

Dennis Roche

Hawkesbury City Council
Business Paper
Ordinary Meeting

Meeting Date 10 NOV 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...

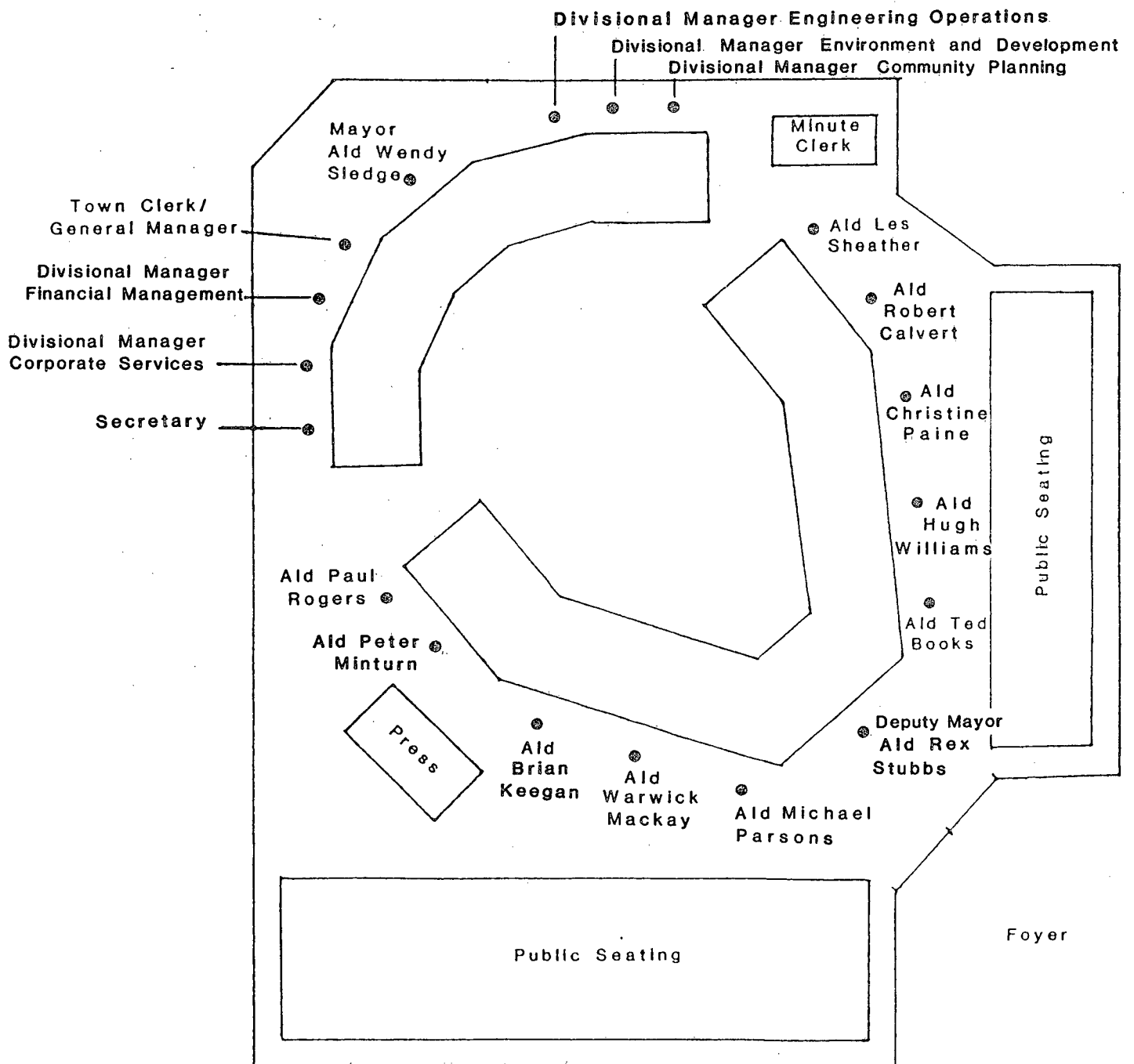
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 - 13TH OCTOBER, 1992

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 13th October, 1992, commencing at 7.30 p.m.

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

Alderman Mackay arrived at the meeting at 7.57 p.m.

The Reverend William Robertson, Uniting Church in Australia, Ebenezer-Pitt Town Parish, gave the opening prayer at the commencement of the meeting on behalf of the Hawkesbury Ministers Fraternal.

Apologies for absence were received from Aldermen H.J.M.Books and H. Williams.

- 367 RESOLVED on the motion of Alderman Keegan seconded by Alderman Parsons that the apologies be accepted.
- 368 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that Standing Orders be suspended to permit three presentations to be made.

Alderman Keegan presented Mrs Wright with a plaque, on behalf of Council, in recognition of her significant contribution to the education of the youth of the community in musical culture.

Mr Pat Clerke presented to the Mayor, a framed photo of the Chernobyl Children and a letter of thanks, in appreciation of Council's contribution and support for the recent visit of the children.

Mrs Jean Peare, President of the Hawkesbury City Sister City Association presented to Council the winning trophy awarded to the Association for Best National Awards Display at the recent Sister City Convention at Penrith, together with a photograph of the actual display.

- 369 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that Standing Orders be resumed.

Alderman Mackay arrived at the meeting at 7.57 p.m.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 370 RESOLVED on the motion of Alderman Calvert seconded by Alderman Sheather that the Minutes of the Ordinary Meeting of Council held on 8th September, 1992, having been circulated amongst the members of Council, be confirmed.

- 371 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the Minutes of the Special Meeting of Council held on 29th September, 1992, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

Nil.

SECTION 2 - NOTICE OF MOTION

By Alderman B N Keegan GC280/004 PT 2 LEP 012/89

- 372 RESOLVED on the motion of Alderman Keegan seconded by Alderman Calvert that, as a component of the decision making process on the Scheyville housing project, information be gathered and presented to Aldermen as to the financial requirement/affordability of potential first home purchasers.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

LOCAL TRAFFIC COMMITTEE

2. FITZGERALD STREET, WINDSOR - EXTENSION OF COACH PARKING BAYS - AAT KINGS TOURS PTY LTD & MRS G KIRKBY AND MRS B EZZY. 610/R PT1

Alderman Paine declared an interest in this matter.

SECTION 2 - PLANNING AND DEVELOPMENT

7. TYRE LANDFILL OPERATION - LOT 2, DP785684 LOWER COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

Item 22 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was considered in conjunction with Item 7 above.

- 373 RESOLVED on the motion of Alderman Keegan seconded by Alderman Paine that this matter be deferred to the next General Purpose Committee meeting of Council. X

9. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING
- LOT 63, DP242486, N^o 10 GREGORY STREET, NORTH
RICHMOND. DA207/92

Item 23 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was considered in conjunction with Item 9 above. X

- 374 RESOLVED on the motion of Alderman Parsons seconded by Alderman Sheather that the determination of this application be deferred and that the applicant and objectors be requested to participate in informal mediation, and the matter be further reported to Council for determination at a later date.

10. THREE LOT SUBDIVISION - LOT 2, DP503713, N^o 18
STANNIX PARK ROAD, WILBERFORCE. SA80/92

- 375 RESOLVED on the motion of Alderman Paine seconded by Alderman Rogers that the application be refused as :- X

1. The subdivision is not in compliance with the 10ha (ten) minimum requirement in the zone for HLEP.
2. Not in the public interest.

Alderman Mackay left the meeting at this stage, the time being 8.50 p.m.

Alderman Parsons gave notice of his intention to lodge a rescission motion in respect of Item 10 in the Planning and Development Section.

11. REGRADING AND FILLING OF LAND - LOT 1
DP592554, NO. 40 GARFIELD STREET, McGRATHS HILL -
R.E.T. ENTERPRISES PTY LTD (B KEEGAN) DA225/92

Alderman Keegan declared an interest in this matter.

16. NORTH RICHMOND - RECREATION AREA
ENHANCEMENT - HAWKESBURY CITY COUNCIL & LAND
SYSTEMS EBC PTY. LTD. (ON BEHALF OF THE HANNA
MATCH GROUP). DA277/92

- 376 RESOLVED on the motion of Alderman Sheather seconded by Alderman Rogers that Council support the proposal in principle and authorise the Divisional Manager Environment and Development to liaise with government departments as required and to approve of the application under delegation subject to appropriate funding being voted by Council.

Further, that Council formerly write to Mr Charles Hanna and express gratitude for the direction that he has taken in the North Richmond area.

18. CASTLEREAGH REGIONAL WASTE DISPOSAL DEPOT.
GP070/014 PT1

- 377 RESOLVED on the motion of Alderman Keegan seconded by Alderman Stubbs that Council views with the utmost concern and apprehension the findings of the Environmental Audit Report on the Castlereagh Regional Waste Depot and therefore calls for:-

- i. Urgent implementation of the principal conclusions of the report, (set out as Items 1 to 7 on Pp. 3-1, 3-2) and of the actions recommended for Stage 2 of the Audit.
- ii. Cessation of disposal on the site by February 1993, following upon the implementation of principal conclusions 1, 2 and 5 which refer to surveillance of the entire waste cycle and action for the setting up of suitable treatment plants "within 6 (six) months".
- iii. Testing, in accordance with the recommendation on Page 8-7, of groundwater at places where the Rickaby gravel bed outcrops the surface below RL 16m (sixteen).
- iv. An objective assessment of the risk that may be faced by people living near the areas described above.

- v. An assurance that the Waste Depot will not be overtopped with other waste materials.
- vi. The matter be referred to the Minister for the Environment.
- vii. That there be a site inspection undertaken at the appropriate time.

Alderman Mackay returned to the meeting at this stage, the time being 9.00 p.m.

19. REGRADING AND FILLING OF LAND - GARFIELD STREET, MCGRATHS HILL - R.E.T. ENTERPRISES PTY. LTD. (B. KEEGAN). DA225/92

Alderman Keegan declared an interest in this matter.

