

Dennis

Hawkesbury City Council

Business Paper

Ordinary Meeting

Meeting Date 5 MAY 1992

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

How Council Operates...

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

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

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

Meeting Procedure...

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

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

Public Participation...

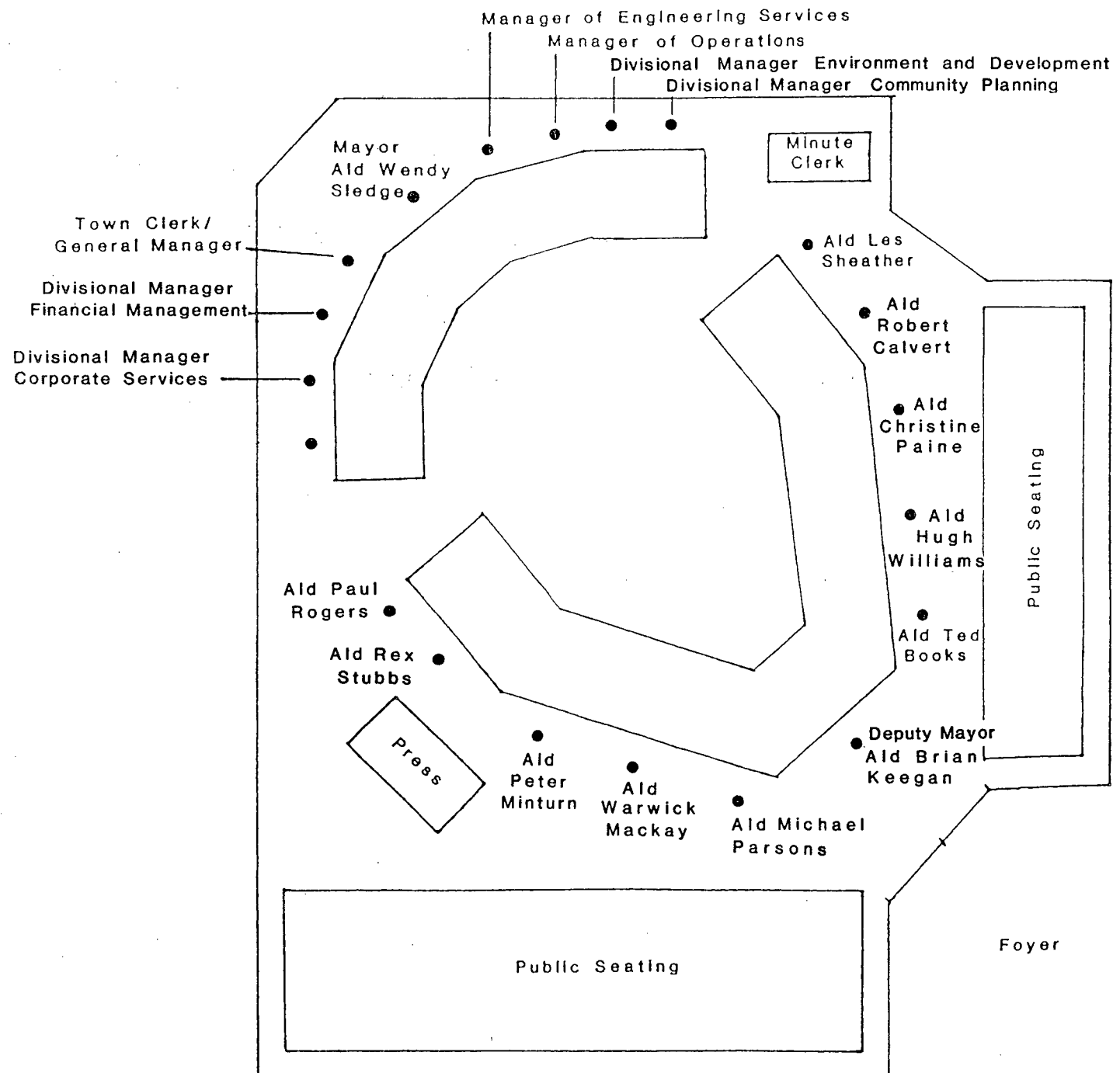
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest...

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

Council Chambers



MINUTES OF MEETINGS

ORDINARY MEETING - 14TH APRIL, 1992

SECTION 1

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 14th April, 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, C.A. Paine, M.G. Parsons, P.E. Rogers, L.C. Sheather, R.P. Stubbs and H. Williams.

An apology for absence was received from P J Minturn.

RESOLVED on the motion of Alderman M G Parsons seconded by Alderman R P Stubbs that the apology be accepted.

Alderman Keegan introduced Mindy Ouram, visiting Australia from Temple City.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 107 RESOLVED on the motion of Alderman H J M Books seconded by Alderman M G Parsons that the Minutes of the Ordinary Meeting of Council held on 10th March, 1992, having been circulated amongst the members of Council, be confirmed.

Alderman H Williams asked for his name to be recorded against the motion on Page 10 - Minute N^o 82.

- 108 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman B N Keegan, that the Minutes of the Special Meeting of Council held on 17th March, 1992, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

1. FLOOD FREE ACCESS - TOWN BY-PASSES. GR120/20

- 109 RESOLVED on the motion of the Mayor, W Sledge seconded by Alderman L C Sheather that the Member for Hawkesbury, the Hon. Kevin Rozzoli and the Roads & Traffic Authority be advised that Council considers the provision of flood-free access across the Hawkesbury River as its first priority for major road and bridgeworks in the district. Further, the Authority be requested to proceed as quickly as possible with detailed planning, engineering feasibility and environmental assessment in order to have the route for the project identified and secured.

2. HAWKESBURY HOSPITAL. DA330/90 PT2

- 110 RESOLVED on the motion of the Mayor, W Sledge seconded by Alderman W J Mackay that the Council seek urgent advice from the State Government on both the provision and timetable for the construction of the new Hawkesbury Hospital, and, further a clear undertaking on the public facilities that will be provided and how equity of access for all services for all levels of the District's population is proposed. Further, that support in obtaining the advices and undertaking be sought from the Member for Hawkesbury, the Hon. Kevin Rozzoli.

SECTION 2 - NOTICE OF MOTION

By Alderman W.J.Mackay :

- 111 RESOLVED on the motion of Alderman W J Mackay seconded by Alderman R P Stubbs that:-

1. The appropriate Council staff be requested to undertake preliminary investigations to identify a suitable site to replace the South Windsor Waste Disposal Depot at the expiration of its operational life. These investigations are to pay regard to aspects such as environmental assessment, availability of a facility to all areas of the City during flood times, funding and long term use of the land.

Further that regular progress reports of these investigations be submitted with the first report due by the end of 1992.

- 112 RESOLVED on the motion of Alderman W J Mackay seconded by Alderman M G Parsons that:-

2. Council investigate the regulations introduced by Sherbrooke Council in Victoria relating to the control of cats and dogs. These investigations then to be reported to Council to facilitate a process whereby any improvements could be made to the increasing problem of domestic and feral animals destroying native animals.

By Alderman R.P. Stubbs :

- 113 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that a report be prepared on possible construction of a bus shelter at the site of the present bus stop in Kable Street, Windsor.

By Alderman H. Williams :

- 114 RESOLVED on the motion of Alderman H Williams seconded by Alderman L C Sheather that:-
1. This Council believes that the recording of each Alderman's vote during formal business is an important element of open government and electoral accountability that should be adopted here, and, accordingly;
 2. It seeks advice on how this may best be done so that the matter may be determined at a future meeting.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

4. REGIONAL SPORTING FACILITIES. GP10/7 PT1

Moved by Alderman L C Sheather seconded by Alderman P E Rogers that:-

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

4. A report on possible funding for the shell of the upper storey be presented to the Ordinary Meeting.
5. Page 14 of the Town Clerk's Report be received and further the estimated \$103,000 (one hundred and three thousand) as reported be allocated from the funds from Castlereagh Road for the additional shell structure above the amenities block.

115 **AN AMENDMENT** was moved by Alderman W J Mackay seconded by Alderman H J M Books that:-

1. The Sports Council be requested to undertake a survey and provide a report on the expected utilisation of a regional athletics facility and methods to fund the ongoing operational cost of such a facility.
2. Plans be prepared for the construction of the second amenities building at the Richmond Ex-Servicemen's Sporting Complex.
3. The Hawkesbury Baseball Club be advised that Council is prepared to design the building to accommodate a second storey, but provision of clubhouse facilities would have to be funded by the Club.
4. A report on possible funding for the shell of the upper storey be presented to the Ordinary Meeting.
5. A further report to the next General Purpose Committee meeting outlining the funds available from the sale of Castlereagh Road, and the uses and priorities for the second facilities block at the Bensons Lane complex or the funding thereof.

The amendment was carried.

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

Local Traffic Committee

9. KABLE STREET, WINDSOR - HAWKESBURY CITY COUNCIL. 1117/R

MOVED by Alderman B N Keegan, Deputy Mayor, seconded by Alderman M G Parsons that this matter go back to the Local Traffic

Committee for urgent consideration and to include Fitzgerald Street intersection.

- 116 AN AMENDMENT was moved by Alderman L C Sheather seconded by Alderman C A Paine that the request be referred to the Consultant's undertaking the LATM Study for the Windsor Business District.

The amendment was carried.

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

SECTION 2 - PLANNING AND DEVELOPMENT

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

- 117 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman B N Keegan, Deputy Mayor, that the matter be deferred pending correspondence.

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

- 118 RESOLVED on the motion of Alderman H J M Books seconded by Alderman M G Parsons that Council look for a further site and that investigations also be held with adjoining Councils.

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

- 119 RESOLVED on the motion of Alderman L C Sheather seconded by Alderman M G Parsons that:-

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

- B. Adjoining and upstream landowners be invited to liaise with Council's Officers in the creation of a common drainage easement and that calculations take place as to suitable design criteria and a methodology of suitable funding.
- C. This item be given an "A" priority.

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

Moved by Alderman B N Keegan, seconded by Alderman H J M Books that the bins be removed or a satisfactory service take place to remove the rubbish situation.

- ✓ 120 AN AMENDMENT was moved by Alderman L C Sheather seconded by Alderman C A Paine that the report be received.

The amendment was carried.

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

- 121 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman B N Keegan, Deputy Mayor, that the Report of the General Purpose Committee Meeting held on 24th March, 1992, as recorded on Pages 1 to 20 of the Minutes of the General Purpose Committee, be adopted, with the exception of:

Section 1 - Works

4. Regional Sporting Facilities. GP10/7 PT1

Local Traffic Committee

9. Kable Street, Windsor - Hawkesbury City Council. 1117/R

Section 2 - Planning and Development

3. Two Lot Subdivision - Lot 5, DP3405 Ashtons Road, Grose Wold - W Johnson. SA140/91

11. Livestock Saleyards - Hawkesbury Showground - National Livestock Brokers Pty Ltd. DA153/91

12. Drainage Easement - Town House Development - 622 George Street, South Windsor. DA207/91

13. Vehicular Ferries. GT240/5, GT240/7, GT240/9

which already been considered by Council - Minute N^os. 115, 116, 117, 118, 119 and 120.

SECTION 4 - REPORTS FOR DETERMINATION

1. COUNCIL'S INVOLVEMENT IN ARTS-RELATED ACTIVITIES. GR30/26 PT1

- 122 RESOLVED on the motion of Alderman L C Sheather seconded by Alderman P E Rogers that this report be received. ✓

2. STAFF MATTERS. S1/IP

- 123 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman R G Calvert that the resignation be accepted and a reference be issued under the Common Seal of Council. ✓

3. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/3 PT1, SA13/88

- 124 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman R G Calvert that the Seal of Council be affixed to the following documents:

Deed of Assignment	Transfer of Lease for Shop 3 Glossodia Shopping Centre from Mr E R & Mrs V D Langlands to Mr D & Mrs E Langlands. Current annual rental \$8,709.60 (eight thousand seven hundred and nine dollars sixty) plus 25% (twenty five) of outgoings. ✓
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Easement over underground Prospect Electricity - Road closure, Salmon power cables Road, South Windsor

Easement Easement in favour of Council to drain water through Lot 1, DP743909 Drift Road, Richmond. All costs will be met by the developers of the subdivisions immediately to the East of Drift Road.

4. ALTERATION OF BOUNDARIES. GT90/3 PT1

- ✓ 125 RESOLVED on the motion of Alderman R G Calvert seconded by Alderman B N Keegan, that Council approach Blacktown City Council with a view to a joint application to the Local Government Boundaries Commission to have Portions 46 and 47, Parish of St. Matthew, incorporated in the City of Blacktown. Further, that all necessary documentation be completed under the Seal of Council.

5. VEHICULAR FERRIES - BRIDGE TO BRIDGE POWERBOAT CLASSIC. GR30/38 PT1

- X 126 RESOLVED on the motion of Alderman B N Keegan, seconded by Alderman H J M Books that Council not agree to the interrupted ferry services during the running of the Super Class boats on Sunday 3rd May, 1992.

6. LOAN BORROWING PROGRAMME 1992/93. GG21/1 PT1

- ✓ 127 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that Council reaffirm the 1992/93 Loan Borrowing Programme as adopted in the 1992 Estimates.

7. PENSIONER REBATES. GR10/7

- ✓ 128 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman L C Sheather that application be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1992 and previous years and that an undertaking be made under the Seal of Council in respect of the writing off or the reducing of rates owing by pensioners in

pursuance of Section 160AA of the Local Government Act and that proceedings shall not be taken for their recovery.

8. ACCEPTANCE OF BONDS - SUBDIVISION WINDSOR DOWNS, PRECINCT 4 - THE ANGLISS GROUP. SA0092/90 PT1

- 129 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that:-

Council agree to accept security in the form of a bank guarantee for:-

1. Completion of roadworks excluding boxing out and drainage for Windsor Downs, Precinct 4 in the sum of \$383,000 (three hundred and eighty three thousand).
2. Construction of sewer reticulation for Windsor Downs, Precinct 4 in the sum of \$272,000 (two hundred and seventy two thousand).
3. The work being completed by 30th April, 1993;
4. Covering Deeds of Agreement prepared by Council's Solicitor be completed by the owner of the property;
- ✓ 5. The cost of the preparation of the Deeds to be paid direct to Council's Solicitor by the owner; and
6. Council's Seal be attached to the completed documents

Further, that Council will release each of the bonds upon completion of the secured works in accordance with plans approved by the Manager of Engineering Services, including submission of all necessary documentation and certificates.

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

- 130 RESOLVED on the motion of Alderman L C Sheather seconded by Alderman R P Stubbs 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 Hendersons and these findings be further reported to Council.

10. ACCEPTANCE OF BOND - ROAD & DRAINAGE WORKS SUBDIVISION - LOT 652, DP714322 & LOT 178, DP221986 RIFLE RANGE ROAD & MILEHAM STREET, SOUTH WINDSOR - EDMONDS & ASSOCIATES PTY LTD. SA78/91

131 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that Council agree to accept security in the form of a bank guarantee for \$355,000 (three hundred and fifty five thousand dollars) covering completion of road and drainage works in accordance with the approved plans excluding site filling and grading, interallotment drainage and associated certificates and documentation, subject to:-

1. Payment of the application fee of \$500 (five hundred).
2. The work being completed by 31st July, 1992.
3. A covering Deed of Agreement prepared by Council's Solicitor be completed by the owner of the property.
4. The cost of the preparation of the Deed to be paid by the owner direct to Council's Solicitor.
5. Council's Seal be attached to the completed documents.

