the committee has a current balance of \$2,409.51.

GENERAL BUSINESS

a) Construction Waste - Tanya Bolesic advised the committee that builders waste was still a problem both on the roadways and nature reserves at Bligh Park.

Resolved on the motion of Tanya Bolesic and seconded by Alec York that the secretary write to construction companies working in Bligh Park raising concerns of building sites being sources of windblown litter.

b) North Richmond Cub Scouts Group - Clean up - Alderman Paul Rogers advised the committee that the North Richmond Cub Scouts Group held a Clean Up on Saturday 13th June, 1992 at Wheeney Creek. Fifteen (15) Cub Scouts between the ages of 8 and 11 years removed one (1) box trailer of miscellaneous rubbish over a five (5) hour period.

Resolved on the motion of Alderman Paul Rogers and Sue Machon that the secretary write to the president of the North Richmond Cub Scout Group commending the group's effort and expressing the committee's appreciation.

TO BE ADOPTED BY COUNCIL

- c) Castlereagh Liquid Waste Depot - Extension of Operation - Elspeth Murphy advised the committee that approval had been given for the waste depot to be overtopped without genuine community consultation.

Resolved on the motion of Elspeth Murphy and seconded by Alec York that the Council express its concern to the Minister for the Environment that community input has not adequately been sought by the consultants looking into the extension of the Castlereagh Liquid Waste Depot.

- d) Mulch - Resolved on the motion of Alec York and seconded by John Crosby that the relevant Council officer investigate the possibility of providing an ongoing mulch supply for volunteer tree planting groups.

DATE OF NEXT MEETING:

The next meeting will be held on Wednesday 15th July, 1992 in the Council Chambers, Hawkesbury City Council, George Street, Windsor, commencing at 7.30pm.

CORRESPONDENCE FOR INFORMATION

1. GENERAL CIRCULAR NO. 7 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT15

1. 1992 Local Government Association Annual Conference
2. New Director, Employment and Industrial Relations
3. R H Dougherty Award
4. Youth Advisory Council
5. Rural Multi-Purpose Child Care Centres
6. National Heart Foundation's Healthy Hearts Local Government Awards
7. Community Work: Solution or Illusion
8. Information on Disability - Equipment Access Services Inc
9. Round Seven, HACC Funding
10. Community-based Personal Alarm System
11. 1991 Census of Population and Housing: Preliminary Aboriginal and Torres Strait Islander Data
12. Goods and Services Tax
13. 1991/92 FAGs allocation revised
14. Insurance for Amusement Devices
15. Local Government Legislation - Progress Report
16. Adequacy of Television Services
17. Local Government Performance Indicators Project
18. Seminar on Photochemical Smog
19. Regional Seminars on Planning Law and Practice for Elected Representatives
20. National Energy Efficiency Building and Planning Seminar
21. Guidelines for Bushland Corridors
22. Federal Government determination on Local Road funding arrangements
23. National Road Transport Commission Report on Heavy Vehicle Charging, May 1992
24. Work Cover Safety Requirements
25. Banks and Bank Holidays Act, 1912

2. CONSTRUCTION OF NEW HAWKESBURY HOSPITAL - MINISTER FOR HEALTH SERVICES MANAGEMENT. DA330/90

"I refer to your letter of 27 April 1992 (Ref: DA33/90 PT2/WS735:clh) concerning construction of the new Hawkesbury Hospital.

In my reply of 13 December 1991, to representations by Mr P B Gibson, MP, on behalf of Hawkesbury City Council, I stated that I had sought advice from the Department on various options available to ensure completion of the Hawkesbury project within the shortest possible time and in the most cost effective manner.

This advice has to take account of private sector participation as outlined in the 1991/92 Budget Paper No. 2. As you may be aware private sector participation has been under review in relation to the Port Macquarie Project and the application of similar principles to Hawkesbury is one way to expedite the project.

The Public Accounts Committee has recently conducted an inquiry on the Port Macquarie proposal. The final report is favourable and has recognised the strength of the access and quality provisions of the proposed contract. It also acknowledges the projected savings of \$41 million over the next 20 years.

Wentworth Area Health Service has established a sub-committee to examine similar joint venture options for the provision of health services at Hawkesbury. I am yet to receive that report but suggest that you liaise with the committee to keep abreast of the options that are under consideration.