SECTION 3 - FINANCE

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

Alderman Sheather declared an interest in Cheque No. 13304.

Alderman Stubbs declared an interest in Cheque No. 13236.

Alderman Paine declared an interest in Cheque No. 13213.

Alderman Keegan declared an interest in Cheque Nos. 13415 and 13218.

4. SWIMMING CENTRES - ENTRANCE FEES. GP80/2 PT2

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

- 1. Fees for the 1992/93 swimming season be set at \$1.60 (one dollar sixty cents) adults, \$.80c (eighty cents) children, \$.50c (fifty cents) child in an organised school sports group and half price for swimming clubs.

2. That the Town Clerk/General Manager be delegated the Authority to waive fees for entry, by the general public, on special activities days.
3. Further that the Sports Council be requested to report on the long term running of the Swimming Centres in regard to Council's overhead admission fees and utilisation of those Centres.
4. Incentive schemes including the reintroduction of concession tickets, family yearly and seasonal passes, to be urgently investigated and reported to enable inclusion in the 1993/94 swimming season.

379 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Report of the General Purpose Committee Meeting held on 29th September, 1992, as recorded on Pages 1 to 28 of the Minutes of the General Purpose Committee, be adopted, with the exception of:-

Section 2 - Planning and Development

7. Tyre Landfill Operation - Lot 2 DP 785684 Lower Colo Road, Lower Portland - R Porter DA 348/91

9. Home Activity - Light Upholstery Recovering - Lot 63, DP 242486 No. 10 Gregory Street, North Richmond. DA 207/92

10. Three Lot Subdivision - Lot 2, DP 503713, No. 18 Stannix Park Road, Wilberforce, SA 80/92

Section 3 - Finance

4. Swimming Centres - Entrance Fees. GP 80/2 Pt2

which have already been considered by Council - See Minute Nos. 373, 374, 375 and 378.

SECTION 4 - REPORTS FOR DETERMINATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GF003/002

380 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Seal of Council be affixed to the following document:-

Application for
Annual Overdrafts
Limit

Commonwealth Bank of Australia.
General Fund \$800,000 (eight hundred
thousand dollars).

2. STAFF MATTERS. PE/SA

- 381 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that the resignation be accepted and a reference be issued under the Common Seal of Council.

3. ROAD CLOSURE APPLICATION - UNUSED PUBLIC ROADWAY LOTS 5 & 6, DP801840 ST ALBANS - MARBREN PTY LTD. GR080/029 PT01

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

1. No objection be raised to the closing of the public road involved.
2. The applicant be required to sign a Deed of Agreement with Council to ensure that the closed road is consolidated with the existing lots.
3. All survey, legal and other costs involved in the closure be the responsibility of the applicant.
4. All necessary documents be completed under Seal of Council.

4. ALCOHOL FREE ZONES - GLOSSODIA & PITT TOWN SHOPPING CENTRES. GP070/001 PT03

- 383 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that:-

1. The access road and public carpark at the Glossodia Shopping Centre be declared an Alcohol Free Zone from 1st November, 1992, for an initial term of 12 (twelve) months unless otherwise suspended or cancelled.
2. Council advertise its intention to create the public roads and footpaths at the Pitt Town Shopping Centre as an Alcohol Free Zone.

5. LIBRARY DEVELOPMENT GRANTS 1992/93. GG021/134 PT01

- 384 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that Council apply for Library Development Grants 1992/93 for Reference Collection Resources to the value of \$31,500 (thirty one thousand five hundred dollars) and the Self-Checking System for Windsor Library to the value of \$18,000 (eighteen thousand dollars).

6. HAWKESBURY CRICKET CLUB - REQUEST FOR LOAN. GG021/115 PT1

- 385 RESOLVED on the motion of Alderman Calvert seconded by Alderman Sheather that an interest free loan of \$5,750 (five thousand seven hundred and fifty dollars) be made from Section 94 funds to Hawkesbury Cricket Club for 5 (five) years to be repaid at \$1,150 (one thousand one hundred and fifty dollars) a year.

7. COMMUNICATIONS WITH ELECTED MEMBERS. GA30/12 PT1

- 386 RESOLVED on the motion of Alderman Calvert seconded by Alderman Parsons that funds be voted for the purchase of answer phone/facsimile machines for placement in the residences of those Elected Members who so agree.

8. STATE EMERGENCY SERVICES - LOCAL CONTROLLER. GC180/005 PT2

Alderman Minturn declared an interest in this matter.

- 387 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that Council advise the State Emergency Services that it nominates Alderman Peter Minturn for the position of Local Controller, Hawkesbury for the forthcoming year.

9. DELEGATION OF AUTHORITY - APPROVALS PROCESS.
GM1/3 PT1

- 388 RESOLVED on the motion of Alderman Calvert seconded by Alderman Sheather that Council adopt the delegations set out in the report and the changed approval process for development and building applications. ✓

10. DRIVER TRAINING AND GO KART FACILITY -
HAWKESBURY AREA. DA345/91

- 389 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that Council advise the University of Western Sydney, Hawkesbury, that:-
- (a) It concurs in principle with the proposal to offer to Council a lease of a portion of the former tip site, South Windsor, for the purpose of providing a general community recreational/sporting facility on the understanding of Council assuming control and responsibility for the general operation of the facility. ✓
 - (b) Further negotiation take place with the University as to the precise terms and conditions of the arrangement and this be subject to a further report to Council.

11. MEMORIAL PARK - CONSTRUCTION OF AMENITIES
BUILDING & CLUB ROOM, WELLESLEY STREET, PITT
TOWN. GT20/112 PT1

- 390 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the tender of Axis Construction Pty Ltd, in the sum of \$48,490 (forty eight thousand four hundred and ninety dollars) for the construction of an amenities building and club room at Memorial Park, Wellesley Street, Pitt Town, be accepted and the necessary documents be executed under Seal of Council. ✓

12. BERGER ROAD PARK - CONSTRUCTION OF AMENITIES BUILDING & KIOSK, BERGER ROAD, SOUTH WINDSOR. GT20/114 PT1

- 391 RESOLVED on the motion of Alderman Parsons seconded by Alderman Sheather that the tender of Axis Constructions Pty Ltd, in the sum of \$48,490 (forty eight thousand four hundred and ninety dollars) for the construction of an amenities building and kiosk at Berger Road Park, Berger Road, South Windsor, be accepted and the necessary documents be executed under Seal of Council.

13. CONSTRUCTION OF MULTI-PURPOSE CHILD CARE CENTRE - CNR ALEXANDER STREET & GUARDIAN CRESCENT, BLIGH PARK. GT20/110 PT1

Alderman Sheather declared an interest in this matter.

- 392 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the tender of Melkonina Construction Pty Ltd, in the sum of \$312,000 (three hundred and twelve thousand dollars) for the construction of a Multi-purpose Child Care Centre at the Cnr Alexander Street and Guardian Crescent, Bligh Park, be accepted and the necessary documents be executed under Seal of Council.

14. McMAHONS PARK - DEMOLITION AND CONSTRUCTION OF AMENITIES BUILDING & COMMUNITY ROOM, McMAHONS PARK ROAD, KURRAJONG. GT20/111 PT1

- 393 RESOLVED on the motion of Alderman Rogers seconded by Alderman Sheather that the tender of M K Burton Building Co, in the sum of \$154,619 (one hundred and fifty four thousand six hundred and nineteen dollars) for the demolition of the existing building and the construction of an amenities and community room at McMahon's Park, McMahon's Park Road, Kurrajong, be accepted and the necessary documents be executed under Seal of Council.

15. OLD WINDSOR ROAD UPGRADING - ENVIRONMENTAL ASSESSMENT. 2342/R

- 394 RESOLVED on the motion of Alderman Calvert seconded by Alderman Sheather that the Roads & Traffic Authority be commended on the proposed upgrading of Old Windsor Road and Windsor Road and be requested to continue the upgrading of Windsor Road from Bandon Road to Windsor to a dual carriageway standard, with additional funding being provided to undertake the total project as soon as possible. ✓

16. FLASH FLOOD WARNING SYSTEM - SYDNEY, NEWCASTLE AND WOLLONGONG. GR60/31 PT3

- 395 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that a submission be made to both the Prime Minister, the Hon Paul Keating and Mr Simon Crean, that an allocation be made for the flash flood warning system - Sydney, Newcastle and Wollongong in the 1992/93 programme year. ✓

17. REZONING TO RESIDENTIAL 2(a) - LOT 1, DP507202, N^o 54 FRANCIS STREET, RICHMOND. P613/90

- 396 RESOLVED on the motion of Alderman Keegan seconded by Alderman Calvert that Council prepare a Draft Local Environmental Plan to rezone Lot 1, DP507202, N^o 54 Francis Street, Richmond, from Special Uses 5(a) (Community Purposes) to Residential 2(a). ✓

18. RED ROOSTER OUTLET - LOT 10, DP631286 MACQUARIE STREET, WINDSOR. DA205/91 ⑦

- 397 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that:-
1. Council raise no objection to the proposed carparking layout submitted with the applicant's letter of 1st September, 1992. ✓
 2. The existing driveway be widened to the satisfaction of the Divisional Manager Engineering Operations.
 3. Pedestrian access be provided from Macquarie Street to the satisfaction of the Divisional Manager Environment and Development.

19. BASE TRANSCEIVER STATION, BLACKTOWN ROAD,
RICHMOND - OPTUS COMMUNICATIONS. 248/R PT1

398 **MOVED** by Alderman Parsons seconded by Alderman Mackay that Optus Communications be requested to:-

- a) Relocate the base transceiver station approximately 150 (one hundred and fifty) metres to the east and to provide adequate on site turning for vehicles, especially small trucks, so that they can exit the site in a forward manner.
- b) Comply with any requirements of the Department of Defence.