The applicant be informed that all works within the future lots, all sewer works and at least temporary drainage of the Public Reserve above the subdivision must be completed prior to release of the linen plan.

11. RENEWAL OF LICENCES - McGRATHS HILL & SOUTH WINDSOR SEWAGE TREATMENT PLANTS. GS41/3 PT1

132 RESOLVED on the motion of Alderman R G Calvert seconded by Alderman R P Stubbs that the report be adopted and the information be forwarded to the Environmental Protection Authority along with the completed Certificate of Compliance which is to be completed under Seal of Council.

12. MOTOR GRADER CLASS 95 - TENDERS. GT20/66 PT2

- 133 RESOLVED on the motion of Alderman M G Parsons seconded by Alderman B N Keegan, that the tender of Gough & Gilmour Holdings Pty Ltd for the supply of a Caterpillar 12G Motor Grader in accordance with their tender specification with trade of Council's Caterpillar 12E, Galion 503 and Galion T500A motor graders at a net cost of \$164,770 (One hundred sixty four thousand seven hundred & seventy dollars) be accepted. ✓

13. CONTRACT FOR OPERATION - GOVERNOR PHILLIP RESERVE/BOAT RAMP. GC270/31, PK/205

- 134 RESOLVED on the motion of Alderman P E Rogers seconded by Alderman L C Sheather that:-

1. The item be deferred to the next Ordinary meeting of Council.
 2. A report be prepared with a category "A" priority to consider the installation of a toll boom-gate on the site, at either \$1.00 (one) or \$2.00 (two) entry per motor vehicle.
 3. A cost benefit analysis be undertaken as to the implementation and maintenance of the toll gate and the report also consider the option as to the caretaker position being continued and if so with a review as to it being open for tender.
 4. The report look at this Park used in general terms by the public should a fee be associated with that activity.
- +

14. RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX. PK/220 PT2

- 135 RESOLVED on the motion of Alderman W J Mackay seconded by Alderman H J M Books that the report be received. ✓

15. DRAFT LANDFILL DEVELOPMENT CONTROL PLAN, 1992. DCP1/92

136 RESOLVED on the motion of Alderman M G Parsons seconded by Alderman R P Stubbs that:-

- a) Council adopt the Draft Landfill Development Control Plan, 1992.
- b) The Draft Landfill Development Control Plan, 1992 be placed on public exhibition within 14 (fourteen) days of Council's resolution to adopt the Plan. Further, that the Plan be exhibited for a period of 21 (twenty one) days in accordance with the requirements of the Environmental Planning & Assessment Regulations, 1980.

16. MEDIUM DENSITY HOUSING IN UNSEWERED AREAS. GT15/3, DA339/91

137 RESOLVED on the motion of Alderman R G Calvert seconded by Alderman B N Keegan, that Council not support any form of housing, other than single dwellings, on land that does not have reticulated sewer or a land area of 4000m² (four thousand) or greater.

17. APPLICATION FOR SIGNAGE - WOOLWORTHS - 167 GEORGE STREET, WINDSOR MALL. P731/270

138 RESOLVED on the motion of Alderman M G Parsons seconded by Alderman L C Sheather that the application by Woolworths for signage and lighting, as indicated, be approved.

139 MOVED by Alderman B N Keegan, seconded by Alderman M G Parsons that a report be submitted on the aspects of using trolleys or the like in the Windsor Mall or in the Central Business District generally to incorporate aspects of insurance.

An amendment was moved by Alderman L C Sheather seconded by Alderman P E Rogers that the trolleys be incorporated with sandwich boards in Council's Policy.

The amendment was lost.

The motion was then put and carried.

**18. MUSHROOM COMPOST FERMENTATION TUNNEL -
POST OFFICE ROAD, EBENEZER - MUSHROOM
COMPOSTERS PTY. LTD. DA245/91**

Moved by Alderman H J M Books seconded by Alderman P E Rogers that Mushroom Composters be given an extension of 60 days in order to complete a statement of environmental effects in relation to the Development Application N° 245/91.

The motion was lost.

- 140 RESOLVED on the motion of Alderman L C Sheather seconded by Alderman H Williams that Council refuse the development application for the following reasons:

1. Inadequate information provided with the application to enable a proper assessment of environmental effects.
2. The proposal is not in the public interest.

19. COLO HEIGHTS HALL. GH1/11 PT1

- 141 RESOLVED on the motion of Alderman L C Sheather seconded by Alderman R P Stubbs that consideration be given to including in the 1993 Estimates, the purchase of materials and removal of the old building, to replace the Colo Heights Hall and all other options be considered as discussed on-site.

20. LIBRARY (AMENDMENT) BILL, 1992. GL10/2 PT2

- 142 RESOLVED on the motion of Alderman P E Rogers seconded by Alderman M G Parsons that clarification of the intention of the Library (Amendment) Bill, 1992, be sought from the Minister for the Arts and local State Members.

SECTION 5 - REPORTS FOR INFORMATION

1. COMMUNITY SERVICES REPORT - MARCH. GC140/1 PT1
2. AREA ASSISTANCE SCHEME. GC130/4 PT5

3. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 14TH APRIL, 1992. C50-1
 4. AUSTRALIANA PIONEER VILLAGE. GA50/2 PT2
 5. LIBRARY'S OVERDUE PROCEDURE. GL20/29 PT1
 6. ADULT LITERACY. GG21/101 PT1
 7. LIBRARY'S EXTENDING OPENING HOURS - PROGRESS REPORT. GL20/8 PT1
 8. ADULT LITERACY PHOTOCOPIER. GL20/28 PT1
 9. DISCHARGE OF TRADE WASTE - WORTH OIL RECYCLING PTY LTD. BA1245/88
 10. PITT TOWN LAGOON NATURE RESERVE. P1214/90
- 143 RESOLVED on the motion of Alderman H J M Books seconded by Alderman L C Sheather that Council request that the National Parks and Wildlife Service consider allowing agistment of cattle or horses in the Pitt Town Lagoon.
11. DEFERRAL OF APPLICATIONS - ADOPTED POLICY. C50
 12. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. GS11/1 PT1
 13. 1991 AIR SHOW. GC30/16 PT2
 14. REPLY TO QUESTION WITHOUT NOTICE - EXPENDITURE ON TREES. 020/040 PT1
 15. NEW SHOP FRONT - OLD WINDSOR POST OFFICE. DA 340/91
- 144 RESOLVED on the motion of Alderman M G Parsons seconded by Alderman L C Sheather that the applicant be invited to apply for and that Council agrees, in principle, to a false display window case to be mounted over the existing window and wall to provide an advertising and display facility.
16. WASTE COLLECTION SERVICE. GW10/17 PT1
 17. TREE PRESERVATION ORDER. GE20/31 PT1
 18. LOWER PORTLAND FERRY SERVICE - CONTRACT OPERATION. GT20/59 PT1

Moved by Alderman L C Sheather seconded by Alderman R P Stubbs that Council seek funding from the Roads and Traffic Authority, our Local Member or any other form of funding to support a 24 hour service.

The motion was lost.

- 145 RESOLVED on the motion of Alderman W J Mackay seconded by Alderman R P Stubbs that the reports in this section be received, with the exception of Items 10 and 15 - See Minute N^os. 143 and 144.

SECTION 6 - REPORTS OF COMMITTEES

COMMUNITY ENVIRONMENT COMMITTEE MEETING - 4TH MARCH, 1992

- 146 RESOLVED on the motion of Alderman H Williams seconded by Alderman L C Sheather that the Minutes of the Community Environment Committee Meeting held on 4th March, 1992, as recorded on Pages 1 to 3 be received, with the exception of Item (a) Bligh Park Meeting, which Council adopt.

CLARENDON COMMITTEE MEETING - 12TH MARCH, 1992

- 147 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that the report of the Clarendon Committee Meeting held on 12th March, 1992, as recorded on Pages 1 to 3 of the Minutes of the Meeting, be adopted.

1994 BICENTENNIAL COMMITTEE MEETING - 18TH MARCH, 1992

- 148 RESOLVED on the motion of Alderman H J M Books seconded by Alderman L C Sheather that report of the 1994 Bicentennial Committee held on 18th March, 1992, as recorded on Pages 1 to 2 of the Minutes of the Meeting be received and the late report be adopted.

Alderman Parsons declared an interest in Item 6 Logo Competition.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. GENERAL CIRCULAR Nº 3 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT15
 2. TOURIST FACILITY AND SERVICE STATION/ CONVENIENCE STORE CORNER RICHMOND AND RACECOURSE ROADS, CLARENDON - RICHMOND AND DISTRICT CHAMBER OF COMMERCE. DA341/91
 3. DRAFT GROUNDWATER POLICY - DEPARTMENT OF WATER RESOURCES. GW20/6 PT1
 4. GENERAL CIRCULAR Nº 4 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT15
 5. HIGH LEVEL BRIDGE ACROSS HAWKESBURY RIVER - HON K R ROZZOLI, MP, SPEAKER, MEMBER FOR HAWKESBURY. GR120/20 PT1
 6. SPEED ZONE, BILPIN - ROADS & TRAFFIC AUTHORITY. 243/R PT3
 7. MINUTES - EXECUTIVE OF THE FLOOD MITIGATION AUTHORITIES OF NSW. GR60/32 PT2
 8. WATER SUPPLY & RESOURCES COMMITTEE - MINUTES. GW20/4 PT1
 9. 253 WINDSOR STREET, RICHMOND - SHADDICK BAKER & PAULL. P23434/610 PT1
 10. SOUTH CREEK VALLEY REGIONAL ENVIRONMENTAL STUDY AND DRAFT SOUTH CREEK VALLEY REGIONAL ENVIRONMENTAL PLAN - HORNSBY SHIRE COUNCIL. GR60/6 PT4
- 149 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that the correspondence in this section be received and appropriate replies forwarded where necessary.

SECTION 8 - OTHER REPORTS

- 150 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman R G Calvert that the reports in this section be received.

This is Page of the Minutes of the ORDINARY Nº 3 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH APRIL, 1992.

SECTION 9 - SUPPLEMENTARY REPORTS21. ENVIRONMENTAL FORUMS AND COMMITTEE -
LOCAL GOVERNMENT & SHIRES ASSOCIATIONS OF
NSW. GE20/30 PT2

- 151 RESOLVED on the motion of Alderman R P Stubbs seconded by Alderman P E Rogers that Council endorse elected members nominating for the Minister for the Environment's Committees.

22. WINDSOR WHARF - CAPTAIN COOK CRUISES.
GR60/17 PT1

- 152 RESOLVED on the motion of Alderman W J Mackay seconded by Alderman R P Stubbs that the maintenance for Windsor Wharf in 1992 be increased to \$15,000 (fifteen thousand dollars).

23. ORGANISATIONAL AND AWARD RESTRUCTURING.
GP20/19 PT1

- 153 RESOLVED on the motion of Alderman W J Mackay seconded by Alderman B N Keegan, Deputy Mayor, that Council advertise internally the Branch Manager positions as indicated, and that within the subsequent remuneration there is to be flexibility in working hours and non-participation in the rostered day system that enables the Council to open for extended working hours at the present time. Further, that the salaries for the positions be those recommended at 90% of the market by the Consultants, with Council adopting these prior to confirmation of appointment. Appointment to the positions be delegated to the Mayor, Town Clerk/General Manager, Divisional Managers and the Personnel Manager. The position of Divisional Manager Engineering Operations be advertised externally and internally at a total remuneration of \$75,906 (seventy five thousand nine hundred and six dollars), which includes the 17½% (seventeen and one half) Annual Leave Loading payment for all work undertaken.

QUESTIONS WITHOUT NOTICE

Alderman P E Rogers asked that in relation to Scheyville has there been some indication as to the result of the Sub-Committee of Cabinet's considerations matter on the 9th of this month.

Town Clerk/General Manager advised that he had not seen any written response, he understands that Council should be told on Thursday.

Alderman P E Rogers stated that this matter may be relevant to the Sports Council, which could be looked into and followed up. This weeks Gazette has an article on the front page in relation to Stephanie Dries, a young lady who had some difficulties associated with her soccer in relation to the Club, her age and her sex. Another article some weeks ago on a young lady, Linda Horne, also has difficulties maintaining her sport, Lawn Bowls, and he has also been advised of an up and coming cricket player, a young lady who also will be potentially prejudiced by her age and a recreational pursuit.

Mayor advised that Council can request that the Sports Council do this.

Alderman P E Rogers advised that he has some correspondence from a constituent in relation to a concern on development in Hobartville. Concern is that there is some 1800 proposals for dwellings, houses and villas to be changed from single to those multiple uses and that they be retained by the Housing Commission and/or lease back to the Defence Forces, is there any information associated with large scale re-development of existing sites in Hobartville?

The Divisional Manger of Environment and Development advised that he was not aware of anything.

Alderman P E Rogers advised that in addition to documentation of this meeting his colleagues will be aware of the publication from the Commonwealth Office of Local Government. Has Council received a copy of the manual called "Better Approved Practices Manual" issued by the Office of Local Government.

Town Clerk/General Manager advised that he had not seen anything as yet.

Alderman P E Rogers asked in regard to funding issues also in the Circular, Local Government Development Programme has made reference to particular funding aspects. Could the Town Clerk/General Manager or Mr Daley look at that in relation to some of the concerns of Alderman L C Sheather?

Alderman P E Rogers asked for further clarification on the Development Application list - DA76/92 is no longer proposed in relation to the nightclub.

The Mayor advised that this application has been withdrawn.

Alderman P E Rogers asked in respect to DA228/91 - S J Nicola, Religious Retreat Home, in anticipation of a report being prepared, could an observation be made in relation to the bona fides of the religious pursuit and also the rating applications on Council if the development is approved.

Alderman R P Stubbs asked for a current status on the application for a new aged hostel.

The Mayor stated that the funding application has gone in to the Commonwealth Government, Hawkesbury was not on the acceptive list this year, but they agreed to accept the application which has been forwarded to the Minister, and it is understood that Council will be hearing from them in the near future.

The Divisional Manager of Community Planning advised that the latest advice from the Commonwealth Department was within the fortnight.

Alderman R P Stubbs asked if a copy could be forwarded to the Hon. A Webster so he could help push the submission.

Alderman W J Mackay advised that he had received a letter from Mrs Catherine Ellis, Secretary North Richmond P & C, advising of the lack of footpath in Elizabeth Street.

Alderman M G Parsons asking if this Council was putting in a Submission to the 1994 Local Government Association Conference Venue.

The Town Clerk/General Manager advised that Council will not be as it does not qualify in terms of the number of bed nights.

Alderman B N Keegan advised in relation to Alderman Mackay's question, he did inspect the footpath and it is a dangerous situation.