This project if proceeded with as a public sector works will have to be reviewed in terms of timing and scale in light of the overall prospective health capital funding position, including potential asset sales. This will occur in the budget process over the next few months and a final position on public funding will be known when the State budget is announced in September.

Whatever method is adopted for the delivery of health care in the Windsor district, I assure you that it will offer to everyone equitable access to high quality, affordable services.

Should you have any further enquiries concerning this matter please contact Mr Tom Hamilton, Chief Executive Officer, Wentworth Area Health Service, telephone (047) 320-441."

**3. OPEN FORUM - WENTWORTH AREA HEALTH SERVICE.
GP070/008 PT1**

Advising that an Open Forum will be held "to investigate the health promotion needs of older people". This will take place in the Tebbutt Room on Tuesday, 21 July from 9.30am to 12noon.

**4. DEFENCE HOUSING AUTHORITY DUAL OCCUPANCY
DEVELOPMENT - KEMSLEY DOWNS ESTATE, NORTH
RICHMOND - DEPARTMENT OF PLANNING. SA0103/88 PT1,
DA42/92**

Informing Council that the Defence Housing Authority had raised that matter of the proposed dual occupancy development at North Richmond with the Department.

Stating that Hawkesbury City was exempted from the provisions of SEPP No.28 on the basis of its good performance in promoting urban consolidation and that the Department fully supports the general urban consolidation objectives pursued by Council.

Advising that as the development achieves the objectives of urban consolidation and is supported by Council's Planning Department the Department supports the proposed development in principle.

**5. LETTER OF INTRODUCTION - SENATOR IAN MACDONALD,
SHADOW MINISTER FOR LOCAL GOVERNMENT & THE ACT.
GP090/018 PT01**

Advising Council of his willingness to co-operate with Council in any way he is able, to advance the interests of ratepayers and Australia generally.

6. MINUTES OF MEETING OF EXECUTIVE OF THE FLOOD
MITIGATION AUTHORITIES OF NSW. GR60/32 PT2

Forwarding the Minutes of the Meeting of the Executive of the Flood Mitigation Authorities of NSW held on 14th May, 1992, at the Bankstown Civic Centre, Bankstown.

7. THE WILDERNESS SOCIETY - ANNUAL BADGE APPEAL.
GC110/1 PT1

Advising that on World Environment Day, June 5th, 1993, the Society will be holding its fifth annual badge appeal - The Wild Planet Appeal. Seeking permission for school children to sell badges within the City from 9 a.m. to 5 p.m. on Friday, June 4th and Saturday, June 5th, 1993. The proceeds from the appeal will be used to protect areas such as Kakadu and the forests of East Gippsland and South East New South Wales. All participating schools will receive education kits free of charge.

(TC/GM - Council has adopted the policy in the past that only charitable organisations with local affiliation be granted permission to conduct appeals within the City area. As the Society does not have local affiliation, it has been advised of Council's policy.)

8. ROUNDABOUT CONSTRUCTION - RICHMOND
ROAD/GEORGE STREET INTERSECTION - ROADS & TRAFFIC
AUTHORITY. 1829/R PT1

Advice has recently been received from the Roads & Traffic Authority that a roundabout is to be established at the intersection of George Street and Blacktown Road and the works are programmed to commence in the near future.

IT IS RECOMMENDED THAT the correspondence in this section be received and replies be forwarded where necessary.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH JULY, 1992.

OTHER REPORTS

Minutes of the Macquarie Towns Festival Committee held in the Aldermen's Room, Council Chambers, Windsor on 24 June 1992 commencing at 8pm.

PRESENT: Ald R Stubbs (in Chair), Fl Lt D Thomas, Ald P Rogers, Mr T Brill, Air Cmd G Michael AO, OBE, AFC, Ms E Manning, Mr B Hardiman, Ms T Tallack, Ald C Paine (late), Mr C Daley (late).

APOLOGIES: Mrs P Gardner. Ald Paine and Mr D Daley had previously apologised for late arrival due to previous engagements.

RESOLVED on the motion of Ald Rogers seconded by Mr Hardiman that apologies be accepted.

RESOLVED on the motion of Ald Rogers seconded by Ald Stubbs that the minutes of the previous meeting be adopted, with the addition of Mr B Hardiman to the list of apologies.