An amendment was moved by Alderman Sheather seconded by Alderman Keegan that there be a further report on whether or not the Station should even be located in that area.

The amendment was lost.

The motion was then put and carried.

20. FAMILY DAY CARE - APPLICATION ADDITIONAL
PLACES. GC120/2 PT1

399 **RESOLVED** on the motion of Alderman Sheather seconded by Alderman Mackay that application be made to the Department of Health, Housing and Community Services to extend the Hawkesbury Family Day Care Scheme to 250 (two hundred and fifty) E.F.T.

Alderman Rogers left the meeting at 10.36 p.m.

SECTION 5 - REPORTS FOR INFORMATION

1. GOVERNOR PHILLIP RESERVE - UPPER
HAWKESBURY POWER BOAT CLUB AND
AUSTRALIAN BAREFOOT RACERS CLUB LTD.
PK/205

2. OWEN - V - HAWKESBURY CITY COUNCIL.
SA194/91
3. AUSTRALIANA PIONEER VILLAGE. GA050/004 PT02
4. COMMUNITY SERVICES REPORT. GC140/1 PT1
5. LOCAL GOVERNMENT RECYCLING CO-OPERATIVE
LIMITED. GW010/026 PT02
6. WORTH OIL RECYCLING PTY LTD - DISCHARGE OF
TRADE WASTE FROM PREMISES CNR BLACKMAN
CRESCENT AND FAIREY ROAD, SOUTH WINDSOR.
BA1245/88 PT1
7. REPORTS REQUESTED BY COUNCIL - STATUS - AS
AT 13TH OCTOBER, 1992. C50-1.
8. NATIONAL LIVESTOCK BROKERS PTY LTD.
DA210/92

400 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the reports in this section be received.

SECTION 6 - REPORTS OF COMMITTEES

MANAGEMENT EXECUTIVE COMMITTEE MEETING

401 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Calvert that the Minutes of the Management Executive Committee Meeting held on 12th August, 1992, as recorded on Page 1 of the Minutes, be adopted.

Alderman Rogers returned to the meeting at this stage, the time being 10.51 p.m.

LEGAL CONSULTATIVE COMMITTEE MEETING

402 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the Minutes of the Legal Consultative Committee Meeting held on 6th October, 1992, as recorded on Pages 1 to 2 of the Minutes, be adopted and that further discussions be had with the Livestock Brokers about the relocatable toilet block.

Alderman Calvert and Alderman Mackay asked that their names be recorded as being against the motion.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. ROADS & TRAFFIC AUTHORITY - ROAD TRAIN AND B-DOUBLE ROUTES IN NSW. GT230/4 PT2
2. HAWKESBURY SPORTS COUNCIL INC - GO-KART DEVELOPMENT, CLARENDON. DA345/91
3. HAWKESBURY HOSPITAL CONSTRUCTION - THE HON RON PHILLIPS, MP, MINISTER FOR HEALTH. DA0330/90 PT2
4. PROPOSED BASKETBALL STADIUM AT CLARENDON - ARNDELL COLLEGE. GF014/020 PT1
5. SCHEYVILLE - PROPOSED URBAN DEVELOPMENT & WATER CYCLE PLAN - CHANGE. LEP012/89 PT1
6. GENERAL CIRCULAR Nº 12 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22
7. CNR BLACKTOWN & BENNETT ROADS, SOUTH WINDSOR - PENRITH CITY COUNCIL. GT090/003 PT05
8. COMMUNITY SERVICES GRANTS PROGRAM - PRIORITY POPULATION GROUP CATEGORIES REVIEW - THE HON JIM LONGLEY, MP, MINISTER FOR COMMUNITY SERVICES & ASSISTANT MINISTER FOR HEALTH. GG021/006 PT02
9. MINUTES OF THE WATER SUPPLY & RESOURCES COMMITTEE MEETING. GW20/4 PT2
10. HAWKESBURY HOSPITAL - COMMENCEMENT OF CONSTRUCTION - THE HON KEVIN ROZZOLI, MP, SPEAKER, MEMBER FOR HAWKESBURY. DA0330/90 PT2
11. MINUTES OF THE EXECUTIVE OF THE FLOOD MITIGATION AUTHORITIES OF NSW MEETING. GR60/32 PT3
12. SCHAFFER CORPORATION - SANDSTONE QUARRY, EAST KURRAJONG - NOTICE OF APPEAL. DA365/92

- 403 RESOLVED on the motion of Alderman Rogers seconded by Alderman Mackay that the correspondence in this section be received and appropriate replies forwarded where necessary.

SECTION 8 - OTHER REPORTS

COMMUNITY ENVIRONMENT COMMITTEE

- 404 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Community Environment Committee Meeting held on 26th August, 1992, be received.

1994 BICENTENNIAL CELEBRATIONS COMMITTEE

- 405 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the Minutes of the 1994 Bicentennial Celebrations Committee Meeting held on 9th September, 1992, be received.

CLARENDON COMMITTEE

- 406 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Clarendon Committee Meeting held on 10th September, 1992, be received.

HERITAGE ADVISORY COMMITTEE

- 407 RESOLVED on the motion of Alderman Parsons seconded by Alderman Calvert that the Minutes of the Heritage Advisory Committee Meeting held on 16th September, 1992, be received.

MACQUARIE TOWNS FESTIVAL COMMITTEE, INC.

- 408 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Macquarie Towns Festival Committee Inc. Meeting held on 23rd September, 1992, be received.

SECTION 9 - SUPPLEMENTARY REPORTSREPORTS FOR DETERMINATION21. CONTRACTS FOR DOCUMENTS FOR EXECUTION
UNDER SEAL OF COUNCIL. GC283/016 PT01

- 409 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Seal of Council be affixed to the following document:-

Lease Mr W R and Mrs S Hetherington, the new owners of the newsagency business, - 3 (three) plus 3 (three) year option for lease of Shop 4 McGraths Hill at a commencing annual rental of \$6,805.50 (six thousand eight hundred and five dollars and fifty cents), plus outgoings.

22. TYRE LANDFILL OPERATION - LOT 2, DP785684
LOWER COLO ROAD, LOWER PORTLAND - R PORTER.
DA348/91

See Minute No. 373.

23. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING
- LOT 63, DP242486, N^o 10 GREGORY STREET, NORTH
RICHMOND. DA207/92

See Minute No. 374.

24. TRAINING PROGRAMS FOR THE UNEMPLOYED.
GP27/4 PT6, GP20/19 PT6

- 410 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the unemployment programmes be supported by the supply of materials, equipment and plant hire amounting to \$115,000 (one hundred and fifteen thousand dollars) and the funds be provided from the amount allocated in the Financial Statement Form 2A at 30th June, 1992, of \$300,000 (three hundred thousand dollars) for unemployment schemes towards the following projects:-

- McQuade Park Landscape;
- Heritage Park Development, North Richmond;
- Riverbank Stabilisation; and
- Urban Forest, Richmond.

REPORT FOR INFORMATION

9. MATTERS FROM WSROC MEETING FRIDAY, 9TH OCTOBER, 1992. GM001/005 PT12

- 411 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the report in this section be received.

CORRESPONDENCE FOR INFORMATION

13. CONSTRUCTION OF A PUBLIC HOSPITAL OR PRIVATISED HOSPITAL - REFERENDUM - AUSTRALIAN LABOR PARTY. DA0330/90 PT2

- 412 RESOLVED on the motion of Alderman Rogers seconded by Alderman Mackay that the correspondence in this section be received and appropriate replies forwarded where necessary.

QUESTIONS WITHOUT NOTICE

Alderman Rogers referred to a copy of a circular from the Local Government Association dealing with the concerns of the Association with the proposed new role of General Managers and asked if the Mayor had had occasion to consider the circular.

The Mayor referred to the matter raised in the circular of the power of the Mayor and the General Manager and the possibility of the responsibilities of the Mayor and therefore elected members being eroded. The Mayor advised that this has to be done with the approval of Council. It is not something that can be done automatically, it will be in the new Act that those powers are at the discretion of the Council and will be decided upon by the Council.

Alderman Rogers asked if the Notice Board on the first floor is being worked on with the new names.

The Town Clerk/General Manager advised that this will be carried out within two weeks.

Alderman Rogers asked if the Cricket Associations throughout the City are accountable in terms of funding in relation to contributions to their various parks and ovals.

The Divisional Manager Community Planning advised that because of particular circumstances at specific times, and a range of arrangements with the various cricket organisations, he understood that the Sports Council is coming to terms to establish some form of consistency and develop an even handed approach to all the cricketing bodies.

The Mayor advised that she had invited the Sports Council to meet informally with Aldermen to present where they are to date and to get a good way of communication.

Alderman Rogers asked if a "Deputy Mayor" sign could be placed in front of Alderman Stubbs.

Mayor said it can be done for the next meeting.

Alderman Keegan asked if there is any programme for putting street lights in Walker Street.

The Divisional Manager Engineering Operations advised that there are a number of areas that have requested street lights and these will be considered in the 1993 budget. Walker Street is one of the streets to be considered.

Alderman Keegan sought advice regarding the provision of non-smoking support signs for participating establishments and the like.

The Divisional Manager Environment & Development advised that sample signs have been obtained and a report would be submitted to the next Committee Meeting. Already a number of establishments have been identified that should be recipients.

Alderman Keegan asked if plastic holders with clips for identification purposes could be used at Council conferences etc.

Alderman Keegan asked if there is any ordinance as far as distance from structures or trees are concerned in relation to signs.

The Divisional Manager Environment and Development undertook to advise Alderman Keegan.

Alderman Keegan suggested that a letter be forwarded to all Real Estate Agents within the City area asking them not to put their signs near trees as they are inflammable and are a danger.

The Mayor stated that an investigation would take place as to whether there are any rules that can be quoted before any further action is taken.

Alderman Mackay asked why was the matter relating to the Optus tower brought to this meeting.