Alderman B N Keegan asking in relation to the Cannons in Richmond Park, is Council going to try and find another spot for Howitzer.

The Manager of Operations advised that a verbal approach was made to Secretary/Manager, and undertook to follow it up with a letter to the RSL.

Alderman H J M Books asked if Council could write a letter of thanks to the Roads and Traffic Authority on the excellent job done on the bridge at South Creek, McGraths Flats.

Alderman H J M Books asked what is being done about the Heritage Committee meeting?

The Divisional Manager of Environment and Development advised the Committee itself set the meeting date, but more than half the members apologised prior the meeting so the meeting was cancelled because there would not have been a quorum.

The Mayor asked, has a further date been set and notified to the members.

The Divisional Manager of Environment and Development advised that he was not sure, if not it will be done this week.

Alderman H J M Books advised that the new footpath near the railway, people have to walk into the traffic to get to the station. Can some money be found to upgrade this path up beside the railway line?

The Manager of Operations advised that the matter is in hand.

Alderman H J M Books advised that when there are three buses in at the station, the third bus is sticking out onto the intersection holding up the traffic. Can something be done to get the buses to go through into the proper parking area?

Alderman H J M Books mentioned about rubbish dumped in Rickaby's Creek through the Rum Corp Barracks. Needs some urgent attention.

Alderman C A Paine asked in relation to Bowd Farm, what is the current situation?

The Divisional Manager of Environment and Development advised that Heritage Consultant, Robert Stass, was requested to do a brief report, he has indicated in his opinion that it would have been listed as a Heritage Item in Council's LEP and he was at a loss as to explain why Howard Tanner and Associates in their North-West Sector Heritage report, which was the basis of Council's incorporation in the LEP, was not included. In discussions with the landowner, he does have consent to demolish the house, to his credit has held off that, it seems to be because he does have a consent to build a second house and he has started that. If the Council wished representations could be made as to having it included as a Heritage

Item, which would mean that that gentleman would have two houses on his block of land.

Alderman C A Paine advised that she has had a request from the Vineyard Action Group, about being messed about and delayed. Would it be possible for Council to have a meeting including the Water Board?

The Divisional Manager of Environment and Development advised that he has written supporting letters to various Government agencies.

Alderman C A Paine asked if a meeting could be organised between the two groups.

The Divisional Manager of Environment and Development advised that he has already requested that.

Alderman R G Calvert asked if Council had an Asset Management Programme on the Windsor Mall, the life expectancy of the Mall, and has the current wear rate of the pavers been assessed and whether this will last the life expectancy.

The Manager of Operations advised that there is no Asset Management Programme and there is no current replacement policy on pavers, as it was originally anticipated that they would have an indefinite life. It was indicated though that in a highly trafficked area they may only last nine to ten years.

Alderman R G Calvert advised that at the intersection of Kable Street in the Mall the bushes have grown very high. Could they be cut back?

Alderman R G Calvert advised that there is no pedestrian crossing or footpath for access along Redbank Bridge, North Richmond. Can we approach the Roads Traffic Authority to look at this also in conjunction with that whether a bicycleway from the School to North Richmond can be part of this. Also, when crossing the North Richmond Bridge there is a footpath, but when you get to the other side it becomes very high embankments with no footpath where you have to walk on the road to get through. Could the Roads and Traffic Authority look at providing some sort of access.

Alderman R G Calvert asked does the Council intend to change its Pool Policy in line with the Government's Pool Fencing Policy?

The Division Manager of Environment and Development advised that he will report this to Council.

Alderman L C Sheather advised that with the meeting tomorrow with the Water Ski Association and the Maritime Services Board it may be prudent to consider in the application by the Upper Hawkesbury to have the Commodore present.

Alderman L C Sheather advising that he received a submission from the National Parks and Wildlife saying that they have documentation from Council indicating that they want Shepherds Road, Wisemans Ferry closed.

The Mayor advised that she asked for this to be investigated after she had been down there and the National Parks and Wildlife would have documentation and the road has not been closed.

Alderman Sheather asked if Council had indicated that the Road should be closed.

The Mayor advised that we would have to obtain the letter, and that we probably did indicate that it should be closed or that it should be investigated.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr Farrance referred to Item 7 - Intersection Old Pitt Town Road and Schofields Road, Pitt Town, in the Local Traffic Committee report relating to repainting the roadmarkings and asked that a light be considered at this junction.

Mr Farrance advised that in the Correspondence for Information Section of the Business Paper, Item 2 - Service Station/Convenience Store there is no indications as to who the letter was written by?

The Mayor advised that it was from the Windsor & District Chamber of Commerce.

When is Council going to move on the opening of Old Stock Route Road?

Mr Gilmore advised that you can get through the gate in an emergency.

Mr Christie asked is the Council enforcing the liquor patrol in Richmond?

The Mayor advised that the police do enforce this, it will be requested that they do so.

Representative from Vineyard Action Group asked about the development of the Vineyard area and invited Council to a Meeting of the Vineyard Action Group. The Group recently had a meeting in December and explored many various options, not only urban development but industrial development.

The Divisional Manager of Environment and Development advised that he had investigated, in a preliminary sense, and the difficulty is it is an exercise in futility to embark on any proposal that is a water user where the Water Board is the Authority. All these things have been put to the Water Board and we are waiting for a response from them.

Another Representative from Vineyard Action Group advised that Mr O'Brien did put a proposal forward as one option to look at, however, Council were, in co-operation with the Hon K Rozzoli, MP, going to look at other options, one of these was industrial.

The Mayor advised that the Vineyard Action Group has been supported by this Council in all of the options that the Group has put up, but it gets back to the Water Board and the water supply. The Mayor asked the Divisional Manager of Environment and Development how are Caltex, if they get approval to go there, going to obtain water?

The Divisional Manager of Environment and Development advised that the Caltex supply will be off the Vineyard line, but notwithstanding the perceived industrial amount of Caltex's development, the fact is that there is only six or so employees there and other than normal maintenance of gardens, etc., that is the only water usage there is on that property. What is big in water use though, is where you have a lot of urban development (urban being industrial, residential or commercial), and the Water Board are saying, at the moment, that they can not do it. So I urge the joint meeting to happen to, hopefully, iron some of these things out.

Mr Simons asking if any of Alderman have visited McGraths Hill in the last six months and experienced the putrid odours.

The meeting terminated at 12.15 a.m.

Submitted to and confirmed at the meeting of Council held on 5th May, 1992.

.....Mayor

This is Page of the Minutes of the ORDINARY N° 3 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH APRIL, 1992.

Town Clerk/General Manager

Mayor

NOTICE OF MOTION

ORDINARY MEETING - 5TH MAY, 1992

By Alderman H. Williams

Alderman P.E. Rogers :

That this Council :

- A. advises its intention to cause the prominent display, at points of public access to the Hawkesbury River and its tributaries and on major roads leading to those places, of signs which explain, in written and graphic form,
 - i) the maximum concentrations of pollutants currently permissible in water which is to be classified as safe for swimming,
 - ii) the maximum concentrations that have been recorded for those pollutants in the waters upstream from each place that is sign posted,
 - iii) a warning about the possible danger of immersion in the waters.
- B. have these signs ready for display before the summer of 1992 and be provided before that time with any relevant advice.
- C. seek advice from appropriate Government Bodies and/or private consultants about the establishment of modelling arrangements whereby levels of pathogens and other harmful pollutants at various places in the river could be predicted by reference to indicative data,
- D. should the predicted modelling in ~~B~~^C be feasible or possible, then amend the signs proposed in A by adding to them advice about the predicted water quality, presented in such a way as to allow revision at any time,
- E. in order to avoid inequities or anomalies that might arise where water flows from one Local Government area to another, or where different Councils control opposing banks of the river, seek similar or supporting action from other relevant Councils,
- F. following the offer extended by the Department of Planning to assist in dealing with particular local issues, seek State Government funding for these initiatives.

REPORT OF GENERAL PURPOSE COMMITTEE

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

28TH APRIL, 1992

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 28th April, 1992, commencing at 9.30 a.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, R.P. Stubbs and H. Williams.

An apology for lateness was received from Alderman W.J. Mackay and was accepted.

Alderman Mackay arrived at the meeting at 6.10 p.m.

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

2. DRAINAGE EASEMENT - LOT 1 DP204367 TERRACE ROAD, FREEMANS REACH - G.J. DEVLIN. P2003/1895 PT1

Mr. Devlin, the owner of Lot 1, seeks to extinguish the existing drainage easement, where it crosses the body of Lot 1 and runs down the western boundary to the Hawkesbury River, and create a new easement adjacent to the eastern boundary.

COMMITTEE'S RECOMMENDATION

1. NO OBJECTION BE raised to the extinguishment of the drainage easement over Lot 1 DP204367 subject to:-
 - a) a new easement of similar width being created adjacent to the eastern boundary of Lot 1;
 - b) all costs involved being met by the applicant.
2. The relevant documents be completed under the Seal of Council where necessary.

3. THE TERRACE, WINDSOR. 2019/R PT2

A plan has been prepared to provide for the upgrading of the section of The Terrace between Bridge Street and Baker Street, in conjunction with the erection of the guard rail required to eliminate vehicular entry into The Terrace from the main road.

The plan provides for kerb and gutter from Thompson Square through to Baker Street and at the main road, together with associated drainage and the removal of the unnecessary road pavement, with the area to be integrated into the riverside beautification.

Approval has already been given for one-way traffic flow from Thompson Square to provide for the orderly movement of traffic.

The roadworks are estimated to cost \$55,000 and funds are available within the vote provided for The Terrace. The beautification works will be then progressively undertaken by Council staff.

In addition, a proposal has been requested from Prospect Electricity for improved lighting of the traffic facilities now being constructed. The proposal provides for the installation of ten, 125 watt mercury lanterns, with the removal of four existing lights as follows:-

- . Two lights at the Tebbutt Street intersection
- . Two lights at the Elizabeth Street intersection
- . Three lights at the Catherine Street intersection
- . Two lights at the New Street intersection
- . One light at end of roadworks near entry to Hollands Paddock car park
- . One light to be removed at the Tebbutt Street intersection
- . One light to be removed at the Elizabeth Street intersection
- . One light to be removed at the Catherine Street intersection
- . One light to be removed at the New Street intersection

COMMITTEE'S RECOMMENDATION

- 
1. THAT A BARRIER be erected and the balance of the funds be spent on the other side of the road to improve the parking area for the wharf at this time.
 2. That the street lighting upgrade as provided by Prospect Electricity be approved.

4. BOWEN MOUNTAIN ROAD - DRAINAGE. 212/R PT1

Representations have been received from M. & H. Faine, Lot 5 DP209900, 18 Bowen Mountain Road, concerning the discharge of stormwater from Bowen Mountain Road onto their property.

Mr.M.Faine, the owner of the property, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT ACTION BE commenced to establish an easement across Lot 5 DP209900, 18 Bowen Mountain Road and that the extension of the stormwater pipeline through the property be referred for consideration in a road and drainage construction programme. ✓

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

✓
WP. 12/51 Phil's

1. HOME ACTIVITY - MINOR SERVICING OF VEHICLES - LOT 1 DP519581 BELLS LINE OF ROAD, BILPIN. DA36/92

Appen

Owner: Mr R Wheeler
Area: 4129m²
Zoning: Hawkesbury Local Environmental Plan, 1989:
Environmental Protection 7(d)
Advertising: Advertised in accordance with Council's
Policy with one objection
Date Received: 14th February, 1992

Proposal

The application involves the construction of a new shed on the subject land for the purpose of carrying out a "home activity". The use involves the servicing of vehicles. Days of operation are to be Saturday and Sunday.

The new shed will be located approximately 20 metres from Bells Line of Road. The existing shed will be demolished with materials being used for the new shed.

Only the residents are to be employed. A dwelling exists on the land.

Mr. Wheeler, the owner, addressed the Committee.

ADDITIONAL REPORT

The conditions that should be attached to Council's approval are contained within the recommendation.

IT IS RECOMMENDED THAT the application be approved as a "Home Activity" for a trial period of 12 (twelve) months, subject to the following conditions :

1. Compliance with the definition contained within Hawkesbury Local Environmental Plan, 1989 of "Home Activity":

"the activity or pursuit does not -

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

- (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. Hours of operation being restricted to those between 8.00 a.m. and 5.00 p.m. Monday to Friday, 8.00 a.m. and 1.00 p.m. Saturday.
 3. The applicant is to request further consent of Council at the expiration of 12 (twelve) months should he wish to continue the development.
 4. Should Council allow use beyond the 12 (twelve) month trial, additional conditions will be imposed that are consistent with permanent use of the site.

✓
COMMITTEE'S RECOMMENDATION

X
THAT THE APPLICATION be approved as a "Home Activity" on a trial period for 12 (twelve) months, and that the appropriate conditions be reported to the Ordinary Meeting of Council.

✓
2. SKATEBOARD RAMP AND EXTENSION TO SUNDAY SCHOOL CLASSROOM - CHRISTIAN LIFE CENTRE - 42 WINDSOR ROAD, VINEYARD. DA293/90

WP 12/5/92 P411

Owner:	Mr J & Mrs M Gerber
Area:	2.035 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989: Rural 1(c)
Advertising:	Previously advertised with two submissions received
Date Received:	14th September, 1990

This matter was considered by Council at its meeting of 11th December, 1990, where it was resolved:-

"That the applicant be advised that Council agrees in principle to the provision of a skateboard ramp and classroom extension facilities at the existing church, however, prior to final determination of the application, requires outstanding conditions of previous consents to be complied with".

Due to the long history to this site, a report was considered by Council at its meeting of 10th September, 1991. The report indicated that the application was not determined on the basis that previous consents had not been complied with. The application is now recommended for approval as previous conditions have been complied with.

ADDITIONAL REPORT

The Committee requested a report to this meeting concerning hours of operation for this development. It is now considered that Condition No.9 should be deleted so that there is no restriction on hours of operation.

Condition No.5 would appear to be satisfactory in relation to controlling any adverse aspects that may arise, and the ramp location is sufficiently far from adjoining residents so that nuisance in respect of noise is unlikely.

IT IS RECOMMENDED THAT Condition No.9, as recommended to the Committee, be deleted.

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted subject to:-

1. The development being carried out generally in accordance with plans dated August, 1990 and plan referenced 11201 - 1 dated September, 1990.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager of Environment and Development prior to the approval of the building application. The design shall incorporate extensive landscaping along the southern side boundary adjacent to the skateboard ramp so as to reduce noise and provide privacy.
4. In regard to the existing landfill area, the fill is to be battered off at 30 degrees and landscaped to the satisfaction of the Divisional Manager of Environment and Development. Details to be submitted concurrently with the building application.
5. 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.
6. Any 'spoils' from the 'battered fill' are to be used for earth mounding for the skateboard viewing area.
7. The skateboard facility shall be managed at all times by adult supervisors.

8. A sign advising skateboard participants to wear protective helmets and clothing so as not to cause injury must be erected in a prominent position adjacent to the skateboard ramp.