3. TREASURER'S REPORT: There have been no transactions since the last Committee meeting.

4. CORRESPONDENCE IN:

- Pollyanna Pancakes - catering van available
- Taliesin Band - publicity material
- PCJ Promotions - several promotions available
- Group Captain Rasmussen - acceptance for Kite Day.
- M Pepper Productions - contracts.

5. CORRESPONDENCE OUT:

- Mr J Mackay - Newcastle City Council - William IV visit
- Hawkesbury City Pipe Band - list of Pipe Banks in Parade
- Area Seonee - cubs re Kite Day.

RESOLVED on the motion of Air Cmd Michael that correspondence be accepted.

6. GENERAL BUSINESS:

- 1) There was a Notice of Motion at the meeting of 3rd June by Alderman P Rogers seconded Mr E Taylor that Clause 20(b) of the Constitution be amended as follows: -

The clause now reads: -

- (a) The Association shall be dissolved upon the vote of three-fourths majority of the members present to consider a special resolution on such a question.

- (b) If upon winding up or dissolution of the Association, there remains after the satisfaction of all its expenses and liabilities, any property whatsoever, the same shall be handed over to an association for support and development of similar community purposes upon the special resolution of the Association passed in accordance with the provisions of the Associations Incorporation Act 1984.

The new clause would be: -

- (a) The Association shall be dissolved upon the vote of three fourths majority of the members present to consider a special resolution on such a question.
- (b) If upon winding up or dissolution of the Association, there remains after the satisfaction of all its expenses and liabilities, any property whatsoever, the same shall be handed over to an association for support and development of similar community purposes upon the special resolution of the Association passed in accordance with the provisions of the Associations Incorporation Act 1984. Such association to be eligible for tax deductibility of donations under Section 78(1)(a) of the Income Tax Assessment Act, 1936.

This would enable the Committee to register as a cultural body able to accept donations which would then be tax deductible for donors. The sub-committee of three persons as designated by the Department Arts, Sport, Environment and Territories will be appointed when application is being formally made. Expressions of interest have been received from Alderman R Stubbs, Alderman P Rogers and Mr T Brill.

The proposed changes have been previously distributed to all committee members.

The separate bank account needs to be opened for donations. A transfer of \$20 would be necessary. Forms will be left for signature by the three persons nominated to operate the account.

RESOLVED on the motion of Air Cmd Michael seconded by Ald Rogers that the proposed change be made to the Constitution and that Ald Stubbs, Ald Rogers and Mr Brill comprise the sub-committee to operate the separate bank account for donations.

- 2) Group Capt Rasmussen will judge and present prizes. The Area Seonee had agreed to make this a cub rally day, bringing approximately 150 cubs. The District Commissioner of Scouts and the equivalent in Guides will be contacted by the Executive Officer regarding participation of all groups. The Scout support group will attend with catering. Breeze and Eeze Kites have inspected the site and recommended that afternoon winds are best.

A start with competitions could be made in the morning, with adult competition after the 3.30pm demonstration. Breeze and Eeze will tether two kites for the day in the sky and will have 2-½ hr acrobatic displays at 1pm and 3pm (they will fly longer if sufficient wind). There will have to be some indication of numbers attending for ordering of porta-loos and catering. Breeze and Eeze will sell kites on-site and have donated a \$65 "Sky-Sailer" as an adult prize.

- 3) Banners have been made, a quote for painting received and paint ordered to enable three focal points of the Parade to be identified. Total cost will be under \$1,000 (\$2,000 was originally allowed for in the budget).
- 4) Bob Cook of William IV has advised that they are definitely coming for the period 5-17 October. Trips are being organised. Newcastle/Newcastle and Sydney operators are being sought for Sydney/Sydney trips on 17, 18 October.
- 5) A tentative booking has been made with PCJ Promotions for a "Teddy and Toy Clinic" in Windsor Mall. 4 sponsorships of \$100 will be sought for this.
- 6) The next meeting of Richmond Chamber of Commerce is on 8 July. Executive Officer and Ald Rogers will attend to discuss possible traffic arrangements for the Parade and Open Air Fair Day. Discussions centred around the problem of parked cars pulling out into the Parade. The street would need to be closed off to parking from 6 or 7am in the morning. If the entire East-West Market Street block of Windsor Street was to be closed, the retailers would be encouraged to have stalls, promotions etc on the footpath, with crowds able to cross from the shops to the park area after the Parade. Council could accept no insurance liability for stalls on the footpath. An alternative is to close the southern (park) side only.