The Divisional Manager Environment and Development advised that the applicants were pressing for the matter to be dealt with. It was not put to the last Committee meeting as a response had not been received from the R.A.A.F. through Optus.

Alderman Mackay referred to further improvements required at the corner of George Street south of the railway bridge.

Alderman Mackay referred to some long standing potholes in Ham Street, South Windsor between Fairey Road and Maurice Pyjama Factory.

Alderman Paine referred to the gardens around the Windsor Function Centre and asked who was responsible for the gardens, and if the Function Centre was responsible, could they be asked to upgrade them.

Alderman Paine asked if a report could be submitted to the Committee meeting on the lease/licence of the Showground at Clarendon between the Council, the Hawkesbury District Agricultural Association and the Lands Department.

The Mayor advised that this can be reported to Council.

Alderman Calvert stated that he has had representations from a Mrs. Smith on the corner of Argyle and Church Streets, South Windsor who lives very close to the pinball parlour that has opened in the arcade down there. Mrs. Smith complains of the noise and behaviour. Alderman Calvert asked if the conditions of development consent could be investigated to see if they were being complied with. He stated that when it was approved he believed that it was with the Church Group's involvement and asked if the Church Group is involved. The hours of operation - there is a notice on the window stating that they are open until 12.00 on Thursday, Friday and Saturday nights. Also the timeframe that approval was given. He also asked what involvement the Police would have with the facility.

The Town Clerk/General Manager advised that the matter was taken up with the Police Commander to-day. The Police will be paying regular nightly attention to those premises.

Alderman Sheather stated that the trees in Council's parks need watering and referred in particular to those in Wilberforce including the Bicentenary Park. He asked if the machinery used for watering the roads could be used for a watering system.

Alderman Sheather stated that there is an abandoned wreck of a car at the corner of Bandon Road and Windsor Road back near where the restaurant was, and asked if this could be investigated.

Alderman Sheather referred to Howes Creek off Tennyson Road and asked if there is any proposal for culverting or the like. He stated that there was a proposal for a bridge at one time. He stated that it was a Priority 1 some years ago. He asked if it is not proposed to put culverts in there or perhaps pipes over the existing road to take the depression out, could Council look at handrailing or some sort of buffer railing. It is dangerous.

The Divisional Manager Engineering Operations stated there was a bridge design done for that area. Subsidies are not available any more and therefore it will be necessary for it to be placed on a priority programme for construction.

Alderman Sheather tabled some photographs handed in by Mr. Porter with locations written on the back and suggested that perhaps Council's rangers could investigate the situations.

The Mayor stated that one is out of the City area but those that are more accessible can be investigated.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr. Paul Gibson of Glossodia referred to the Constitution of the Hawkesbury Sports Council, the Constitution rights of that Committee and whether the Aldermen of Council know what Item 4 (j) means in relation to a 530A Committee.

The Mayor suggested that if there is a problem would Mr. Gibson discuss it with the Divisional Manager Community Planning and the Sports Council and then it can be further discussed by Council. The Mayor advised that the document is available to read. The Sports Council was set up to look at priorities and make better use of the facilities and the money that Council spends on sporting recreation in the area.

Mr. Geoff Farrance referred to the Pre-School in Pitt Street, Richmond and the effect of noise on schools in the area and the proponents plans to satisfy AS2021 in regards to noise abatement within the school. He believed that Council should make them aware of the realistic costs involved in doing this work.

The Mayor advised that the Divisional Manager Environment & Development had already covered this in a question raised by Alderman Stubbs in that those discussions had been held with the applicant.

Mr. Farrance referred to the Alcohol Free Zones and time zones, and stated that he had received a letter yesterday from Council in reply to the Pitt Town Progress Association's request and one of the things that it does say is that time zones have to be 24 zones. He asked if this could be clarified.

Mr. Farrance referred to communication with Elected Members and the putting of faxes into their establishments. He stated that he also understands that they are to receive computers and asked why is not a fax card put into the computer thus avoiding double costs.

The Town Clerk/General Manager advised that the notebooks that Council is looking at at the moment do take that kind of facility. Because of the one that Council particularly wishes to operate, the computers are to have the Council policy and to be the electronic business paper. So the Aldermen will actually bring the computer to the Council rather than have a written business paper, and because it has to be brought away from the home, that is the reason why they will be two separate machines.

Mr. Farrance referred to an item in the Town Clerk/General Manager's report on the National Livestock Brokers, and asked what was the alternative site in Pitt Town Road.

The Town Clerk/General Manager advised that the land in Pitt Town Road was immediately due north of Pitt Town Bottoms Road on that intersection.

Mr. Farrance stated that in nearly all documentation Council still uses the term Ordinance 70 in regards to planning matters and asked why does it not use BCA which came into force on 1st July.

The Divisional Manager Environment & Development advised that a report would be submitted to Council soon as to the transition changeover between Ordinance 70 and the Building Code of Australia. At the moment there is an option until the new Act comes in, and it is his understanding that Ordinance 70 still prevails under Local Government terms.

Mr. Farrance asked why was there no reasonable notice of change of street numbers given to people who are now affected. He stated that he received notice on the 29th September to be effective by the 9th October. He stated that the local Post Office had not been informed. He also stated that the number he had been given is incorrect. He had been given the number 234 which means that it is about 80 metres out and his neighbour is another 60 metres out on top of that, another one the other way is 80 metres out which means that between three of them they have about 240 metres inaccuracy.

The Town Clerk/General Manager agreed that the notice given was totally inadequate for the change of the numbers. He stated that the programme had been going on for two years. It was the last area. There will be absolutely no action taken if it takes some months to transfer to the new numbers. He advised that Council had been approached by the Police and the Ambulance on a couple of occasions suggesting that the areas should be completed as quickly as possible as it is so much easier for them to identify properties with the new system.

Alderman Mackay asked if a full report could be brought forward in relation to the matter raised by Mr. Gibson concerning the Constitution of the Hawkesbury Sports Council to the next General Purpose Committee Meeting if possible.

The Mayor advised that this would be reported to the next General Purpose Committee Meeting and the Constitution can be distributed in the meantime.

Mr. Gibson asked a question in relation to the erection of the Armco railing which has been put up as a barrier at the Corner of Mitchell Drive and Macquarie Place.

The Divisional Manager Engineering Operations advised that it was a request from the residents. Vehicles were cutting the corners. It had been referred to the Local Traffic Committee and it was agreed that was the best option to stop that happening.

Mr. Gibson asked about the sewerage in relation to Glossodia, Freemans Reach and Wilberforce.

The Town Clerk/General Manager advised that there will be discussions with the Water Board and himself next Monday, following which he will report to the Council's next meeting.

Mr. Ryan asked about the release of water out of Warragamba Dam as the river looks cleaner at the moment.

The Divisional Manager Engineering Operations advised that he had not heard of any release.

Alderman Rogers asked if the report on the Hawkesbury Sports Council could consider the relationship between the 530A Committee of the Sports Council and the membership of other 530As.

The meeting terminated at 11.42 p.m.

Submitted to and confirmed at the meeting of Council held on 10th November, 1992.

.....Mayor

NOTICES OF MOTION

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 10TH NOVEMBER, 1992

REPORTS FOR DETERMINATION

14. EDUCATION AND TRAINING CENTRE - LOT 1, DP794576, N^o 1056 UPPER MACDONALD ROAD, HIGHER MACDONALD - D J ROWE. DA270/92

Council is referred to Item 2 of the General Purpose Committee in this business paper.

Eleven letters in support of the application have since been received and a precis of the comments of endorsement is as follows:

- project would be an asset to the area;
- local people will benefit from the employment generated;
- do not consider there will be additional dust or noise from the project;
- existing improvements on the land are of excellent quality and if future proposals are built in similar quality would only enhance the environment;
- the buildings will be situated so that there will be minimal view from the road;
- buildings and surrounds are to be created in such a way as not to be out of character with the area;
- people attending Management Training sessions are generally responsible and disciplined people;
- the provision of space for a heliport would benefit the local community in emergency situations such as accidents, bush fires and floods;
- locals in support of proposal, "weekenders" trying to run and dictate planning for area;
- proposal is one of taste, acceptable by the community and will have a negligible affect upon the area.

- local resident and director of a training company looking forward to conducting courses locally rather than having to travel to Sydney.

Leading to the Committee's recommendation of refusal were discussions about the proposal in terms of amenity, objectives of zone, traffic, fire and public interest. It is appropriate that these concerns be the basis of reasons for refusal.

IT IS RECOMMENDED THAT the application be refused for the following reasons:-

1. The proposal would interfere with the local amenity particularly by the emission of noise nuisance.
2. The proposal is inconsistent with the aims and objectives of the 7(d) zone.
3. The proposal would cause an unacceptable increase in traffic.
4. The proposal is an intensification in terms of fire risk on the land beyond a single dwelling.
5. The proposal is not in the public interest.

15. HEALTH INITIATIVES. GP70/12 PT1

At the General Purpose Committee meeting on 3rd November, 1992, a report was requested on a "healthy eating" program.

Whilst such a program and the non-smoking policy have considerable merit, they should form part of a coordinated City Health Plan.

In addition to the two matters mentioned, the plan should also include information and programs for healthy lifestyles, organic cultivation of foods, air quality, noise reduction, stress control, sun protection, immunisation, sources of air pollution and effects, non-reticulated water quality, health services available, food preparation, to suggest a few.

The Draft Management Plan for 1993 in relation to Public Health Promotion included in the Draft Estimates provided for action necessary for commencement of a City Health Plan. Assessment of ambient noise levels, registration of air handling systems and carrying out of a community survey to identify perceptions and concerns regarding public health and environmental issues are all necessary as a preamble to preparation of such a plan.

The preparation of the plan will not be a speedy program, however, a document that identifies the major health issues with services available and Council's initiatives including the "healthily eating" program has merit and should be endorsed.

IT IS RECOMMENDED THAT the information be received.