9. Operating hours shall be limited to:-

Non School Holidays

Mondays - Fridays	3.30pm - 6.00pm
Saturdays	9.00am - 6.00pm
Sundays	2.00pm - 6.00pm

School Holidays

Mondays - Saturdays	9.00am - 6.00pm
Sundays	2.00pm - 6.00pm

10. The use of motorbikes is to be prohibited on the site, other than for the use of arriving and departing.
11. The provision of a sign shall be visible adjacent to the entry at Brennans Dam Road indicating hours of operation. Such a sign shall be approved and erected prior to the use of the skateboard facility.
12. No signs to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

3. HOME ACTIVITY - PART LOT 18 DP27789 NO. 438 BELLS
LINE OF ROAD, KURMOND - C F TRACY. DA56/92

Owner: C F Tracy
Area: 6273m²
Zoning: Hawkesbury Local Environmental Plan, 1989: Rural 1(b)
Advertising: Adjoining owners notified with one submission received
Date Received: 4th March, 1992.

Application is made to use an existing building on the subject land for the purpose of making stained glass panels, windows and doors. The applicant's submission states:-

"The building used to be an old butcher shop and as such is situated at the roadside. There is plenty of parking in front of the building and on the driveway.

The production of a stained glass panel is labour intensive, taking up to four weeks to produce each panel. Therefore, the client traffic into the building will be minimal. Making a panel involves hand cutting and shaping the glass, fitting lead or copper foil around the shapes, soldering the joints, puttying and polishing the finished product. This process is in no way noisy or smoky and will not affect the neighbours.

All glass chips are recyclable as is the leftover lead, so no harm can be done to the environment.

The workshop will have on display, glass and materials for clients to make their selections from according to their chosen design. Display panels etc will be available to give the client an idea of the finished product. There will also be a selection of tools and materials available for those people who wish to repair their panels themselves.

The building will be enhanced externally with paint, bushes and climbing roses ... "

The workshop is constructed of brick and fibro, and has a total floor area of 49m². Hours of operation are expected to be from 9.00am to 5.30pm, seven days a week.

COMMITTEE'S RECOMMENDATION

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

1. The development shall generally be in accordance with the supporting documentation submitted with the application.
2. The development shall comply with the definition of a "home activity" as provided in Hawkesbury Local Environmental Plan, 1989:-
 - "(a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and
 - (b) the activity or pursuit does not -
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
 - (ii) involve exposure to view from any public place of any unsightly matter;
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;

- (iv) involve the employment of persons other than residents of the dwelling-house or dwelling; or
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)".
3. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
 4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager of Environment and Development.
 5. The building shall be repaired and painted, and suitable landscaping carried out to the satisfaction of the Divisional Manager of Environment and Development.
 6. Parking shall be provided on the site for an additional two vehicles. Such parking shall be constructed with an all-weather surface to the satisfaction of the Divisional Manager of Environment and Development.
 7. All raw materials and finished goods shall be stored within the building and all work performed shall be confined in the building.
 8. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
 9. Operating hours shall be limited to 9.00am to 5.30pm, seven days a week. Any alteration of these hours will require Council consent.

Refused

MP - 12/5/12 Z. Alwan

4. ATTACHED DUAL OCCUPANCY - LOT 1432 DP805098 NO. 11
EWING PLACE, BLIGH PARK - STATE ONE CONSTRUCTIONS -
D JAMES. DA58/92

Owner:	Department of Housing
Area:	648m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Advertised in accordance with Council policy with 5 submissions received
Date Received:	6th March, 1992

Proposal

Council is in receipt of an application proposing the construction of a duplex on the subject property.

Each dwelling will contain 3 bedrooms, bathroom, laundry and living/dining room. Car parking for 1 vehicle is provided within a garage located under the main roof, whilst the proposed setback enables the stacked parking of vehicles within the drive.

The building is to be finished in face brick with concrete roof tiles.

Mr.C.Lawrance addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

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

Objectors addressed the Committee on site.

✓
A. THE APPLICATION be refused for the following reasons :

1. Inadequate traffic facilities to cater for the development.
2. The proposal is not in the public interest.

B. That the Minister for Planning be advised that whilst Council supports medium density per se there have been identified difficulties with the number of duplexes and medium density development occurring in some residential areas and that he be requested to review the Sydney Regional Environment Plan so that there can be more control on these types of development, particularly so far as access and traffic.

C. That the Minister be requested to review Sydney REP No. 12 so that more account can be taken by Council in refusing applications should they not be adequate in terms of parking and access.

X

Deferral
5. TWO STOREY DUPLEX - 9 BAYLIS PLACE, NORTH
RICHMOND - ABODE CONSTRUCTIONS. DA42/92

Owner: Defense Housing Authority
Area: 822.8m²
Zoning: Hawkesbury Local Environmental Plan, 1989:
Residential 2(a)
Advertising: Advertised in accordance with Council's
Policy with 18 submissions received
Date Received: 25th February, 1992

Proposal

This application is the first amongst many two storey duplexes for the estate for the Defense Housing Authority.

The application involves the construction of a two storey duplex being sited 7.3 metres from Baylis Place.

The subject land is located within a cul-de-sac containing ten allotments, with two located on the corner with Arthur Phillip Drive.

The applicant has submitted amended plans due to concerns raised by residents within the 'Kemsley Downs Estate'.

The matter is recommended for approval subject to conditions.

Mr.D.Reitsma addressed the Committee on behalf of the applicant.

Mr.R.Fisher and Mr.D.Perry, addressed the Committee, as objectors.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

X
THAT A REPORT BE forthcoming on the legality of covenants and the enforceability of them at any stage of development and possible alternatives to the current system of covenants be forthcoming to the next workshop.

The Committee inspected the site at 2.45 p.m. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor and Aldermen H.J.M.Books, B.N.Keegan, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather, and H.Williams.

The applicant and the objectors addressed the Council on site.

A. THAT THE APPLICATION be refused for the following reasons :

1. The proposal is not in the public interest.
2. Inadequate traffic facilities.
3. Reduction of privacy to adjoining dwellings.

B. That the applicant be requested to submit to Council a modified housing development for single storey.

deferred for next meeting

EH12.

deferred

BACK TO GPC

6. PROFESSIONAL CHAMBERS - LOT 101 DP700887 NO. 160
MARCH STREET, RICHMOND - J WILLIGERS. DA74/92

Owner:	J Willigers
Area:	365.8m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Adjoining owners notified with no submissions received
Date Received:	16th March, 1992

This application is to use an existing dwelling on the subject land as professional offices for an accountant, real estate agent, surveyor or the like. The existing dwelling is constructed of weatherboard, with a painted corrugated iron roof. Four parking spaces are proposed at the rear of the site.

At this stage, enquiries have been made by a real estate agent who wishes to occupy the building. This business employs two salesmen and a receptionist and generally deals with 5 to 10 clients per day.

Item 23 of the Supplementary Report was considered in conjunction with Item 6 above.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be deferred and presented to the next General Purpose Committee meeting of Council.

7. ATTACHED DUAL OCCUPANCY - LOT 1524 DP805976 NO. 101
PORPOISE CRESCENT, BLIGH PARK - STATE ONE
CONSTRUCTIONS - D JAMES. DA29/92

Owner: Department of Housing
Area: 648m²
Zoning: Hawkesbury Local Environmental Plan, 1989:
Residential 2(a)
Advertising: Advertised in accordance with Council policy
with 1 submission received
Date Received: 7th February, 1992

Proposal

Council is in receipt of an application proposing the construction of a duplex on the subject property.

Each dwelling will contain 3 bedrooms, bathroom, laundry, family room and living room. Car parking for 1 vehicle is provided within a garage located under the main roof, whilst the proposed setback enables the stacked parking of vehicles within the drive.

The building is to be finished in face brick with concrete roof tiles.

COMMITTEE'S RECOMMENDATION

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

1. The development shall be carried out generally in accordance with the amended plan dated March, 1992.
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. Construction of Council's standard residential footways and layback vehicular crossings to suit the access to the site.
4. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
5. Submission of a building application, plans and specifications complying with Ordinance 70.
6. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
7. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing is to be 1.8m in height.

8. A contribution of \$2,421 (two thousand four hundred and twenty one) based on \$2,421 (two thousand four hundred and twenty one) per additional dwelling being a contribution for open space and community facilities as a consequence of dual occupancy development.

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

This proposal was presented to Council's Ordinary meeting of 10th March, 1992, when it was resolved that consideration of the application be deferred to the April General Purpose Committee meeting to give residents the opportunity to address Council.

The report is reproduced below.

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

Background

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

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

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

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

Proposal

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

Mr.G.Turner addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

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

Objectors addressed the Committee on site.

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

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

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

✓

WP 12/5/92 EHV ✓

9. GOLF DRIVING RANGE - LOT 102, DP611882, N^o 67
YARRAMUNDI LANE, AGNES BANKS - N B TWEEDIE. DA78/92

Owner:	N B Tweedie
Area:	8.578 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1) (Scenic)
Advertising:	Adjoining owners notified with two submissions received.
Date Received:	20th March, 1992.

Proposal

Application has been made to establish a golf driving range on the subject land, which will operate during daylight hours only. The development includes 50 hitting pads, a putting green, an office/amenities building and on site parking for 40 vehicles. The external surfaces of the office/amenities building will be of prepainted metal.

To accommodate daylight savings, operating hours will be from 7.00am to 8.30pm, seven days a week. One person will be employed on the site.

ADDITIONAL REPORT

Council is referred to the Committee's request for comments in respect of Condition N^o 2.

Council is advised that it was indicated to the applicant that the condition would be recommended, although there was no indication from him as to his thoughts on the recommendation.

As indicated in the report to the Committee, the section of road is not suitable for any form of commercial traffic and, in this respect, the applicant should provide for the upgrading of the road. Another alternative would be for the proposal to be approved on a trial basis of 12 months with Condition No.2 being deleted, and an additional condition being imposed reserving Council's right of placement of additional conditions commensurate with continued permanent use of the premises. Alternatively, the proposal should be refused due to the inadequate access to the site.

✓ COMMITTEE'S RECOMMENDATION

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

1. The development shall generally be in accordance with the plan submitted with the application.
2. Reconstruction of Yarramundi Lane from Inalls Lane to and over the frontage of the property by cement stabilising the existing pavement and resealing with a two coat hot bitumen seal to the satisfaction of the Manager of Engineering Services.
3. Parking shall be provided for 40 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.
4. Submission of a building application, plans and specifications complying with Ordinance 70.

5. 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.
6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development Services.
7. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
8. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Divisional Manager Environment and Development Services prior to occupation or use of the building.
9. Details of the proposed septic disposal system shall be submitted concurrently with the building application.
10. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the Building Application. Such landscaping shall be completed prior to commencement of the operation.
11. Landscaping shall be maintained to Council's satisfaction.
12. 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.
13. The development shall only operate during daylight hours, generally being from 7.00am to 8.30pm, seven days a week. Any alteration of these hours will require Council consent.
14. Details of signs indicating the distance that golfers hit shall be submitted and approved by the Divisional Manager Environment and Development prior to commencement of the operation.

16
16/5/92 for consent
10. TWO STOREY COMMERCIAL BUILDING - LOT A, DP90446,
MACQUARIE STREET, WINDSOR - CALCORP PTY LTD - R
CALVERT. DA76/92

*Slow
letter to
DOP*

Owner: Calcorp Pty Ltd
Area: 2016m²
Zoning: Hawkesbury Local Environmental Plan,
Amendment 20, 10.5.91 - Business Special
3(b) and Hawkesbury Local Environmental
Plan, 1989 - Proposed Road 9(b)
Advertising: Advertised in accordance with Council Policy
with 40 submissions received.
Date Received: 16th March, 1992

Proposal:

Council is in receipt of an application proposing the construction of a two-storey building to be used for commercial purposes. The application originally involved the use of the first storey as a night club, however, the following letter dated 14th April, 1992 was received from the applicant:-

"As discussed in our previous conversation, I would like to notify you in writing that CALCORP Pty Ltd wishes to withdraw its application for a night club proposal at 171 Macquarie Street, Windsor.

However, it would still ask for the building to be assessed as commercial premises and approved if possible.

CALCORP also asks that the restriction of motor vehicle sales be lifted for a period of 3 to 5 years in order to give this property some viability in this depressed market without jeopardising its future development potential."

The building measures 35.7m x 22m, has an overall height of 12m and is to be finished in brick, glass and colorbond.

On site parking for 24 vehicles is to be provided along the western property boundary with access from Brabyn Street.

Alderman Calvert declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

~~THAT COUNCIL NOT alter the zone to Commercial 3(b) but~~ that the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the Plan N^o 9120 dated March, 1992 as amended by the following conditions.
2. Submission of a building application, plans and specifications complying with Ordinance 70.

3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. Parking shall be provided for 26 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 and is to include details of the reuse and/or upgrading of the existing car park area.
5. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
6. Landscaping shall be maintained to Council's satisfaction.
7. An adequate on-site area for parking and loading is to be constructed with an all-weather surface to the satisfaction of the Divisional Manager Environment and Development Services.
8. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.
9. Development Consent shall be obtained for the use of each commercial unit prior to occupation taking place.
10. The spillage of light, if any, shall be controlled to the satisfaction of Council.
11. The provision of a 1m landscaping strip adjacent to the western property boundary.
12. Payment of a sewer headworks contribution to Council of \$3,438 (three thousand three hundred and thirty eight). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
13. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m.
14. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
15. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
16. Construction of full width concrete path paving over the frontage of the development to Brabyn Street.

17. The three footpaths leading from the development to Macquarie Street being deleted and the areas incorporated into the landscaping to be provided.
18. The awnings proposed along the Brabyn Street elevation being cantilevered to avoid restricting pedestrian usage of the footpath.

19. c. b. h. e. p. 1 - 2 - "c. b. h. e. p." 1 - 2 - 52
c. b. h. e. p. 1 - 2 - 52

Alderman Stubbs left the meeting at this stage, the time being 1.20 p.m.

✓ 11. RELIGIOUS RETREAT HOUSE - SINGLETON ROAD PUTTY -
MR S NICOLA. DA228/91

Council at its Ordinary meeting of 11th February, 1992, considered a development application for the establishment of a "religious retreat house" and resolved that the application be deferred pending receipt of further information as to the activity to be carried out.

The applicant has stated that four monks will be residing full-time within the refectory and that the religious faith is for the "Coptic Orthodox Christian Church". There are two definitions within which the application might reasonably fall, those being a "recreational establishment" which includes inter alia, religious retreat houses and a "place of public worship". It is considered that the refectory will not specifically be used for public worship, rather for the teaching and training of the particular faith. The matter relating to rate exemption is not considered to be of a planning matter, therefore, the application should be supported.

Mr.S.Nicola addressed the Committee on behalf of the application.