Possibilities of extra parking areas - Commuter Railway Station and Telecom are to be investigated. Stallholders will be directed to the parking area behind the Senior Citizens Centre.

- 7) Hawkesbury Valley Bus Company will provide buses for school groups from out-of-town coming to Windsor Mall for a cost of less than \$400.
- 8) Lions Club of Colo has been contacted. They wish to run a 2WS "Radio Juke Box Saturday Night" in Richmond Park on the evening of 10 October.
- 9) Australiana Village is planning a day of multi-cultural dancing on 11 October.

GENERAL BUSINESS:

There was discussion of the role of Hawkesbury Tourism, particularly regarding the Parade. Executive Officer is to write to the organisation asking members to enter floats. Tourism Hawkesbury will be involved in the William IV visit if appropriate activities eventuate.

Participation in the Festival Parade was discussed. Executive Officer reported that letters have been sent (and returned) to bands and other groups needing 12 month's notice. Other participants and would-be participants will be contacted in the near future. It was suggested that St Matthews Youth Group and the Sister City Association be contacted.

A "Hospital bed race" was suggested to begin the Street Parade. Possible entries will be from RAAF, University, St John of God, Hawkesbury Hospital and Scouts. The Sub-Committee consists of Ald Stubbs and Ald Paine. Hospital volunteers will collect donations from the crowd.

The meeting closed at 9.30pm.

The next meeting will be on 22 July.

Minutes of the Macquarie Towns Festival Committee Inc held in the Aldermen's Room, Council Chambers, Windsor, on 3 June 1992 commencing at 8pm.

PRESENT: In Chair - Ald R Stubbs, Ald P Rogers, Ald C Paine, Mrs J Dewhurst, Mrs P Gardner, Mr E Taylor, Ms E Manning.

APOLOGIES: Air Cmd G Michael, Fl Lt D Thomas, Ms T Tallack, Ms J A Savage, Mr A Hendrikson, Mr T Brill.

RESOLVED on the motion of Mr E Taylor seconded by Mrs J Dewhurst that apologies be accepted.

The Chairman welcomed guests, Doug Hill and Heather Brownnett, members of the organising committee for the Inaugural Fairfield City Festival of the Arts.

RESOLVED on the motion of Mr E Taylor seconded by Ald P Rogers that minutes of the previous meeting be adopted.

TREASURER'S REPORT:

As at 5 May 1992, the cheque account balance was \$35,471.67 which included the Council allocation of \$25,500.00. This amount of \$25,500.00 was placed on fixed term deposit for four (4) months.

There is an outstanding account of \$20 membership fee for 2VTR-FM membership.

The budget, as presented to Council's Finance Manager, was distributed and discussed.

- a. The "People of the Hawkesbury" exhibition has been deleted.
- b. The Chairman will again donate a Parade Winner's Banner.
- c. It was suggested that for the Kite Day, we approach the RAAF to donate a local plane or helicopter flight for each winner.

RESOLVED on the motion of Mr E Taylor seconded by Ald P Rogers that the Treasurer's Report be accepted.

CORRESPONDENCE - IN:

From Mayor regarding RAAF "Sound and Light Show" in Festival.
From Windsor School - details of groups for Windsor Mall.

CORRESPONDENCE - OUT:

Marguerite Pepper Productions - confirmation of booking.
M Spencer - confirmation of booking.
Geoff Arundel - request for inspection.
Richmond Chamber of Commerce - representation all school Principals - lunchtime entertainment.
N Wilson - participation in parade.
Marguerite Pepper Productions - confirmation of booking.
Syd Howard Fireworks - confirmation of booking.
Howard and Sons - advising of unsuccessful quotation.
Group Captain Rasmussen - Sound and Light Show.

MATTERS ARISING FROM CORRESPONDENCE:

The Executive Officer reported that it had been impossible to contact Group Captain Rasmussen and that his staff had not rung back with a suggested time for an appointment. A letter had been sent. Ald Paine reported that Group Captain Rasmussen was now overseas. It was agreed that more information was needed regarding the proposed event as it could be a very sensitive issue, as the recent re-enactment of the Midget Sub bombing of Sydney Harbour. In principle, a Sound and Light Show is a spectacular event with much potential, but it must be designed to be within the bounds of acceptable good taste.