16. DEVELOPMENT CONTROL PLAN TO REGULATE FILL MATERIAL IN THE AREA GENERALLY BOUNDED BY BRICKFIELD ROAD, DAY STREET, MACQUARIE ROAD AND THE RAILWAY LINE, WINDSOR. DCP 1/92

The General Purpose Committee of 3rd November, 1992, have requested a report to this meeting.

Council at its Ordinary Meeting on 11th February, 1992, refused an application by Encarnacao for landfill at Lot 2 DP581859 Brickfield Road, South Windsor. At that meeting, Council further resolved that a report be prepared for consideration as to the appropriateness of a Development Control Plan regulating fill material in the area bounded by Brickfield Road, Day Street, Macquarie Road and the railway line.

The following issues require consideration:-

- * The lands described above comprise a total area of 31,500 square metres (3.1 hectares). The filling of such a substantial area will have a number of impacts, not only on the subject land but also any adjacent lands. The amount and type of fill to be used is a key issue which must be addressed.

- * The lands incorporate the following zonings:-
 - Residential 2(a)
 - Industrial General 4(a)
 - Industrial Light 4(b)
 - Open Space Existing Recreation 6(a)
- * Predominant land uses in the area include residential development, industrial development, open space, drainage reserves and vacant land. The impact of any proposal to fill the area on existing land use needs to be carefully considered as filling has the potential to cause or exacerbate drainage problems on adjoining lands. Given this, adjoining landowners should be given the opportunity to comment.
- * The lands are generally subject to flooding at the 1 in 20 year (13.3m AHD), 1 in 50 year (15.0m AHD) and 1 in 100 year (16.0m AHD) frequency. Notwithstanding that the lands experience "back up" flooding from South Creek, filling of land in the subject area may exacerbate flood liability of adjoining lands.
- * A major drainage depression is situated in the area ie the former race track in the vicinity of Argyle & Mileham Streets and the railway line. This depression drains to South Creek via a channel under the railway line. Any proposed filling of land, albeit downstream from the depression (in the subject area), should only proceed on the basis that sufficient provision for drainage is made. Failure to do this could result in the creation of an isolated water basin.
- * A number of major drainage outlets from the township of Windsor are also situated in the subject area. Any proposal to landfill the subject area would again need to make sufficient provision for the adequate operation of these outlets.
- * Landfill of the subject area will decrease the area of the South Creek Floodplain. Any proposed decrease in the South Creek Floodplain vis-a-vis the filling of land requires thorough hydraulic investigation to avoid adverse impact on the subject and adjacent lands. To date, such investigation has not occurred.

Given the potential for adverse impact to occur, particularly on adjacent land uses, it is essential that the decision to prepare a Development Control Plan to regulate landfill in the subject area be made on as informed a basis as possible. It is considered that an hydraulic investigation should be undertaken.

Initially this should be done "in house" on a preliminary basis, however, it may be that an expert will be required to consult to Council at a later stage. Currently there is no budgetary allocation for this.

The preliminary hydraulic investigations will be undertaken and should be able to be reported to Council early in 1993.

IT IS RECOMMENDED THAT the information be received.

17. EXTRACTIVE INDUSTRY - LOT 1, DP734932 HAWKESBURY ROAD, YARRAMUNDI - ROAD MAINTENANCE CONTRIBUTION. DA36/88

The applicant Mr P S Graham of Tilmunda Pastoral Company has written to Council and requested an extension to Development Consent N° 561/88 for another four years. This matter is reported elsewhere in tonight's Business Paper. The purpose of this report is to provide information regarding the appropriateness of a condition requiring the applicant to pay a Road Maintenance Contribution.

The existing consent has no condition regarding a Road Maintenance Contribution. The issue of applying Road Maintenance Contributions has only been verified by the Courts in recent years, and was not applied in the 1988 Consent.

It is reasonable for Council to impose a condition to obtain contributions from the applicant to spend on roads which have the probability of pavement damage by trucks from the extractive industry. The accepted rate by the Land and Environment Court is 3¢ per tonne per kilometre.

Mr Graham has indicated that 98% of trucks travel from the land at Yarramundi along the Hawkesbury Road to the intersection of Castlereagh Road thence into the City of Penrith. The distance from the extractive industry site to the Castlereagh Road/Hawkesbury Road intersection is 2.6km. Accordingly, the applicant should be required to contribute 8¢ per tonne of material leaving the site.

IT IS RECOMMENDED THAT an additional condition regarding a Road Maintenance Contribution as specified in the abovementioned report be added to Consent N° 561/88.

18. PURCHASE OF LAND - LOTS 3 & 4, DP749170 GROVES AVENUE, McGRATHS HILL. GC285/005 PT02

The Council will recall that at the General Purpose Committee meeting on the 3rd November, 1992, consideration was given to a report in regard to a proposal to acquire Lots 3 and 4, DP749170 Groves Avenue, McGraths Hill, from Talcrest Pty Ltd for a sum of \$645,000.

Following consideration of the report, the Committee recommended that Council seek a further valuation of the property before it continues with the purchase. Subsequently, Valuers, L B Alford and Associates, were instructed to advise the current market value of the lots. They have indicated that Lots 3 and 4, in isolation, have a combined market value of \$585,000. However, they report that Council as the owner of the adjoining Lot 5, has a special interest in Lots 3 and 4 and subsequently, the consolidated value of Lots 3 and 4 would increase up to a maximum of \$695,000 when amalgamated with Lot 5. In view of the special value of Lots 3 and 4 to Council, L B Alford and Associates consider that \$645,000 is a fair and reasonable purchase price.

IT IS RECOMMENDED THAT:-

1. Council purchase Lot 3 and 4, DP749170, Parish of St Matthew, County of Cumberland from Talcrest Pty Ltd for \$645,000 (six hundred and forty five thousand dollars) with funding to be drawn from the Property Development Reserve.
2. The Seal of Council be affixed to all necessary documents.

19. SYDNEY METROPOLITAN STRATEGY REVIEW. GG010/008 PT1

In 1988 the State Government prepared a document entitled "Sydney Into Its Third Century - Metropolitan Strategy for the Sydney Region". In that document there was a focus on predicting the amount of growth and where to locate it.

The Minister for Planning is now reviewing this document with the emphasis being on where Sydney should grow, and what are the consequences of this growth.

The purpose of this report is to comment in an overall policy context on the future planning for the Sydney Metropolitan area (SMA), and also to link some of the Metropolitan issues with local planning initiatives (eg. Scheyville).

The submission to the Minister will be structured to comment on the following issues:-

- population, servicing, employment, transport and environment.

A brief summary of each of the above issues is presented for Council's information.

Population

The net migration to the SMA averages approximately 50,000 per year. This migration is a result of Federal and State Policies. Many Local Government authorities have examined the issue of population increase and environmental carrying capacity of their local area, and have derived a population ceiling. Such projections are meaningless unless there is a coherent dialogue between Federal, State and Local Government regarding the issue of population movement and the housing of new people in the community. Consequently, it is recommended that before there can be a strategy for managing population increase in the Sydney Metropolitan Area there must be a NSW strategy, and for that matter a National strategy.

Linked to the issue of a population ceiling for the SMA are issues of where do these people live and in what densities. Urban consolidation or increasing the density of existing residentially zoned land is a means of accommodating growth, yet at the same time conserving resources at the fringe of the Metropolitan area. Hawkesbury City Council has, in the past, supported urban consolidation by permitting medium density housing in residentially zoned areas. This policy enables maximum use of serviced land.

Care has to be exercised in setting a blanket density in new housing estates, eg. 15 dwellings per hectare. Such a density can have negative consequences in terms of lack of privacy, overshadowing and a general decrease in amenity of people living in new subdivision.

Servicing

Urban consolidation also provides great opportunities to use under utilised, existing services, therefore, saving the consumer establishment costs at the fringe. It may be appropriate for an independent audit being undertaken regarding water, sewer, gas and electricity services in existing and middle ring suburbs with the aim of examining opportunities for their increased use, based on increased residential density.

The cost of providing services to the new Rouse Hill development area, especially the Full Cost Recovery Policy of the Board, does not make for affordable housing. Current estimates are that there will be very few first home buyers in the Rouse Hill development area. Traditionally urban fringe development has provided a house and block for the "battler". This is fast becoming an urban myth, and will continue that way until cross subsidisation for services becomes Government policy. Under the current Full Cost Recovery Policy, significant windfall profits are being made by landowners who adjoin recently serviced land. This issue needs to be closely examined by the State Government.

Employment

In the future, employment must be closer to the place of residence. This is particularly relevant to Western Sydney residents who represent 37% of the workforce, but make up only 25% of the jobs. There are social, economic and environmental benefits in reducing the trip to work. Local Government authorities have, for many years, been aware of the need to provide appropriately zoned land for employment generating activities. The State and Federal Governments need to become more involved in promoting new industries to establish and older industries to relocate to Western Sydney. One such policy could be based on a tax free holiday for up to five years to enable industries to establish.

Another initiative for Western Sydney would be to extend the (02) telephone zone to cover those parts of Campbelltown, Camden, Wollondilly, Penrith, Blue Mountains and the Hawkesbury which have zoned industrial/commercial land. Being part of the Sydney market is a great advantage, and would have a positive effect in moving jobs West.

The development of the Badgery's Creek Airport would create a massive positive impact on employment generation in Western Sydney. Its early implementation as a fully fledged operating airport is supported.

Transport

An early commitment is required Badgery's Creek Airport because it is crucial to developing an effective transport network for Sydney. The radial nature of Sydney's road and rail systems is slowly changing to take into account of cross radial movements. These movements will be increased if some of the strategies discussed

in the above submissions are implemented. The Roads and Traffic Authority and State Rail Authority should be heavily involved in the formulation of the Metropolitan Transport Strategy and linking that Strategy to the overall Metropolitan Strategy. Light rail and bus lane options along designated transport routes should also be thoroughly examined so that public transport can become a more viable means of getting to work.