✓ COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted subject to:-

1. The development, being a "recreational establishment", shall generally be in accordance with plans dated May 1991, referenced 98/91/1.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development Services.
5. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Divisional Manager Environment and Development Services prior to occupation or use of the building.
6. No excavation or site works shall be commenced prior to the issue of the building permit.
7. An adequate on-site area for parking is to be constructed to the satisfaction of the Divisional Manager of Environment and Development. Details to be submitted for approval with the building application.
8. No trees over 3m (three) in height shall be removed without the approval of the Divisional Manager of Environment and Development. Such approval to be sought subsequent to the pegging of building works.
9. Details of vehicular access to the proposed building are to be submitted with the building application and to the satisfaction of the Manager of Engineering Services.
10. Satisfactory documentation is to be obtained from the relevant authorities for the provision of electricity to the site. Details to be submitted concurrently with the building application. The applicant is to undertake to provide electricity at the time of development.

✓

Stuart 12/5/92 ✓

12. REZONING TO PERMIT THE REDEVELOPMENT OF AN
EXISTING SERVICE STATION - LOT 13 DP700834, LOT 1
DP609449, PT LOTS 11/12 DP977347, NO'S 81 - 87 BELLS LINE OF
ROAD, NORTH RICHMOND. DLEP2/92

Existing Situation

At present, the property contains a service station with 2 workshops, 2 petrol dispensing pumps and shop/office facilities, a vacant allotment and a dwelling house.

The property is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. This zoning prohibits development for the purpose of service stations, however, this particular property benefits from the "existing use" provisions contained within the Environmental Planning and Assessment Act, 1979. These provisions permit the continued use of the property as a service station, plus

an increase in floorspace of up to 10%. Thus, the service station could be redeveloped and enlarged without the need to rezone the site.

Under the present zoning, redevelopment is constrained as the existing use provisions apply to Lot 13 DP700834 only. The E P & A Act only permits the expansion of an existing use onto an allotment or allotments upon which the use was carried out. Consequently, this would substantially reduce the amount of land available and result in substandard development, with tight vehicle manoeuvring and inadequate setbacks and landscaping.

Proposed Development

This proposal involves the demolition of all existing improvements currently located on the property and the construction of a 24 hour Circle-K service station/convenience store comprising 4 petrol dispensing pumps, a retail area of 150m², a canopy/awning, an LPG tank and car parking for 12 vehicles.

In addition, the application involves the formalisation of vehicular entrance/exit driveways and the provision of landscaping.

COMMITTEE'S RECOMMENDATION

✓ THAT Council resolve to prepare a draft local environmental plan and that consultation take place with relevant government authorities pursuant to Section 62 of the Environmental Planning & Assessment Act, 1979.

cc records
withdrawn
Chen *12/5*

✓ 13. TREE REMOVAL - PROSPECT ELECTRICITY - OLD BELLS LINE OF ROAD, KURRAJONG. 1501/R

X Prospect Electricity has requested the removal of twenty six trees on Old Bells Line of Road, Kurrajong, on the southern side of the road between Vincents Road and the nursery to the southern extremity of the village opposite the shops. The trees involved comprise Brush Box, Liquidambar, Eucalyptus, Jacaranda and Wattle. The request is to allow safety to electricity power supply.

The Mayor advised that a request had been received from Mr. Isely of Prospect Electricity for this application to be withdrawn.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be withdrawn.

14. TREE REMOVAL - PROSPECT ELECTRICITY -
YARRAWONGA STREET, SOUTH WINDSOR. 2406/R

Prospect Electricity has requested the removal of four Melaleuca trees and one Prunus tree on the southern side of Yarrawonga Street between George and Cox Streets for the reasons of safety to electricity supply. It is recommended that approval be granted subject to conditions.

COMMITTEE'S RECOMMENDATION

✓
✓
THAT APPROVAL BE granted to the removal of 5 (five) trees subject to a letter drop being undertaken one month prior to commencement of works to residents in the vicinity and provision and planting of replacement trees to be undertaken within 5 (five) working days of removal of existing trees. Replacement trees to be of Lagerstroemia indica (Crepe Myrtle).

Col
Sten 12/1 ✓
c/Records
15. TREE REMOVAL - MARKET GARDEN - LOT 6 DP813316
BOUNDARY ROAD, OAKVILLE - C J GALEA. P256/364/10 PT1

The applicant has requested the partial removal of forty trees from the subject property to allow establishment of a market garden and re-location of a dam for irrigation purposes. The application is supported subject to conditions.

✓
COMMITTEE'S RECOMMENDATION

✓
THAT THE APPLICANT be advised approval is granted for work to be undertaken as requested, subject to the retention of 13 (thirteen) trees within a 5m (five) strip of the property boundaries as a screen to adjoining properties and the retention of the singular tree adjacent to the dam site.

cc. Records
Vol
16. TREE REMOVAL - MARKET GARDEN - LOT 8 DP27378 NO. 510 CREEK RIDGE ROAD, GLOSSODIA - JOSEPH BEZZINA. P321/335 PT1

The applicant has requested removal of additional trees in excess of approval granted on 2nd January, 1992. The application is recommended for refusal.

COMMITTEE'S RECOMMENDATION

Changed

✓ THAT THE APPLICATION for further clearing above that approved be refused and that the appropriate Council Officer take extensive photographs of the area.

Site inspection: The applicant immediately by phone

Item 12/51

cc. Records
Vol
17. TREE REMOVAL - MARKET GARDEN - LOT 1 DP814149 SACKVILLE ROAD, EBENEZER - S ATTARD. P1901/925 PT1

The applicant has requested the removal of all trees from the subject property in order to allow establishment of a market garden. The request is recommended for refusal.

COMMITTEE'S RECOMMENDATION

X A SITE INSPECTION be carried out.

Refused

Alderman Mackay arrived at this stage, the time being 6.10 p.m.

THAT IN FUTURE, applications for market gardens and the like come with the description of the property, in particular its size, etc. and that a site plan be provided with each application.

18. COMMUNITY ENVIRONMENT COMMITTEE AND NOISE
AND ENVIRONMENTAL POLLUTION COMMITTEE. P177/4.
GE20/30 PT1

For some time Council has expressed a concern that these two Committees, to some extent, overlap in their functions. In this respect, the aims and objectives of the Committees are as follows:

Noise and Environmental Pollution Committee

Aims:

1. To foster public awareness of pollution issues in the City of Hawkesbury.
2. To eliminate or mitigate existing and possible future sources of environmental pollution in its various forms, i.e., noise, air, water and visual pollution.

Objectives:

1. To identify and understand existing and possible future sources of environmental pollution.
2. To develop enforceable policies to mitigate or eliminate existing and possible future sources of environmental pollution.
3. To develop strategic policies to avoid land use conflicts involving environmental pollution.
4. To encourage public awareness of environmental pollution by producing educational literature for consumption by the media, schools and the general public.

Community Environment Committee

Aims:

To protect and enhance the unique Hawkesbury environment by community involvement and to assist citizens to take responsibility for their local area.

Objectives:

1. Assist community groups to define issues, plan and take action in their local environment.
2. Raise community awareness of environmental issues and their effect on each other.
3. Invite the community to seek information and put forward ideas.
4. Encourage participation in working groups.
5. Encourage the community to maintain and improve the environment.
6. Promote and initiate environmental projects

The aims and objectives for the Community Environment Committee are stated in general terms and, therefore, are seen to have a wide scope, whereas, those of the Noise and Environmental Pollution Committee are specific and are more suited to a function of one of the Branches within the revised organisation within Council. In fact, the aims and objectives of the Noise Committee cannot be achieved unless the Committee works closely with Council officers.

Mrs.E.Murhy, Mrs.G.Crosby and Mr.A.York spoke in favour of the continuation of the Community Environment Committee in its present form.

COMMITTEE'S RECOMMENDATION

1. THAT IN VIEW of the success and popularity of the Community Environment Committee it should continue to operate in its current membership structure and its current sub-committee arrangement.
2. That the future of the Noise and Environmental Pollution Committee should be considered at a joint meeting of the 2 (two) Committees, that meeting being chaired by the Mayor and being attended by the appropriate Officers of Council.

Mark/Andrew to arrange joint meeting

✓ 19. ROADSIDE SELLING - FLOWERS. GE20/21 PT1

With Mother's Day being on 10th May, 1992, it is normal to expect numerous roadside stalls being set up selling flowers both on the day and for a day or two preceding.

It is expected that there will be complaints about these operators from established florists within commercial areas within our City. In this respect, it has been past experience that there are not the resources to adequately halt these roadside sellers due to their numbers and, in any case, it would be cost prohibitive to take any form of formal action.

Council Ordinance Inspectors will be on duty that weekend but are being instructed to take action only in respect of those sellers that have set themselves up on dangerous sections of the road where customers have the potential to cause adverse traffic situations.

COMMITTEE'S RECOMMENDATION

✓ THE COUNCIL STAFF be instructed to take whatever necessary action to remove unauthorised selling from the roadsides.

20. "BOWD FARM" LOT 4 ROSE STREET, WILBERFORCE.
BA1346/91

At the Ordinary meeting of 14th April, 1992, it was indicated by the Divisional Manager Environment & Development that there would be a report to this Committee in respect of the proposed demolition of the house.

Discussions have been ongoing with the owner of the land and, at this stage, he has undertaken that he will not remove the existing building, notwithstanding he has development consent to do so, and that he is considering options put to him for retention of the house. At this stage it is anticipated that there will be a response from the landowner and a report to the Ordinary meeting of Council on 5th May, 1992.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

*See Alice re Heritage kindly
phoning Heritage*

21. HAWKESBURY/NEPEAN RIVER - REP NO.20 - ALGAL
BLOOM. GR60/11 PT1

At its meeting of 10th December 1991 Council, from a Notice of Motion, resolved as follows:

"That this Council seek, from the appropriate agencies, advice about:

- a) the circumstances within the Hawkesbury/Nepean Catchment that have led to the current algal bloom at Sackville and that are likely to lead to other such occurrences in the future,
- b) the actions and strategies needed to address these circumstances,

and, further, to enable Council to play a responsible part in the actions and strategies so identified, it seek from the appropriate agencies assistance with preparing local management plans and with carrying out local works."

A response from the Department of Planning has been received, however, other government authorities have not, as yet, responded and these will be further reported to Council when they are received.

The letter from the Department of Planning is as follows:

"The Director of Planning has asked me to reply to your letter concerning the recent algal bloom at Sackville. Your letter indicates that Council resolved to seek advice from the appropriate agencies on the circumstances in the

Hawkesbury-Nepean catchment leading to the bloom, and on actions and strategies to address those circumstances.

The development of recent algal blooms in the Hawkesbury-Nepean River is largely a result of changes produced by human activities. Dredging the river for sand and gravel has altered its depth and flow. Urban and rural run-off and discharges from sewage treatment plants have increased the available nutrients in the river. Conditions conducive to the development of algal blooms have thus been produced by the way the waterway and adjacent land have been used.

The Department of Planning has recognised the relationship between land uses and water quality in Sydney Regional Environmental Plan No.20 Hawkesbury-Nepean River. The REP provides a framework for future planning in the catchment. It also provides Council with additional heads of consideration on water quality and extraction, among other matters, when determining development applications and preparing draft local environmental plans. The Department will be reviewing the REP on the basis of current research into the existing condition of the river and the impact of land uses on water quality and quantity flows. Council's participation in the review process will be very welcome.

There are also existing opportunities for Council to take independent action on these issues through development control and its own strategic land use planning. For example, the general problem of sewage disposal in unsewered areas is one which demands special attention in rural parts of the catchment, both in deciding whether development should be allowed to proceed, and in ensuring the use of safe disposal systems with adequate long-term maintenance provisions where development is permitted.

The Department would be happy to assist Council in preparing River Management Plans under SREP No.20 to deal with particular local issues or specific sections of the river catchment or corridor."

✓
✓
COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION from the Department of Planning indicating its ability to assist Council in preparing River Management Plans be received.

defered Lylem 13/5
22. TWO LOT SUBDIVISION - LOT 5 DP 3405 ASHTONS ROAD,
GROSE WOLD - W JOHNSON. SA 140/91

This matter was deferred from the last Ordinary meeting of Council so that additional information could be presented by the applicant to his Solicitor.

Discussions have taken place with the applicant and his Solicitor and a meeting is being arranged between the applicant and the Divisional Manager Environment and Development in the near future. It is anticipated that the matter will be further reported to the General Purpose Committee Meeting in May.

Item 24 of the Supplementary Report was considered in conjunction with Item 22 above.

Mrs. Johnson, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

✓
23. PROFESSIONAL CHAMBERS - LOT 101 DP700887 NO.160 MARCH STREET, RICHMOND - J WILLIGERS. DA74/92

To File

Council is referred to Item 6 of the Planning and Development Section in this business paper. The applicant has requested that the matter be deferred for further discussion with Council's staff regarding access.

COMMITTEE'S RECOMMENDATION

See Item 6.

John 28/5/92

24. TWO LOT SUBDIVISION - LOT 5, DP 3405 ASHTONS ROAD,
GROSE WOLD - W. JOHNSON. SA140/91.

The Committee is referred to Item 22 in the Planning and Development section. The landowners have now requested that the matter be determined at today's meeting.

The matter has previously been reported to Council with an indication that Council's files and documentation do not reveal the existence of two lawful dwellings on the site, such as to enable the landowners to avail themselves of the provisions of Hawkesbury Local Environmental Plan, 1989, to subdivide the land on the basis of there being two dwellings.

The landowners have submitted information of their assessment of the chain of events that led to the structures currently contained on the land. However, there is nothing in their further correspondence that casts any new light on Council's documentation such as would indicate the existence of two lawful dwellings. It should be noted that the landowners assertion of the chain of events does not coincide with that of the Divisional Manager of Environment & Development. The Divisional Manager did indicate to Mr. Johnson that he would go through Council's file and documentation with him and indicate the position that has been reported thus far. It was on this basis that the report at Item 22 was written.

As the landowner requires the matter to be determined, the matter is recommended as previously.

COMMITTEE'S RECOMMENDATION

See Item 22. ✓

7

INSPECTION OF AUSTRALIANA PIONEER VILLAGE

The Committee inspected the site at 4.15 p.m. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor and Aldermen H.J.M.Books, B.N.Keegan, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather, and H.Williams.

INSPECTION OF BOAT RAMP, GOVERNOR PHILLIP RESERVE.

The Committee inspected the site at 4.45 p.m. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor and Aldermen H.J.M.Books, B.N.Keegan, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather, and H.Williams.

Report of the Local Traffic Committee Meeting held on Thursday, 16th April, 1991,
in the Council Chambers at 10.20 am.

PRESENT:

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

Also Present - Mr. G. Hatch, Ministry of Transport
Mr. G. Falson, Divisional Manager Environment &
Development.

APOLOGIES: Nil

CONFIRMATION OF MINUTES:

The Minutes of the meeting of 20th March, 1992, were circulated and confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File LEP 13/91)

STUART.

APPLICANT: W.D. & B.L. WILSON

LAND & LOCATION: PART LOTS 1 AND 2, SECTION 19, NO.539
WILBERFORCE ROAD, WILBERFORCE.

SUBJECT: REZONING APPLICATION TO PERMIT THE
DEMOLITION OF AN EXISTING SERVICE
STATION AND ITS REPLACEMENT BY A
NEW EXPANDED OUTLET.