Ald P Rogers will accompany the Executive Officer to address Richmond Chamber of Commerce re participation in Parade and Open Air Fair and parking problems.

RESOLVED on the motion of Ald C Paine seconded by Mrs P Gardner that correspondence be accepted.

GENERAL BUSINESS:

1. Oakville School had advised that they were available to perform in Windsor Mall, but that a bus at a cost of \$90 would be necessary. 5 schools have confirmed performances.

RESOLVED on the motion of Ald P Rogers seconded by E Taylor that a \$400 limit be set for schools' transport and that bus companies be approached to transport school groups during the week 12 - 16 October for a price not in excess of \$400.

2. There was a Notice of Motion by Ald P Rogers seconded Mr E Taylor that Clause 20(b) of the Constitution be amended as follows:-

The clause now reads:-

- (a) The Association shall be dissolved upon the vote of three-fourths majority of the members present to consider a special resolution on such a question.
- (b) If upon winding up or dissolution of the Association, there remains after the satisfaction of all its expenses and liabilities, any property whatsoever, the same shall be handed over to an association for support and development of similar community purposes upon the special resolution of the Association passed in accordance with the provisions of the Associations Incorporation Act 1984.

The new clause would be:-

- (a) The Association shall be dissolved upon the vote of a three-fourths majority of the members present to consider a special resolution on such a question.

- (b) If upon winding up or dissolution of the Association, there remains after the satisfaction of all its expenses and liabilities, any property whatsoever, the same shall be handed over to an association for support and development of similar community purposes upon the special resolution of the Association passed in accordance with the provisions of the Associations Incorporation Act 1984. Such association to be eligible for tax deductibility of donations under Section 78(1)(a) of the Income Tax Assessment Act 1936.

This would enable the Committee to register as a cultural body able to accept donations which would then be tax deductible for donors. The sub-committee of three persons as designated by the Department Arts, Sport, Environment & Territories will be appointed when application is being formally made. Expressions of interest have been received from Ald R Stubbs, Ald P Rogers and Mr T Brill.

The proposed changes have been previously distributed to all committee members.

3. The Windsor Craft Market will have an official opening on 18 October and will attend, as a group, the Open Air Fair on 10 October.
4. Exhibitions weekend - 17/18 October. Cultural Diversity at Library, St John of God, Macquarie Towns Arts Society, Hawkesbury Community Arts Workshop, Windsor Mall Craft and Market (18th only). Bellbird Echo; possible stained glass workshop, Lochiel House Gallery, Hawkesbury Gallery, separate listing and map to be printed.

Maps and details will be sent to groups such as Art Societies & Retirement Villages to encourage bus or car tours.

5. The sample layout and quote from Fitzgerald Printing for the programme were discussed. A proof will be made available before printing.
6. William IV visit. The historic paddle-steamer, William IV will steam from Newcastle to Brooklyn - Wisemans Ferry - Windsor arriving on 4 October, if Council permission is obtained for use of Windsor Wharf. The ship will remain in Windsor until 8.00am on 17 October. It will be open for inspection, and may be able to take passengers on short trips during the weekend of 10 and 11 October. This is the 160th Anniversary of the last visit of the vessel to Windsor. Possibility of Festival launch Thursday night 8 October, on board.
7. The Windsor Function Centre is organising an Oktoberfest on 11 October from 2.00pm onwards. Price will be \$29.00 including a meal, and drinks are extra. The Executive Officer has booked a table.
8. Richmond Players have indicated that they will present their "Cavalcade of Costume" during the Festival.

9. The Lions Club, who are attending the Open Air Fair with their B-B-Q facilities, have indicated to the Mayor that they wish to have a "Juke Box in the Park" on that day. The Committee has no details, but it would appear that this would conflict with the stage and park entertainment. The Executive Officer will contact the Lions Club.
10. For the Kite Day, a letter will be sent to "Area Seonee" Mrs Rogers to request that all district Cubs attend as a Rally Day with their kites.
11. Australiana Village involvement was discussed. The Village always enters at least one float in the Parade and Monica McMahon and her children's band are performing.

The meeting terminated at 9.15pm.

The next meeting will be held on 24 June at 8.00pm.