Environment

The environmental consequences of urban growth are increasing in importance as the population of the SMA grows. The water quality within the Hawkesbury/Nepean River is of paramount importance to the SMA as it is used for agricultural, fishing, recreational and water supply purposes. Similarly, air quality within the SMA will become an increasingly topical issue as Sydney grows. The City of Hawkesbury will be affected by both these issues, not because of land uses within our City, but because our residents are exposed to the pollution created in other parts of the SMA. A metropolitan wide air quality and water quality policy needs to be co-ordinated by the State Government.

Implementation

The 1988 Strategy made predictions and provided some objectives to guide development. There was no emphasis, however, on the implementation of the plan. The current review of the Metropolitan Strategy has no guidelines on implementation. A means of ensuring that the Strategy does not sit on a shelf gathering dust is to require State Government bodies to formulate their agendas and plans in light of the overall Metropolitan Strategy. That is if the Roads and Traffic Authority wish to produce a five or ten year plan on their proposed works, there must be a cross reference to how these works fit into the Metropolitan Strategy.

Local Initiatives

Currently there are two major housing proposals in the City of Hawkesbury. That is Scheyville and The Legends at North Richmond.

The Department of Housing has agreed to allow Council to undertake a Local Environmental Study for The Legends proposal, but has issued guidelines on the content of that Study. Part of this Study will be to justify the proposal in light of the already scheduled housing development in the State's UDP and secondly, to examine the impact of the proposal on the Metropolitan Strategy. The brief for this Local Environmental Study is currently being prepared.

The Scheyville proposal has proceeded and further that The Legends proposal, both in terms of documentation and public consultation. Nevertheless, these issues of servicing and suburban growth at the urban fringe need to be examined in a Metropolitan context.

The submissions received during the Scheyville exhibition also point to the fact that Metropolitan policies on water and air pollution should be in place before a commitment is made to proceeding with Scheyville.

The submissions also indicate that more research needs to be undertaken on wastewater reuse and the long term possibility of causing saline ground waters to come to the surface.

It is prudent, at this stage, that Council not rush into the Scheyville proposal, but liaise with the Department of Planning regarding Scheyville's relationship to the Metropolitan Strategy as well as undertaking more research into the environmental impacts of the Scheyville proposal.

IT IS RECOMMENDED THAT:-

- A. The contents of this report form the basis of Council's submission to the Department on the Metropolitan Strategy Review.
- B. Council not proceed with the Draft Local Environmental Plan for Scheyville.

REPORT FOR INFORMATION

KAC 17/11/92

10. CONCRETE BATCHING PLANT - LOTS 19 AND 20, DP806993, SPEEDWELL PLACE, SOUTH WINDSOR - BORAL RESOURCES (NSW) PTY LTD. DA140/92

At Council's General Purpose Committee Meeting of 3rd November, 1992, a letter from Boral Resources (NSW) Pty Ltd was tabled seeking reconsideration of a Section 94 contribution of 15 cents/tonne for all materials transported to and from the subject site for the maintenance of roads. The letter is reproduced, in part, below:

- . *"We now request that Council deliberate on the matter at its earliest opportunity to remove or substantially reduce this onerous condition.*

The grounds for this request are as follows:

- 1. *Four (4) Concrete Plants currently operate within the Hawkesbury City Council boundaries: -*

Transitmix

-

Mulgrave

Pioneer - Richmond
Town and Country - Windsor and Wilberforce

Transitmix pays a levy of 1.3 cents/tonne, while the remaining plants make no contribution under Section 94. It is understood that this represents a contribution towards the construction of a roundabout to control the flow of traffic onto Windsor Road at Mulgrave. Council has applied a rate of 15 cents/tonne to our Development Consent. This means a competitive cost disadvantage compared with other producers of 72 cents/cubic metre.

2. *Other Companies supply concrete to the Hawkesbury area out of plants located in Blacktown, Penrith and Baulkham Hills Council areas without payment of Section 94 contributions.*
3. *Among those new concrete plants which have received recent development consent, no Section 94 contributions for road maintenance of anything like the magnitude applied to this development have been levied.*

Our research has revealed the following: -

YEAR	PLANT	ROAD LEVY
1990	ACTIVE CONCRETE PARRAMATTA	NO LEVY
1990	BORAL PORT KEMBLA	NO LEVY
1990	CITYWIDE ALEXANDRIA	NO LEVY
1990	O'MARA CONCRETE WINDSOR	1.1 CENTS/TONNE
1990	TRANSITMIX MULGRAVE	1.3 CENTS/TONNE
1990	P & F CONCRETE EMU PLAINS	NO LEVY
1991	CONCRETE SMEATON GRANGE	NO LEVY
1991	BORAL BRAEMAR	NO LEVY
1992	COASTWIDE CONCRETE GOSFORD	NO LEVY
1992	SUPREME PREMIX BLACKTOWN	NO LEVY
1992	BORAL HI-QUALITY CONCRETE WINDSOR	15 CENTS/TONNE

4. *As is the intention of Section 94 of the Environmental Planning and Assessment Act, certain specific developments out of the list in (3) above were required to provide or pay capital contribution for the establishment of new roadworks facilities, where the project created the need for such. Since no such need for specific augmentation of the existing road network has been identified in relation to this project, no capital contribution should be requested.*
5. *It is considered by this Company a misuse of Section 94 to apply ongoing road maintenance contributions for existing road facilities as consent conditions. We have no argument with the "user pays" principle, as long as all users share equally in these costs. Vehicle registration charges are probably the fairest and most efficient means of collecting such revenue. Press reports suggest that current discussions at both Federal and State Government levels are headed in this direction. Any maintenance levy should therefore be subject to review if road user charges become part of all truck registration fees.*
6. *Councils reply of 20th October defended the fifteen cents per tonne levy only on the basis of the findings of the Land and Environment Court on 4th May, 1989 in the case between P F Formation (operator of a Sand Quarry) and Baulkham Hills Shire Council. Application of this precedent is inappropriate for two (2) reasons:*
 - (i) *Careful study of the case will reveal that the contribution was for the purpose of upgrading 50.6km of roadway to a standard acceptable for the carriage of heavy vehicles. That is, it was primarily a capital contribution to be paid as material was extracted on a "per tonne" basis, as the payment of a single figure initially would be financially crippling.*

No deficiency in the intended road system to be used in relation to the South Windsor plant has been identified. No Section 94 contribution for, in the words of the Act, "provision, extension or augmentation of public amenities or services" is therefore appropriate.
 - (ii) *The Court ruled that a levy of 50 cents/tonne for all materials transported from the site was to be applied. This was in relation to the whole 50.6 kilometre length of road under discussion. It therefore amounts to a levy of less than one (1) percent/tonne/kilometre and not the three (3) cents/tonne/kilometre quoted in the reply of 20th October, 1992.*

7. *The harsh imposition of a levy which amounts to 72 cents per cubic metre of concrete produced is unrealistic in the current difficult economic circumstances. This amounts to almost one percent of current concrete prices, whereas profits from concrete averaged only four percent of sales price at the height of recent boom conditions.*

Consequences of the levy not being removed would include a reassessment of the decision to locate a plant within the Hawkesbury City Council area. This would lead to customers being supplied from within other local Council areas. Use of roads by trucks inside Hawkesbury area would actually be increased under this arrangement.

The employment of nine (9) persons by the proposed plant, and other consequential employment within Hawkesbury City would not be possible if the plant is not built. Every employment opportunity in the current circumstances must be given all possible encouragement.

8. *Boral Hi-Quality Concrete have not sought to reduce the standard of its development despite difficult business circumstances. The plant will include over \$300,000 worth of expenditure on environmental controls which exceed the minimum statutory standards set by the Environment Protection Authority.*

We are confident that the Hawkesbury City Council has no intention to create artificial disincentives to development, capital investment and job creation within the area of its jurisdiction. We therefore urge Councils reconsideration of the imposition of this levy on the proposed concrete batching plant."

Comment

In the 1989 Court case between P F Formation Pty Ltd and Baulkham Hills Shire Council, the Court ruled that a council has the power to impose conditions under Section 94 of the Environmental Planning and Assessment Act, 1979, requiring monetary contributions towards the cost of maintenance, repair and construction of classified main roads under the State Roads Act, 1986. Further, previous judgments of the Court have recognised that Council has the power to impose a Section 94 condition on local roads. During the 1989 case, evidence was given by the Roads and Traffic Authority in relation to damage caused by trucks on main roads. In summary, the standard adopted by the Court was that it was reasonable to charge 3c/tonne/km for industry/activity which sought development consent, and relied upon the road system for use by heavy vehicles associated with that development.

For the proposed concrete batching plant, an assumption was made that trucks would travel 5kms from the plant in Speedwell Place to their destination. Further, it was considered that the shortest distance for the materials being brought to the site was also 5kms (from Blacktown via Richmond/Blacktown Road). The distance of 5kms

does not seem an unreasonable distance for trucks associated with the activity to travel. Hence a contribution of 15 cents/tonne was determined.

In relation to the concrete batching plants already operating in Hawkesbury City, both Pioneer and Town and Country were well established prior to 1989 and Council has no power to impose a road maintenance contribution on existing development. In the case of Transimix, a contribution of 1.2 cents/tonne was imposed for the maintenance of local roads. This figure was based on the contribution levied for the Readymix Quarry in East Kurrajong, which was considered reasonable at the time. Separate contributions totalling \$43,634 were also required for the construction of intersections at Park Road and Groves Avenue with Windsor Road.

A 1.1 cent/tonne rate applied to the consent for O'Mara Concrete Pty Ltd. At that time, a different rate per kilometre was applied and also did not apply to main roads, thus substantially lessening the contribution rate payable.

The 3 cents/tonne/kilometre rate imposed on the Boral plant is considered to be in keeping with the P F Formation judgment which recognised that it was reasonable for Council to obtain a contribution for both materials leaving and entering the site.