Committee's Recommendation

That there is no objection in principle to the proposal subject to the following:

1. The developers, at their costs, shall extend and seal the road shoulder opposite the development.
2. That there be "No Standing" signs provided opposite the development.

3. Council to assess the adequacy of on site parking.
4. The matter being referred to the Committee at development application stage, should the rezoning proceed.

ITEM 2:

(File LEP 2/92)

✓
STUART

APPLICANT:

MARTIN MORRIS AND JONES PTY. LTD.

LAND & LOCATION:

LOT 13, DP700834, LOT 1, DP609449 AND
PT. LOTS 11/12 DP977347 NO'S. 81-87
BELLS LINE OF ROAD, NORTH
RICHMOND.

SUBJECT:

REZONING TO PERMIT THE
REDEVELOPMENT OF AN EXISTING
SERVICE STATION.

Committee's Recommendation

That there is no objection in principle to the proposal subject to the following:

1. The developer, at their costs, shall extend and seal the road shoulder opposite the development.
2. That there be "No Standing" signs provided opposite the development.
3. Council to assess the adequacy of on site parking.
4. The matter being referred to the Committee at development application stage, should the rezoning proceed.

CORRESPONDENCE

ITEM 3: (File LEP 9/89)

CORRESPONDENT: SAVE OUR RAIL ACTION COMMITTEE

SUBJECT: STATE RAIL AUTHORITY -
DEVELOPMENT OF LAND AT RICHMOND
RAIL STATION

Requesting the comments of the Local Traffic Committee on the merits or otherwise of access to any commuter car park at Richmond (from Paget Street, East Market Street or March Street) and East Richmond (from Bourke Street and Richmond Road).

Also seeking a response to the suggestion that the bus/rail interchange be located on the corner of March and East Market Streets and requesting permission to address the Committee.

Mr. Christie addressed the Committee on behalf of the Save Our Rail Action Committee and expressed concern as to the adequacy of the proposed new car park; concern over the time of construction of the new car park given that the existing car park has recently been sold; concern over lack of legal access at this time to the proposed new car park, given that land has to be acquired fronting Paget Street for access purposes.

It was indicated to the Committee that Council had written a letter to the SRA indicating these concerns and that a response was not, as yet, to hand and that should a response be received, the matter would be referred to the next Committee for its consideration.

The Committee believes that a meeting should be organised between representatives of State Rail Authority, Police, Roads and Traffic Authority, Local Traffic Committee, Ministry for Transport and representatives of rail user groups to discuss traffic and parking arrangements, relative to Richmond Rail Station. The Ministry of Transport representative indicated that he had been involved in similar meetings in the past and would indicate to the Committee a suitable format for such a meeting.

Status was also requested as to a request for a Local Area Traffic Management Scheme for Richmond called for approximately three years ago. It was indicated that information would be provided for the Committee's information at its next meeting.

Report

*Agenda
Item*

→ 1 - 2 - 3 - 4 - Richmond 30T

The General Purpose Committee inspected the site at 2.45 p.m. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor and Aldermen H.J.M.Books, B.N.Keegan, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather, and H.Williams.

ITEM 4: (File 1833/R Pt.1)
CORRESPONDENT: BEDE POLDING COLLEGE
SUBJECT: ZEBRA CROSSING - RIFLE RANGE ROAD,
SOUTH WINDSOR.

Requesting consideration to the installation of a zebra crossing in front of the school.
Also requesting implementation of a speed limit outside the college because of the
increased traffic and large trucks using the road.

The Committee felt that this matter was dealt with by the Traffic Committee some
time ago with the Council approving of the school's request.

Committee's Recommendation

That the matter be deferred for further consideration at the next Traffic Committee,
along with Council's resolution of the school's previous request.

Report.
Aside Item

Heading same -
1/6/12

ITEM 5: (File 515/r Pt.1)
CORRESPONDENT: PROSPECT ELECTRICITY
SUBJECT: TEMPORARY ROAD CLOSURE OF EAST
MARKET STREET, BETWEEN MARCH
AND WINDSOR STREETS - 9 AM - 3 PM
FOR ELECTRICITY MAINTENANCE
WORKS.

Committee's Recommendation

That approval be granted subject to appropriate advertising and placement of signage
by Prospect prior to the event.

QUESTIONS WITHOUT NOTICE:

letter

Mr. Kevill enquired as to the median strip in East Market Street adjacent to the
Ampol Station.

Mr. Falson indicated that he would ascertain the position and advise the Committee
at its next meeting.

Alderman Paine requested the Committee's comments as to the suitability of placement of "rumble bars" in Drummond Street adjacent to Airlite Windows.

It was indicated by Mr. Thompson that it was not considered a suitable location because it would be a danger to motor cycles.

Alderman Paine indicated Council's concern with pedestrian/vehicle conflict in Kable Street between the George Street Mall and at Fitzgerald Street and George Street and that Council had requested consideration of the matter by the Consultant carrying out Windsor Local Area Traffic Management Study.

Date of Next Meeting: 15th May, 1991.

The meeting terminated at 11.25 am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

SECTION 3 - FINANCE

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

Alderman Mackay declared an interest in Cheque No. 9405.

Alderman Paine declared an interest in Cheque No. 9422.

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.	9277	-	9924	\$3,913,211.57
Trust Fund Nos.	670	-	703	\$923,816.08
FID General Fund	469,145	-	469,153	\$1,054,388.85
98P General Fund	37,046	-	37,049	\$4,727,944.02
98P Bank Trust Fund	425,426	-	425,428	\$1,687,661.57
FID Account Trust Fund	25,417	-	25,418	\$450,000.00
				\$12,757,022.09

2. FORM 2A AS AT 31ST MARCH, 1992. A1-6

COMMITTEE'S RECOMMENDATION

THAT THE FORM 2A Financial Statement to 31st March, 1992, be received and the amounts shown as expenditure now be voted.

3. APPOINTMENT OF INSURANCE BROKER. GI10/5

Council currently employs R J Abrahams Pty Ltd (formerly Sedgwick Abrahams Pty Ltd) as its insurance broker to manage its insurance portfolio. The company has acted as Councils insurance broker since 1984 and has implemented many strategies to the benefit of Council. These strategies have included: -

1. The development and management of liability pooling (Westpool) for which R J Abrahams are the Fund Managers.
2. Management of claims and review of Council's insurance system.
3. Risk Management survey and reports.
4. Bulk purchasing scheme - Comprehensive Motor Vehicle Insurance by Westpool for it's member Councils.

COMMITTEE'S RECOMMENDATION

✓ THAT R J ABRAHAMS PTY LTD be re-appointed Council's insurance broker for a further 2 (two) year period.

4. MOBILE FOOD VAN - KURRAJONG HEIGHTS LOOKOUT PK140 PT1

A proposal has been submitted by Ms Isabel O'Dell and Mr Godfrey Wenness to operate a mobile food van at the Kurrajong Heights Lookout, Bells Line of Road, Kurrajong.

The proposal provides for the applicants to locate a food van to be known as "Koala Kafe" at the lookout, for a rental of \$50.00 per week or 3% of gross annual turnover, whichever is the greater. The applicants are also prepared to clean, at their own expense, the public toilets located on the reserve below the lookout. They have requested a three year tenure, with a three year option, however, the applicants have been advised that in view of the proposals Council is considering for the site, a shorter term of twelve months would be more appropriate.

Ms. I. O'Dell, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted for Ms Isabel O'Dell and Mr Godfrey Wenness to operate a mobile food van at Kurrajong Heights Lookout, subject to the following terms and conditions:-

1. Payment of a weekly rental of \$50.00 (fifty), or 3 (three) per cent of gross annual turnover, whichever is the greater.
2. The lessees cleaning, at their own expense and to the satisfaction of the Divisional Manager of Engineering, the public toilets located in the public reserve below the lookout platform.
3. The initial term being 12 (twelve) months and reviewed annually, with provision for the agreement to be terminated by either party, subject to 1 (one) months written notice.
4. The hours of operation being restricted to 8.00am - 8.00pm, 7 (seven) days per week and the van to be removed from the site daily.
5. The food van to be licensed in accordance with the requirements of the Environment and Development Division.
6. Liquid and solid wastes are to be removed from the van daily to the satisfaction of the Divisional Manager Environment and Development.
7. No advertising signs to be erected without prior Council approval.
8. Public liability insurance indemnity of \$5 (five) million to be held by the lessees and evidence of same provided to Council prior to operations commencing.
9. The lookout and seating areas to be kept in a clean and tidy condition by the lessees or their servants at all times.
10. The agreement to rest on correspondence.

5. DONATION - MCGRATHS HILL NEIGHBOURHOOD CENTRE
GF8/1 PT1

The Management Committee of the McGraths Hill Neighbourhood Centre which is located at the rear of the McGraths Hill shops, has asked for a donation to allow financial commitments to be met during 1992. This building, because of its design,

does not generate sufficient funds from its use to pay for maintenance, upkeep of grounds, insurance for committee and electricity charges. It is estimated that \$1,000 will be necessary to subsidise the operations of the Centre for 1992. Last year, Council made a donation of \$502.00 for this purpose.

Investigations are being carried out to assess the long term advantages of providing a suitable alternative to these premises.

COMMITTEE'S RECOMMENDATION

THAT A DONATION OF \$1,000 (one thousand) be made to the McGraths Hill Neighbourhood Centre Management Committee.

6. CHILD CARE CENTRE (MULTIPURPOSE) - BLIGH PARK. GC90/13 PT1

At the time of the release of land in Precinct 9, Council acquired a site on the corner of Alexander Street and Guardian Crescent with the view to constructing a building for child care purposes. This site is immediately opposite the Bligh Park Primary School.

Investigations have shown that the most pressing needs are for out-of-school-hours care for children of Infants and Primary School ages and for longer hours of care for children under five years of age. Hawkesbury Toy Library will also be more appropriately located in an expanding population of young families. It is proposed that the new centre meet these needs by being used for:-

1. Before and after school care (30 places) - to be managed by a community committee.
2. Toy Library - to be relocated from the basement of Windsor Function Centre and managed by the present committee.
3. Family Day Care - This proposal entails the sale of the property used for this purpose at 54 Francis Street, Richmond. This is a direct service by Council and operated by Council staff.
4. Vacation Care for children of Infants and Primary School age - to be operated by Council staff as at present and relocated from Bligh Park Neighbourhood Centre.

It is estimated that costs for building and supervision will be \$380,000 (three hundred and eighty). It is proposed that this be funded from Bligh Park Section 94 Contributions of \$240,000 (two hundred and forty thousand) and the balance to come from the proceeds of sale of the property in 54 Francis Street, Richmond.

COMMITTEE'S RECOMMENDATION

THAT THE CONSTRUCTION of a multipurpose Child Care Centre be approved for the site on Lot 891 DP777474, corner of Alexander Street and Guardian Crescent, Bligh Park, and funding of \$240,000 (two hundred and forty thousand) to be allocated from Section 94 Contributions from Bligh Park and up to \$140,000 (one hundred and forty thousand) from the proceeds of the sale of 54 Francis Street, Richmond.

7. REGIONAL SPORTING FACILITIES AND BENSONS LANE DEVELOPMENT. GP10/7 PT1, PK220 PT2

At the Ordinary Meeting of 14th April, 1992, consideration was given to two reports. The first dealt with Regional Sporting Facilities. This matter was previously discussed at the General Purpose Committee of 24th March, 1992. The second report provided information on costs of constructing the second storey to the proposed second amenities block to be provided for the playing fields at Bensons Lane.

Council's resolution in the first matter requested the Sports Council to undertake a survey and report on the "expected utilisation of a regional athletics facility". The Sports Council has been requested to carry out this survey and has been advised of the proposal of the Bensons Lane building. At the meeting of the Sports Council on 24th April, 1992, it was expressed that there was a clear need for the second building. The Hawkesbury Baseball Club has the opportunity to host major events with the availability of a new amenities building. Australian Rules is played during the winter season. There is some overflow from present Touch Football teams. Rugby League holds practices on these grounds and Softball is proposed.

The extent of the overall area and the number of users makes it difficult for the needs of all participants to be met by the existing building.

The Hawkesbury Baseball Club has submitted a sketch plan. To allow for full use of floor space, some modifications would seem necessary to the proposal.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOT spend this amount of money in upgrading the Bensons Lane Complex until such time as preliminary plans for the construction of the second building at the Richmond Ex-Servicemen's Complex are finalised after discussions with the Hawkesbury Baseball Club and the Sports Council, and reported to Council.

QUESTIONS WITHOUT NOTICE

Alderman Rogers referred to a sulo bin that was damaged in the process of emptying it into the compactor and asked what is the process for replacement.

The Divisional Manager Environment and Development advised that if the damage was done by the compactor then the bin would be repaired or replaced. In the interim period a replacement would be given. If the person concerned would contact him then this would be arranged.

Alderman Rogers referred to representations from a disabled person who resides on the Corner of Lenords Lane and Woodburn Road, Kurrajong requesting slashing to be carried out on the northern side of Lenords Lane.

Alderman Mackay advised that he had a tape, which he would give to the Divisional Manager Environment and Development, from Colin Mudiman, who lives next to the vacated site of the South Windsor electrical premises just down from the park near Campbell and George Streets, South Windsor, expressing concern about the diesel trucks and cars parked there, and also to the fumes. He asked if the conditions of approval could be enforced to at least make sure that people have decent living conditions. Mr. Mudiman is unable to see to write a letter.

Alderman Parsons referred to the possibility of improved signage at the end of Ham Street where it runs into the water tower area to notify people that Ham Street continues into the industrial area.

Alderman Parsons sought information regarding funds that were willed for the upgrading of the Fitzgerald Nursing Home.

The Mayor advised that funds have been applied for from the Commonwealth Department to provide a new hostel for the area. The Fitzgerald Home would be either sold or redeveloped if funds become available. Written confirmation or otherwise has not been received as to whether funds have been made available at this time. The funds from the Wymark Estate are accruing interest, and they are going back into the project.

Alderman Keegan asked for the warning sign position at South Creek could be changed as discussed at the inspections this afternoon. No mention was made in Council's resolution "that an appropriate sign be erected at Council's boat ramp advising of the water quality in South Creek" regarding South Creek upstream.

Alderman Keegan asked for a rather large sign for a 5 minute limit on the launching ramp.

Alderman Keegan asked for signage to be erected at the South Windsor Waste Disposal Depot to take the place of the existing sign, indicating that that waste will be accepted from local residents only.

Alderman Keegan asked if the timing of the Garden Competition could be changed, so that the presentation of awards is made closer to the judging time.

Alderman Books referred to his previous request for the problem with KevJohn Motors' lights to be investigated as they light up Mr. Alan Train's property like day time all the time. He said nothing has been done in regard to this matter.

The Divisional Manager Environment and Development advised that one of the Health Surveyors had spoken to KevJohn Motors and undertook to ascertain the current position.

Alderman Books advising that he had been told that the clearing approved by Council at The Islands, a lot of the land has been totally cleared and timber heaped up everywhere. He asked for a report on this.

Alderman Books referred to the ongoing problem with the public address system at the Windsor Function Centre, and asked if something could be done about getting a proper system in the complex.