In regard to point 2 of the applicant's letter, Council does not have the power to impose Section 94 contributions on companies "external" to the City. It is understood that the Roads and Traffic Authority are considering contributions for the maintenance of regional roads which traverse more than one local government area.

In relation to point 5, the issue of a road maintenance levy imposed upon the registration of heavy vehicles in NSW is a state matter and does not relate to the administration of land issues for which local government is responsible.

Finally in regard to point 6(ii), whilst the Court ruled that a levy of 50 cents/tonne was to be applied, this figure was calculated on a proportional basis (ie according to the length of main road and local road involved, each of which has a different rate) and then, reduced because part of the road under discussion was outside the Council's area. Hence, the whole 50.6 km length of road cannot simply be divided by the 50 cents/tonne levy to produce a less than 1 cent/tonne/km rate.

Thus, the imposition of the 15 cents/tonne contribution is considered fair and reasonable in light of current practice and should not be altered.

MAYORAL MINUTE

ORDINARY MEETING - 10TH NOVEMBER, 1992

Aldermen :

1. HAWKESBURY HOSPITAL DA330/90

Over the past years, and particularly the past year, there has been extensive correspondence and meetings with the relevant Ministers and Local Members on the question of providing a new hospital with full public access and equity for the Hawkesbury community. This has mainly resulted as action from resolutions of Council.

I have outlined below relevant dates and decisions by the State Governments :

1949 The Hospital Board called for a new hospital to replace the Macquarie Building.

1955 Hospital site acquired following establishment of the need.

Subsequently the Hawkesbury Hospital has been on top of the New South Wales' priority list under Governments of both persuasions.

1978 The then Labor Government announced construction of a new Hawkesbury Hospital on the site of the present Hospital.

February
1980 The Bateman Block opened as Stage One of the new Hospital.

April
1980 Macquarie Cottage was demolished to create a site for the new ward block. A few months later the project was abandoned and funds transferred elsewhere.

1990 The present New South Wales Liberal Government acknowledged top priority funding for the new Hawkesbury Hospital and locked funds into the State budget. Albury subsequently got funding for a new hospital, Hawkesbury did not.

September
1991 Mr. Phillips, New South Wales Minister for Health, in a letter to Council committed the Greiner Government to construction of the new public hospital, i.e. a hospital with full public access and equity. He also stated that funds would be confirmed in the 1991/92 State Budget.

December
1991

In a further letter to Council, Mr. Phillips reaffirmed his previous advice of September 1991, as above.

November
1992.

Mr. Allan Stokes (Office of the Minister for Health) and Mr. Jim Munroe (Dep. Director, Department of Health, Northern Area) came to discuss the Port Macquarie contract with the Hawkesbury Hospital Crisis Committee.

Mr. Monroe said the Port Macquarie Hospital contract in operation was subject to annual review of the need for public beds within the private hospital. This bed number would be adjusted annually.

There are 18 contracts involved in a complex arrangement.

17 years sees the start of 5 year contract renewal negotiations. If these break down the current contractor (Mayne Nickless) has the first option to buy the Hospital.

In summary, Port Macquarie will be a private hospital with a negotiable number of publicly funded beds not registrable as a public hospital. At the end of the contract, the hospital building is not publicly owned.

It is clear, however, that some services such as diagnostic services, X-Ray and pathology, could be successfully privatised.

In having considered :

- * The long history of need and demand for a new hospital in the Hawkesbury with full public access and equity,
- * The current limitations, deficiencies and uncertainties of the privatisation option currently offered by the New South Wales Government for the Port Macquarie Hospital contract.
- * The written and unequivocal promises on the part of New South Wales Governments of both persuasions to build a hospital with full public access for the Hawkesbury,
- * Budgeted funds in the distant and recent past having been diverted elsewhere from the "top priority" Hawkesbury Hospital,
- * The need for long term security of full public access to local hospitalisation on an equitable basis,

I strongly recommend that Hawkesbury City Council continue to explore all avenues and continue to press for a new facility with full public access, equity and registrable as a public hospital. Options being Government funding and contracting with a "not for profit" organisation such as a Church organisation.

2. LOCAL GOVERNMENT ASSOCIATION CONFERENCE GL40/5 PT 1.

The recent Local Government Association Conference held in Albury was considered by those representatives of Hawkesbury who attended, to be overly concerned with political speeches that maintained emphasised one side of politics. As the main purpose of the Conference was to discuss and determine Local Government policy and considering the number of motions that were left without resolutions it is considered that future Conferences should be primarily focused on these issues.

IT IS RECOMMENDED THAT representations be made to the Local Government Association of New South Wales regarding future Local Government Conferences based on the concerns raised in the minutes.

Alderman Wendy Sledge,
Mayor.

MAYORAL MINUTE

ORDINARY MEETING - 10TH NOVEMBER, 1992

Aldermen :

1. HAWKESBURY HOSPITAL DA330/90

Over the past years, and particularly the past year, there has been extensive correspondence and meetings with the relevant Ministers and Local Members on the question of providing a new hospital with full public access and equity for the Hawkesbury community. This has mainly resulted as action from resolutions of Council.

I have outlined below relevant dates and decisions by the State Governments :

1949 The Hospital Board called for a new hospital to replace the Macquarie Building.

1955 Hospital site acquired following establishment of the need.

Subsequently the Hawkesbury Hospital has been on top of the New South Wales' priority list under Governments of both persuasions.

1978 The then Labor Government announced construction of a new Hawkesbury Hospital on the site of the present Hospital.

February
1980 The Bateman Block opened as Stage One of the new Hospital.

April
1980 Macquarie Cottage was demolished to create a site for the new ward block. A few months later the project was abandoned and funds transferred elsewhere.

1990 The present New South Wales Liberal Government acknowledged top priority funding for the new Hawkesbury Hospital and locked funds into the State budget. Albury subsequently got funding for a new hospital, Hawkesbury did not.

September
1991 Mr. Phillips, New South Wales Minister for Health, in a letter to Council committed the Greiner Government to construction of the new public hospital, i.e. a hospital with full public access and equity. He also stated that funds would be confirmed in the 1991/92 State Budget.

December

1991 In a further letter to Council, Mr. Phillips reaffirmed his previous advice of September 1991, as above.

November

1992. Mr. Allan Stokes (Office of the Minister for Health) and Mr. Jim Munroe (Dep. Director, Department of Health, Northern Area) came to discuss the Port Macquarie contract with the Hawkesbury Hospital Crisis Committee.

Mr. Monroe said the Port Macquarie Hospital contract in operation was subject to annual review of the need for public beds within the private hospital. This bed number would be adjusted annually.

There are 18 contracts involved in a complex arrangement.

17 years sees the start of 5 year contract renewal negotiations. If these break down the current contractor (Mayne Nickless) has the first option to buy the Hospital.

In summary, Port Macquarie will be a private hospital with a negotiable number of publicly funded beds not registrable as a public hospital. At the end of the contract, the hospital building is not publicly owned.

It is clear, however, that some services such as diagnostic services, X-Ray and pathology, could be successfully privatised.

In having considered :

- * The long history of need and demand for a new hospital in the Hawkesbury with full public access and equity,
- * The current limitations, deficiencies and uncertainties of the privatisation option currently offered by the New South Wales Government for the Port Macquarie Hospital contract.
- * The written and unequivocal promises on the part of New South Wales Governments of both persuasions to build a hospital with full public access for the Hawkesbury,
- * Budgeted funds in the distant and recent past having been diverted elsewhere from the "top priority" Hawkesbury Hospital,
- * The need for long term security of full public access to local hospitalisation on an equitable basis,

I strongly recommend that Hawkesbury City Council continue to explore all avenues and continue to press for a new facility with full public access, equity and registrable as a public hospital. Options being Government funding and contracting with a "not for profit" organisation such as a Church organisation.

2. LOCAL GOVERNMENT ASSOCIATION CONFERENCE GL40/5
PT 1.

The recent Local Government Association Conference held in Albury was considered by those representatives of Hawkesbury who attended, to be overly concerned with political speeches that maintained emphasised one side of politics. As the main purpose of the Conference was to discuss and determine Local Government policy and considering the number of motions that were left without resolutions it is considered that future Conferences should be primarily focused on these issues.

IT IS RECOMMENDED THAT representations be made to the Local Government Association of New South Wales regarding future Local Government Conferences based on the concerns raised in the minutes.

Alderman Wendy Sledge,
Mayor.

NOTICE OF RESCISSION MOTION

ORDINARY MEETING - 10TH NOVEMBER, 1992

By Alderman R.G.Calvert
 Alderman B.N.Keegan
 Alderman L.C.Sheather
 Alderman P.J.Minturn

We the undersigned Aldermen hereby give notice of rescission
regarding the motion carried at the Special Meeting 5.11.92,
regarding Hawkesbury City Local Tourism Plan.

Signed Alderman R.G.Calvert
 Alderman B.N.Keegan
 Alderman L.C.Sheather
 Alderman P.J.Minturn.

MAYORAL MINUTE

ORDINARY MEETING - 10TH NOVEMBER, 1992

Aldermen :

1. HAWKESBURY HOSPITAL DA330/90

Over the past years, and particularly the past year, there has been extensive correspondence and meetings with the relevant Ministers and Local Members on the question of providing a new hospital with full public access and equity for the Hawkesbury community. This has mainly resulted as action from resolutions of Council.

I have outlined below relevant dates and decisions by the State Governments :

1949 The Hospital Board called for a new hospital to replace the Macquarie Building.

1955 Hospital site acquired following establishment of the need.

Subsequently the Hawkesbury Hospital has been on top of the New South Wales' priority list under Governments of both persuasions.

1978 The then Labor Government announced construction of a new Hawkesbury Hospital on the site of the present Hospital.

February
1980 The Bateman Block opened as Stage One of the new Hospital.

April
1980 Macquarie Cottage was demolished to create a site for the new ward block. A few months later the project was abandoned and funds transferred elsewhere.