The Mayor said that this would be looked at, costed and a report come back to Council.

Alderman Williams sought advice on what plans Council had regarding the provision of bicycle paths in the City generally. He stated that it has been suggested to him that there is a real need for a bicycle connection between North Richmond and Richmond.

The Mayor stated there is an indepth study which was done several years ago on bicycle tracks through a lot of the urban areas of the Hawkesbury which could be brought before Council. No priorities have been set.

Alderman Sheather referred to the laneway between George and Macquarie Streets and the area between Campbell and Argyle Streets, which is practically impassable. He asked if the possibility of shaling that area could be investigated.

Alderman Sheather sought advice as to what was in Council's letter to Baulkham Hills Shire Council in relation to the ferry.

The Manager of Operations undertook to provide Alderman Sheather with a copy of the letter.

Alderman Rogers stated that he had received an invitation from the Coast and Wetlands Society to a Seminar "From Mountains to the Sea Algal Blooms with Reference to the Hawkesbury/Nepean System" which is coming up on the 9th May, which he is not able to attend, and asked if it would be appropriate for someone from Council to attend and report back to Council - noting the contents of Item 21 of the Planning and Development section of to-day's business paper.

The Mayor advised that everyone had received an invitation.

Alderman Williams advised that he will be attending the Seminar and undertook to provide a short report.

The meeting terminated at 7.32 p.m.

REPORTS FOR DETERMINATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/93 PT1

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

Residential Lease.	Lease of premises at 141 March Street, Richmond, to Ms J Curran. Initial term of 6 (six) months at a weekly rental of \$155 (one hundred and fifty five).
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Residential Lease	Lease of premises at 143 March Street, Richmond, to Ms N Perrin and Ms A Johnston. Initial term of 6 (six) months at a weekly rental of \$165 (one hundred and sixty five).
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2. ARREARS OF RATES AND CHARGES FOR YEAR 1991. GR10/13

In accordance with Clause 25 of Ordinance 5 and Clause 6 of Ordinance 26, Council's Auditor has certified that the Valuations and balances of Rates and Charges outstanding at the 31st December, 1991.

A summary of this financial data is provided below:-

Arrears at 31st December, 1991

Rates	\$470,902.21
Interest Charges	236,326.61
Garbage Charges	81,326.62
Sanitary Charges	<u>63,884.00</u>

TOTAL	<u>\$852,439.44</u>
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IT IS RECOMMENDED THAT the Seal be affixed to the Certificate of Valuations and the Rate Book for the year ended 31st December, 1991.

3. LEGAL PROCEEDINGS - REQUEST FOR ASSISTANCE. GL001/005 PT01

The Local Government Association has advised of a recent decision in the Land and Environment Court concerning Maclean Shire Council and a Co-operative Society being an Aboriginal Housing Community Co-operative. The Co-operative appealed against the levying of rates on the land, situated in the Shire of Maclean. The proceedings were heard by Mr Justice Bannon who held that the Co-operative Society was entitled to an exemption of rates pursuant to the Act on the grounds that it was "a public benevolent institution". Further, that the land in question was being used for the purpose of a public benevolent institution. His Honour took judicial notice of the fact that the aboriginal people are, on the whole, a disadvantaged race. In this regard he decided that he did not require formal legal proof of that fact. This, according to the Council's legal advisors then made the proof of "neediness" of the Co-operative Society's members an easier task for the applicant. His Honour did not directly address the issue of determining what a "needy" aboriginal person was, but accepted, in a general sense, that renting to unemployed and income earning Aboriginal people was in furtherance of a public benevolent purpose.

According to legal advice available to the Council, an appeal could be mounted on the grounds that His Honour:

- * decided the matter in the absence of adequate evidence that the Co-operative Society used each individual parcel for its purposes;
- * erred in taking judicial notice that Aboriginal people were disadvantaged;
- * erred in finding that the Co-operative Society was, in fact, a public benevolent institution;
- * erred in not taking each application individually as to the uses of each property; and
- * failed to make findings in respect of the public benevolent purposes of the associated market garden and wharf (which apparently are both ratable).

The Associations are supporting the Council, and accordingly seek a contribution based on the formula, with Hawkesbury's amount being \$84.00.

IT IS RECOMMENDED THAT Council support the appeal by Maclean Shire Council and forward its contribution accordingly.

4. ANNUAL CONFERENCE - LOCAL GOVERNMENT ASSOCIATION. GL40/5 PT1

The Association have advised of their Annual Conference to be held in October of this year at Albury.

Motions to be placed before the Conference are to be classified in two groups:

1. Those to be dealt with by Conference; seeking new policy decisions; altering existing policy.

2. Those to be dealt with by the executive; calling for actions within policy but included in the Conference business papers; affirming existing policy.

Motions are to be forwarded with supporting information, giving reasons for raising the issue and for progressing it once it has been dealt with. Motions must be received by 5pm on Friday 17th July.

The Council is entitled to four voting delegates and an unlimited number of non-voting observers.

Nominations for positions on the Executive will be received by 5pm on Friday 17th July. All positions on the Executive are now for a two year term. The Associations advise that candidates should consider that if elected, they are making a commitment to be available to attend at least six executive meetings per year; six standing committee meetings, the entire Annual Conference and other meetings and seminars that occur from time to time. It is normal for the Council to endorse any Aldermen wishing to stand for election on the Executive.

IT IS RECOMMENDED THAT Council nominate its four voting delegates for the 1992 Annual Local Government Conference.

5. APPLICATION FOR EXEMPTION FROM RATING. 9.00010.50075, 1.0351.01100, 0.11312, 8.2079.46000

Several applications have been received from religious institutions requesting exemption from rating.

The applications are as follows:-

- Windsor Gospel Corporation - 85 Alexander Street, Bligh Park.
Assessment N^o 9.00010.50075 -

An application was received on the basis of the property being used for religious teaching, training and that the organisation is a public benevolent institution and public charity. The property has an area of 688.5m² and has various improvements, including a brick building with parking spaces for approximately 7 vehicles. There are no external signs identifying the use of the building for religious purposes, however, precedence has been set by the Privy Council in regard to this particular organisation, that they have been established as a public charity and would subsequently qualify under Section 132(1)(d) of the Local Government Act for exemption from rating.

The building on the property, which is capable of being used for religious teaching and training, was completed on the 28th August, 1991, and from this date is it recommended that exemption from rating apply. Rates levied for the full year of 1991 amount to \$553.14 and the amount subject to the exemption, if approved, would amount to \$189.43.

- The Uniting Church in Australia - 1251 Bells Line of Road, Kurrajong Heights.
Assessment N^o 1.10351.01100 -

An application has been received from this Church group on the basis of their property being used for public worship. The property consists of an area of 1908m² and is known as St Davids Uniting Church. In addition notices display that services are available for public worship and as such would qualify for an exemption from rating. The property was exempt from rating prior to the recent subdivision. Separate valuations have not been received for the properties subsequent to the subdivision and, therefore, rates for 1992 have not yet been levied.

- The Uniting Church in Australia - Lot 101 Douglas Road, Kurrajong Heights.
Assessment N^o 0.11312 -

An application has been made from this Church group on the basis that the property is owned by a religious order. The property has an area of 1816m² and is vacant land. This property is the residue of the subdivision of the original lot facing Bells Line of Road. The property is currently up for sale and would not qualify for exemption from rating.

- The Uniting Church in Australia - 36 Hughes Avenue, Richmond.
Assessment N^o 8.2079.46000 -

An application from this Church body has been received on the basis that the residence is used by a Minister of Religion. The property has an area of 689m² and has a four bedroom, brick home constructed on the property used as a residence with one bedroom being used as an office by the Minister of the Church.

The rates assessed for 1992 amount to \$441.17 with the purpose, as requested, being commenced on the 24th January, 1992, when the property was purchased. Exemption from rating qualifies from that time under Section 132(1)(h)(ii).

IT IS RECOMMENDED THAT:-

1. Exemption from rating be granted under Section 132(1)(d) to the Windsor Gospel Corporation for their property at 85 Alexander Street, Bligh Park, from the 28th August, 1991, and rates amounting to \$189.43 (one hundred and eighty nine dollars and forty three cents) be written off for 1992.
2. Exemption from rating be granted to the Uniting Church in Australia for their property at 1251 Bells Line of Road, Kurrajong Heights, under Section 132(1)(h)(i) from the 1st January, 1992.
3. Exemption from rating be granted to the Uniting Church in Australia for their property at 36 Hughes Avenue, Richmond, from the 24th January, 1992, under Section 132(1)(h)(ii) and the amount of rates for 1992 of \$413.37 (four hundred and thirteen dollars and thirty seven cents) be written off.
4. Exemption from rating not be granted to the Uniting Church in Australia for Lot 101 Douglas Road, Kurrajong Heights, on the basis that the property does not qualify for exemption from rating.

6. GOVERNOR PHILLIP RESERVE - EXCLUSIVE USE BY HAWKESBURY CANOE CLASSIC. PK/205 PT1

Requesting use of Governor Phillip Reserve, Windsor on 17-18th October, 1992, to conduct the annual Hawkesbury Canoe Classic.

Whilst not specifically requested on this occasion, the Organisation has been traditionally granted exclusive use of the Ramp during 4-6pm, to facilitate launching of canoes, permission to erect two marquees, use of a small public address system, as well as the parking area to the right of the access handle.

Council policy provides that exclusive use not be granted on consecutive weekends. In this regard, exclusive use has been granted to the Drag Boat Racers of Australia on 25 October, 1992. Having regard to the minimal period of exclusive use requested by the applicant, it is considered that Council might make an exception to that policy on this occasion.

The application is supported.

IT IS RECOMMENDED THAT approval be granted to the Hawkesbury Canoe Classic for use of Governor Phillip Reserve, Windsor during 17-18th October, 1992, with exclusive use between 4pm - 6pm on Saturday, 17th October, 1992.

That further approval be granted to erection of 2 (two) marquees, use of a small public address system and use of the car park area to the right of the access handle.

7. FLOODS - FEBRUARY 1992 - RESTORATION OF DAMAGE - ROADS & TRAFFIC AUTHORITY. GG21/111 PT1

Advising that funds are available for the permanent restoration of the damage and forwarding a Schedule of Works for the programme. The Schedule is in a total

amount of \$1,178,600, the Authorities share \$1,153,600 and Council's share \$25,000. Council funding has been provided in the March Form 2A revue.

IT IS RECOMMENDED THAT the grant for repair of flood damage be accepted.

8. WINDSOR CBD PRECINCT SCHEME - TRAFFIC STUDY. GT230/11 PT1

Two proposals have been received in respect to the brief issued from Stapleton & Hallam and Eugene Smith & Beca, in association with Geoplan.

The main objectives of the study were detailed as follows, with emphasis placed on the need for detailed consultation with the public, business interests and the Chamber of Commerce.

- 2.01 To provide a high degree of pedestrian safety and allow for free flow of pedestrian movement between off street car parks and major commercial outlets.
- 2.02 To provide for easy access into the CBD from the main arterials and periphery roads.
- 2.03 To provide for circulation of traffic through the CBD and to and from Macquarie and Bridge Streets.
- 2.04 To identify action that should be taken at the intersection of George Street and Kable Street to allow for the safe movement of pedestrians.

Emphasis has been placed on the current proposals for The Terrace and the need to assess the affects of the opening of The Terrace between Johnston Street and New Street and closure at Bridge Street.

Work on the study can be commenced immediately, with the assessment of the traffic changes undertaken upon completion of the current works. A ten week period has been provided for the study.

The submission from Stapleton & Hallam provides for the following:-

1. Inception -

Collection of existing data and meeting with Chamber of Commerce and Roads & Traffic Authority.
2. Surveys -
 - a) Origin/Destination
 - b) Traffic Counts at Intersections
 - c) Parking Demand Survey
 - d) Shopper Interviews
 - e) Pedestrian Counts
3. Land Use Review
4. Future Traffic Flows
5. Road Network Options
6. Parking Review
7. Pedestrian Circulation
8. Consultation
9. Preparation of Traffic and Parking Management Plan
10. Submission of Final Report

Members of the study team will be Chris Hallam, Chris Stapleton and Fiona Court, with the project to cost \$21,000.

The submission from Eugene Smith & Beca and Geoplan Urban & Town Planning provides for the following:-

1. Review of Existing Data Sources and Consultation with Council and Chamber of Commerce.

2. Community Consultation and Workshops.
3. Commercial Characteristics and Future Development and Requirements.
 - a) Shopper Survey
4. Parking Assessment
 - a) Parking Occupancy, Demand and Duration.
 - b) Review of Parking Code
 - c) Development of Parking Strategy
5. Traffic Conditions - Determination of Future Needs
 - a) Intersection Counts
 - b) Shopper Survey
 - c) Accident Analysis
 - d) Provide Traffic Management Study
6. Pedestrian Facilities - Assessment of Requirements
 - a) Pedestrian Movement Survey
 - b) Shopper Survey
7. Public Transport Evaluation
8. Options and Implementation of Study
9. Consultation
10. Submission of Report

Members of the study will be Eugene Smith, John Barnes and Ludmilla Hawley, with the project to cost \$23,000.

An option is submitted for an additional transportation model of the Centre and surrounding area by computer modelling, that allows for testing of numerous traffic management strategies and future estimated traffic conditions.

Both submissions are well presented from experienced practitioners as traffic and transportation planners.

The submission from Stapleton & Hallam provides for an origin and destination number plate survey, while the submission from Eugene Smith & Beca provides for a high degree of consultation with the community through the workshop format. One of the principals of Stapleton & Hallam is a local resident and a decision is required as to whether local knowledge is an advantage or that a fresh approach to the subject is required in this instance. On the other hand, Eugene Smith & Beca are undertaking traffic studies in respect to the proposed fuel distribution centre to be located at Mulgrave, while Chris Hallam will provide personal attention and accept the main responsibility in regard to the study work.

It is not proposed that the offer for the preparation of the transport model be accepted at this time, but that in view of the emphasis given to community consultations in the submission from Eugene Smith & Beca, that this group be engaged to undertake the study.

IT IS RECOMMENDED THAT Eugene Smith & Beca, in conjunction with Geoplan Urban & Town Planning be engaged to undertake the study of the Windsor CBD Precinct Scheme, to provide a strategy for traffic parking and pedestrian improvement in the area, at a cost of \$23,000 (twenty three thousand).

Chris Hallam

Slam 13/1

9. SUBDIVISION - ALTERING CONDITION OF CONSENT - 120 MILEHAM STREET, WINDSOR - CALCORP PTY. LTD. SA93/91

On 1st August, 1991, subdivision consent was issued to architects on behalf of the then landowners, Polacup, including a condition as follows:

"Creation of a restriction on use of land pursuant to Section 88B of the Conveyancing Act prohibiting the use of the existing dwelling houses on Lots 1, 2 & 3 for habitable purposes, except when used in conjunction with industry on the same allotment."

The consent was issued under delegation of authority and the condition was imposed because of a provision within Council's LEP that prohibits dwellings other than those used in conjunction with an industry. In assessment of the application it was believed, at the time, that the dwellings which would be contained on resultant vacant lots would not comply with the provisions of the LEP because they did not contain an industrial use.

The current landowner, Calcorp Pty. Ltd., has requested that Council consider deleting the condition for the following reasons:

"We feel this condition is unrealistic and unfair to the development.

The land in question has always been zoned Industrial and the houses in question were part of A.C.I. Glass, being used as manager accommodation for some 40 years.

In recent years Polacup acquired the site where the houses have continued to be used.

We now suggest that existing use of the houses is allowed until such time as the lots are developed."

As the houses have existed for many years and would fall into disrepair if not continued to be used for residential purposes; and as development consent has recently been issued for industrial buildings and uses of each resultant lot in the subdivision since the subdivision consent, it is considered that Council could raise no objection to continued use of the dwellings for residential purposes for a period of time until industrial development takes place.

This matter would normally be dealt with under delegation but is presented to Council because of Alderman Calvert having an interest in Calcorp Pty. Ltd.

IT IS RECOMMENDED THAT Calcorp Pty. Ltd. be advised that, as there has been subsequent consent for use of the land for industrial purposes which includes retention of the dwelling houses that ultimately will be used in conjunction with industry on the same land, no objection is raised to temporary residential accommodation of the dwellings prior to the industrial development actually being carried out.

REPORTS FOR INFORMATION

1. COMMUNITY SERVICES REPORT - APRIL. GC140/1 PT1

1. A copy of the discussion paper on "Abuse of Older People in Their Homes" has been received from the Department of Community Services and has been summarised as follows:-

"Older people have a right to live safely in their own homes free of violence, abuse, neglect and exploitation. Those who live in situations of dependency are, however, vulnerable and may be subject to some form of abuse in their own homes, from their carers, their family members, and others.

Abuse of older people is a serious problem in NSW but its very nature means that it is largely hidden and rarely acknowledged. Its extent is difficult to gauge. As with child abuse and domestic violence, abuse of older people is severely under-reported. There is little research on the issue in the Australian context. Increasing concern from service providers, professionals and the general community has, however, recently focused attention on this important social issue.

*Abuse may take a number of forms: **physical abuse** (the infliction of pain or injury or physical coercion), **psychological abuse** (the infliction of mental anguish, such as humiliation and intimidation), **economic/financial abuse** (the illegal or improper use of an older person's property or finances, such as forcing someone to change their will), **neglect** (the failure to provide adequate food, shelter or care) and in some cases, even **sexual abuse**. Not all forms of abuse are encountered equally.*

The causes of abuse are difficult to identify, but there are a number of theories. The vulnerability of some older people, the stress on their careers, and negative attitudes towards older people are all seen as relevant. In some cases, abuse is a continuation of a history of domestic violence and gender and power relationships are involved.

At present, few agencies or professional bodies have policies which can be applied when incidences of abuse are brought to the attention of their staff. Within organisations liable to be involved in cases of abuse, there is a clear need for the development of effective protocols outlining action to be taken by workers.

While the provision of care to older people by family members is an essential element in preventing institutionalisation of older people, the burdens of providing such care have been well documented. It is important that community services for older people and their families are adequate and appropriate, as these services play a role in preventing and responding to incidences of abuse.

Education and training for service professions and for all organisations who have contact with older people must be available so that there is adequate knowledge in the community about abuse of older people.

The Task Force on Abuse of Older People is hoping for comments from the community about issues raised in this paper and the recommendations made. These comments will be taken into account before the Task Force prepares its final report."

2. The Department of Health has sent a copy of the highlights from the Corporate Plan for and NSW Health System. Primary goals of the Department are:-

1. to improve the health status of the community through public health services and preventative and promotional programmes;
2. to ensure the delivery of appropriate health care services; and
3. to ensure services are delivered efficiently and effectively.

3. Macquarie Towns Acquisitive Art Exhibition 17th - 23rd July, 1992

Entry forms have been prepared and are being printed.

4. Macquarie Towns Festival 10th - 18th October, 1992

Lunchtime entertainment for shoppers and workers is planned, with 2 sessions - 12.10pm and 1.10pm in Windsor Mall from 12th - 16th (Monday to Friday). Initially, schools have been contacted.

5. Windsor Mall Craft Group

This group is increasing in numbers and appreciation has been expressed by several business houses who are now opening on Sundays to take advantage of the number of patrons. The first formal meeting of the group will be

held on 2nd May. Public Liability Insurance has been obtained and a bank account for expenses such as publicity, will be opened. Policies for stallholders will be formalised.

6. Vacation Care Centres

Three centres operated over the Easter school holidays at Bligh Park, Richmond and North Richmond. All centres were well attended. Activities organised included a musical workshop and chocolate making. Excursions to the rollerskating rink, ten-pin bowling and the movies were popular.

2. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 5TH MAY, 1992. C50-1.

File Rep Date	Referred To	Subject	Comment
12 Sep 89	Tree Planting Programme MES	Planned areas, storage and maintenance	Report June GPC
8 May 90	Windsor Town Centre DMED	Proposed Development Plan - feasibility including methods of financing.	Awaiting advice from Water Board
12 Feb 91	Signs "You are Entering the City of Hawkesbury - A University City" MES	Costing on erection of signs	Report May GPC
11 Jun 91	Indoor Recreation Centre, Clarendon DMFM	Further report on revised costs	Awaiting advice on Government Grants and Consultant's Report

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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	Zoning, Vineyard DMED	Land bounded by Windsor Road, Railway Line, Bandon Road & Mulgrave Industrial	Awaiting consultation with Water Board
12 Nov 91	Wetlands Management DMED	Review & amendment of HLEP 1989	Report May 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 August GPC
11 Feb 92	Non-Smoking Policy DMED	Whole of Local Government area of Hawkesbury	Report June GPC

10 Mar 92	Bush Fire Organisation TC/GM	Report on Meeting	Following meeting with Council
10 Mar 92	Sydney's Air Quality DMED	Further Report	Report June GPC
10 Mar 92	Pitt Town Bottoms MES	Damage to stormwater and flood mitigation pipes	Report May 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 June 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 June GPC
10 Apr 92	Additions to Business Paper TC/GM	Legal-Insurance, policy impact, financial implication-budget, options available, consultations-internal/external	

3. PROPOSED SUBDIVISION - SPINKS ROAD AND GOLDEN VALLEY DRIVE, GLOSSODIA. SA226/91

At the General Purpose Committee conducted on the 28th April, 1992, a site inspection took place in relation to the proposed subdivision at the above location.

At the inspection, an issue was raised by an adjoining property owner concerning the proposed closure and sale of part of the former service road around the subject land.

Perusal of the file confirms that Mr Turner was advised of the proposal to dispose of the service road around those parcels of land previously identified for future neighbourhood shopping purposes and the proposed re-subdivision and sale of the resultant three new allotments. In response, Mr Turner indicated his keenness to purchase the whole of the property, however, following an ongoing exchange of correspondence Mr Turner subsequently indicated that he was not in a position to proceed with the purchase of any part of the land.

4. AUSTRALIAN PIONEER VILLAGE. GA50/002 PT02

Set out below are the financial details relating to the operation of the Australiana Pioneer Village for April, 1992:-

Income

Gate Takings	\$11,102.00
Other (including rental and filming activities)	<u>767.18</u>
	\$11,869.18

Less

Costs providing income	<u>816.71</u>
	\$11,052.47

Overheads

Grounds Maintenance (incl. wages)	\$ 2,611.64
Attendants Wages	2,286.87
Animal Feed	1,599.85
Service & Administration Costs	3,382.59
Promotions	1,352.72
Printing & Stationery	1,397.74
Train Maintenance	<u>409.47</u>
	<u>\$13,040.88</u>
Net Loss	(\$1,988.41)

Attendances for April were:-

Adults	1,777
Children	2,109
Pensioners	<u>318</u>
TOTAL	<u>4,204</u>

Council will note that the reporting methodology of overheads has altered. Previously, an accrual reporting basis was utilised. This methodology showed estimated yearly expenditure per item averaged into twelve equal monthly amounts. As such, these figures did not provide an actual representation of expenditure incurred. However, income for the corresponding period was reported on an actual basis.

In order to more accurately reflect trends in income and expenditure, it is felt that a uniform reporting method should be utilised.

Items of major expenditure for April include the payment of Council rates and reprinting of items of promotional material to replenish stocks for the remainder of the year.

Assisted by favourable weather, attendances for April, 1992, showed an increase on the 1991 figures. School holiday visitation increased due, in part, to the weather, a favourable response to selected advertising conducted prior to the holidays and, in part, to the continuing acceptance by the public of the seven day a week opening.

Council was advised in the report to the April Ordinary meeting that a preliminary meeting between the Friends and the Village Committee occurred on the 8th April, 1992. Subsequent to that meeting the Friends have written to various companies seeking the donation of various materials in return for acknowledgment of the donations, either in or on the buildings proposed to be rejuvenated.

Several positive responses have already been forthcoming with donations of paint and manchester items being provided. Improvement works will be conducted by the Friends during one of their regular working bees. Repairs to the Church, damaged during the 1990 flood, have now reached practical completion and it is proposed to again promote the Church as a wedding venue.

The assistance of the Friends in conducting these works on an ongoing basis, greatly assists in maintaining the building and grants, thus reducing the costs to Council.

5. CAPITAL ASSISTANCE PROGRAMME 1992/93 -
DEPARTMENT OF SPORT, RECREATION & RACING.
GG21/118 PT1

The Department has called for applications to be lodged with Council by 30th June, 1992, for funding to develop sporting and recreational facilities. Local Government Authorities and sporting and recreational organisations are eligible to apply. Grants are provided on a dollar for dollar basis. The Programme has been advertised and organisations will be provided with copies of guidelines and application forms. Once applications have been finalised it is anticipated a report will be presented to the General Purpose Committee meeting, to allow Council to provide a priority rating for each application, to be forwarded with copies of all applications to the Department.

IT IS RECOMMENDED THAT the reports in this section be received.

CORRESPONDENCE FOR INFORMATION

1. ALGAE BLOOM AT SACKVILLE - PUBLIC WORKS DEPARTMENT. GE020/018 PT01, GR060/001 PT01

Reference is made to Council's letter seeking advice about the circumstances in the Hawkesbury/Nepean Catchment that led to an algae bloom at Sackville and action and strategies needed to address these circumstances.

The Minister for Natural Resources, the Hon. I Causley, MP, established, in November, 1991, the NSW Blue Green Algae Task Force to report on the care and management of the blue green algae. The problems of algae blooms in the Hawkesbury/Nepean system are included in the work of this Committee. The Committee is due to make its final report in August.

The Hon. G West, MP, Minister for Conservation and Land Management set up a Task Force to specifically determine the range of problems affecting the Hawkesbury/Nepean Catchment and to identify the most suitable mechanisms to address those problems. The Government is still considering the recommendations of the Hawkesbury/Nepean Task Force and public response to its report.

Public Works co-ordinated emergency actions during the 1991 blue green algae crisis and assisted the two Task Forces by providing representatives, information and advice.

2. AFFILIATION TO NSW NUCLEAR FREE ZONE SECRETARIAT. GT180/1 PT1

Writing on behalf of NSW Nuclear Free Zone Secretariat (NSWNFZS) in view of Hawkesbury Shire's former involvement, to canvass the possibility of the current Hawkesbury City Council re-affiliating with the Secretariat.

Affiliation will entail an annual fee of \$500 and involve Council in the affairs of this world wide Local Government movement through meeting at the State, National and International levels.

Participation at meetings will be through at least two delegates appointed/elected by the member Council. Requesting that this matter be placed before Hawkesbury Council for consideration at its next meeting.

3. GENERAL CIRCULAR Nº 5 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT15

1. Local Government Archives Project
2. Seminar for Newly Elected Members
3. Development Officer (HACC Services)
4. "Access Ability"
5. Program Funding for Meals on Wheels
6. "Take a Ride to Good Nutrition"
7. Request for information on council funds which can be used by Disability Groups
8. Mid-term Review of the Aged Care Reform Strategy
9. HACC-funded Neighbour Aid Projects under Review
10. Local Government Home Nursing Service Review
11. State Budget - 1992/93 Submission
12. Modernising the Planning System in New South Wales
13. Amendments to Motor Traffic Regulations
14. Transport Plans for Sydney
15. Higher Education Contribution Scheme
16. National Local Government Productivity Council
17. Vehicle Allowance
18. Confined Spaces Regulation
19. State Wage Case, March 1992

4. CONSTRUCTION OF THE NEW HAWKESBURY HOSPITAL - HAWKESBURY HOSPITAL CRISIS COMMITTEE. DA330/90 PT2

At a public meeting attended by approximately 300 people in Windsor on 21st April, 1992, it was strongly expressed that there are concerns regarding the ongoing delays in the construction of the new Hawkesbury Hospital.

The meeting resolved that:-

"This meeting deplore the Government's delaying of the building of our new Hawkesbury Hospital.

We call on the Government to commence construction immediately using the public funds already allocated.

No private capital is acceptable in its funding in any shape or form."

5. LOCAL GOVERNMENT BORROWING PROGRAMME 1991/92. GF14/4

The Department of Local Government in General Circular 92/15 dated 8th April, 1992, requested that Council review its determined borrowing programme in order to ascertain whether any part of its programme will not be taken up due to changed priorities or the deferment of any of the programmed works. The intention being that any part of a borrowing limit not being taken up will be reallocated to another Council seeking an increase for urgent works. The due date for the return of this review being 1st May, 1992.

(TC/GM - The Department was advised that the borrowing programme for Hawkesbury Council as finalised at \$800,000 for the 1991/92 period should remain unaltered).

6. WITHDRAWAL OF COPPER COINS - GENERAL CIRCULAR - LOCAL GOVERNMENT OFFICE. GC70/4 PT20

Advising Council that one and two cent coins are currently being removed from circulation. Councils are affected when they receive cash payments, particularly for rates and charges.

To overcome this difficulty, an amendment of Ordinance N° 26 was published in the Government Gazette on 3rd April, 1992. The amendment takes effect on 20th April, 1992, and inserts the following Clause 41A into the Ordinance:-

"Cash payments

41A.(1) If a person offers payment in cash of an amount payable to a council which is not a multiple of five cents, the council may round the amount down to the nearest multiple of five cents. The amount so rounded down is taken to be the amount payable to the council.

(2) This clause has effect despite any other provision of this Ordinance."

(TC/GM - Departmental procedures outlined in Circular 1992/16 present no difficulties. The writing off of balances due to rounding will be reported in accordance with Ordinance 26, Clause 41).

7. BOWEN MOUNTAIN PARK MANAGEMENT COMMITTEE.
PK/22 PT2

Forwarding Balance Sheet and Statement of Accounts for 1991. Current assets \$1,889.01 comprising cash \$1,494.01, income \$469.60 and expenditure \$303.88.

8. INTERNATIONAL WHITE CANE DAY - ROYAL BLIND
SOCIETY. GC110/1 PT1

Requesting permission for secondary school students to sell white canes in the local business area by stationing themselves around the shopping and transport areas on 15th October, 1992.

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