1990 The present New South Wales Liberal Government acknowledged top priority funding for the new Hawkesbury Hospital and locked funds into the State budget. Albury subsequently got funding for a new hospital, Hawkesbury did not.

September
1991 Mr. Phillips, New South Wales Minister for Health, in a letter to Council committed the Greiner Government to construction of the new public hospital, i.e. a hospital with full public access and equity. He also stated that funds would be confirmed in the 1991/92 State Budget.

December
1991

In a further letter to Council, Mr. Phillips reaffirmed his previous advice of September 1991, as above.

November
1992.

Mr. Allan Stokes (Office of the Minister for Health) and Mr. Jim Munroe (Dep. Director, Department of Health, Northern Area) came to discuss the Port Macquarie contract with the Hawkesbury Hospital Crisis Committee.

Mr. Monroe said the Port Macquarie Hospital contract in operation was subject to annual review of the need for public beds within the private hospital. This bed number would be adjusted annually.

There are 18 contracts involved in a complex arrangement.

17 years sees the start of 5 year contract renewal negotiations. If these break down the current contractor (Mayne Nickless) has the first option to buy the Hospital.

In summary, Port Macquarie will be a private hospital with a negotiable number of publicly funded beds not registrable as a public hospital. At the end of the contract, the hospital building is not publicly owned.

It is clear, however, that some services such as diagnostic services, X-Ray and pathology, could be successfully privatised.

In having considered :

- * The long history of need and demand for a new hospital in the Hawkesbury with full public access and equity,
- * The current limitations, deficiencies and uncertainties of the privatisation option currently offered by the New South Wales Government for the Port Macquarie Hospital contract.
- * The written and unequivocal promises on the part of New South Wales Governments of both persuasions to build a hospital with full public access for the Hawkesbury,
- * Budgeted funds in the distant and recent past having been diverted elsewhere from the "top priority" Hawkesbury Hospital,
- * The need for long term security of full public access to local hospitalisation on an equitable basis,

I strongly recommend that Hawkesbury City Council continue to explore all avenues and continue to press for a new facility with full public access, equity and registrable as a public hospital. Options being Government funding and contracting with a "not for profit" organisation such as a Church organisation.

2. LOCAL GOVERNMENT ASSOCIATION CONFERENCE GL40/5 PT 1.

The recent Local Government Association Conference held in Albury was considered by those representatives of Hawkesbury who attended, to be overly concerned with political speeches that maintained emphasised one side of politics. As the main purpose of the Conference was to discuss and determine Local Government policy and considering the number of motions that were left without resolutions it is considered that future Conferences should be primarily focused on these issues.

IT IS RECOMMENDED THAT representations be made to the Local Government Association of New South Wales regarding future Local Government Conferences based on the concerns raised in the minutes.

Alderman Wendy Sledge,
Mayor.

NOTICE OF RESCISSION MOTION

ORDINARY MEETING - 10TH NOVEMBER, 1992

By Alderman R.G. Calvert
Alderman B.N. Keegan
Alderman L.C. Sheather
Alderman P.J. Minturn

lost.
We the undersigned Aldermen hereby give notice of rescission
regarding the motion carried at the Special Meeting 5.11.92,
regarding Hawkesbury City Local Tourism Plan.

Signed Alderman R.G. Calvert
Alderman B.N. Keegan
Alderman L.C. Sheather
Alderman P.J. Minturn.

✓ Motion:
That Council not support differential
rates in relation to funding of tourism.

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 10TH NOVEMBER, 1992

REPORTS FOR DETERMINATION

14. EDUCATION AND TRAINING CENTRE - LOT 1, DP794576, N^o 1056 UPPER MACDONALD ROAD, HIGHER MACDONALD - D J ROWE. DA270/92

Council is referred to Item 2 of the General Purpose Committee in this business paper.

Eleven letters in support of the application have since been received and a precis of the comments of endorsement is as follows:

- project would be an asset to the area;
- local people will benefit from the employment generated;
- do not consider there will be additional dust or noise from the project;
- existing improvements on the land are of excellent quality and if future proposals are built in similar quality would only enhance the environment;
- the buildings will be situated so that there will be minimal view from the road;
- buildings and surrounds are to be created in such a way as not to be out of character with the area;
- people attending Management Training sessions are generally responsible and disciplined people;
- the provision of space for a heliport would benefit the local community in emergency situations such as accidents, bush fires and floods;
- locals in support of proposal, "weekenders" trying to run and dictate planning for area;
- proposal is one of taste, acceptable by the community and will have a negligible affect upon the area.

- local resident and director of a training company looking forward to conducting courses locally rather than having to travel to Sydney.

Leading to the Committee's recommendation of refusal were discussions about the proposal in terms of amenity, objectives of zone, traffic, fire and public interest. It is appropriate that these concerns be the basis of reasons for refusal.

IT IS RECOMMENDED THAT the application be refused for the following reasons:-

1. The proposal would interfere with the local amenity particularly by the emission of noise nuisance.
2. The proposal is inconsistent with the aims and objectives of the 7(d) zone.
3. The proposal would cause an unacceptable increase in traffic.
4. The proposal is an intensification in terms of fire risk on the land beyond a single dwelling.
5. The proposal is not in the public interest.

15. HEALTH INITIATIVES. GP70/12 PT1

At the General Purpose Committee meeting on 3rd November, 1992, a report was requested on a "healthy eating" program.

Whilst such a program and the non-smoking policy have considerable merit, they should form part of a coordinated City Health Plan.

In addition to the two matters mentioned, the plan should also include information and programs for healthy lifestyles, organic cultivation of foods, air quality, noise reduction, stress control, sun protection, immunisation, sources of air pollution and effects, non-reticulated water quality, health services available, food preparation, to suggest a few.

The Draft Management Plan for 1993 in relation to Public Health Promotion included in the Draft Estimates provided for action necessary for commencement of a City Health Plan. Assessment of ambient noise levels, registration of air handling systems and carrying out of a community survey to identify perceptions and concerns regarding public health and environmental issues are all necessary as a preamble to preparation of such a plan.

The preparation of the plan will not be a speedy program, however, a document that identifies the major health issues with services available and Council's initiatives including the "healthily eating" program has merit and should be endorsed.

IT IS RECOMMENDED THAT the information be received.

16. DEVELOPMENT CONTROL PLAN TO REGULATE FILL MATERIAL IN THE AREA GENERALLY BOUNDED BY BRICKFIELD ROAD, DAY STREET, MACQUARIE ROAD AND THE RAILWAY LINE, WINDSOR. DCP 1/92

The General Purpose Committee of 3rd November, 1992, have requested a report to this meeting.

Council at its Ordinary Meeting on 11th February, 1992, refused an application by Encarnacao for landfill at Lot 2 DP581859 Brickfield Road, South Windsor. At that meeting, Council further resolved that a report be prepared for consideration as to the appropriateness of a Development Control Plan regulating fill material in the area bounded by Brickfield Road, Day Street, Macquarie Road and the railway line.

The following issues require consideration:-

- * The lands described above comprise a total area of 31,500 square metres (3.1 hectares). The filling of such a substantial area will have a number of impacts, not only on the subject land but also any adjacent lands. The amount and type of fill to be used is a key issue which must be addressed.

* The lands incorporate the following zonings:-

- Residential 2(a)
- Industrial General 4(a)
- Industrial Light 4(b)
- Open Space Existing Recreation 6(a)

* Predominant land uses in the area include residential development, industrial development, open space, drainage reserves and vacant land. The impact of any proposal to fill the area on existing land use needs to be carefully considered as filling has the potential to cause or exacerbate drainage problems on adjoining lands. Given this, adjoining landowners should be given the opportunity to comment.

* The lands are generally subject to flooding at the 1 in 20 year (13.3m AHD), 1 in 50 year (15.0m AHD) and 1 in 100 year (16.0m AHD) frequency. Notwithstanding that the lands experience "back up" flooding from South Creek, filling of land in the subject area may exacerbate flood liability of adjoining lands.

* A major drainage depression is situated in the area ie the former race track in the vicinity of Argyle & Mileham Streets and the railway line. This depression drains to South Creek via a channel under the railway line. Any proposed filling of land, albeit downstream from the depression (in the subject area), should only proceed on the basis that sufficient provision for drainage is made. Failure to do this could result in the creation of an isolated water basin.

* A number of major drainage outlets from the township of Windsor are also situated in the subject area. Any proposal to landfill the subject area would again need to make sufficient provision for the adequate operation of these outlets.

* Landfill of the subject area will decrease the area of the South Creek Floodplain. Any proposed decrease in the South Creek Floodplain vis-a-vis the filling of land requires thorough hydraulic investigation to avoid adverse impact on the subject and adjacent lands. To date, such investigation has not occurred.

Given the potential for adverse impact to occur, particularly on adjacent land uses, it is essential that the decision to prepare a Development Control Plan to regulate landfill in the subject area be made on as informed a basis as possible. It is considered that an hydraulic investigation should be undertaken.

Initially this should be done "in house" on a preliminary basis, however, it may be that an expert will be required to consult to Council at a later stage. Currently there is no budgetary allocation for this.

The preliminary hydraulic investigations will be undertaken and should be able to be reported to Council early in 1993.

IT IS RECOMMENDED THAT the information be received.

17. EXTRACTIVE INDUSTRY - LOT 1, DP734932 HAWKESBURY ROAD, YARRAMUNDI - ROAD MAINTENANCE CONTRIBUTION. DA36/88

The applicant Mr P S Graham of Tilmunda Pastoral Company has written to Council and requested an extension to Development Consent N° 561/88 for another four years. This matter is reported elsewhere in tonight's Business Paper. The purpose of this report is to provide information regarding the appropriateness of a condition requiring the applicant to pay a Road Maintenance Contribution.

The existing consent has no condition regarding a Road Maintenance Contribution. The issue of applying Road Maintenance Contributions has only been verified by the Courts in recent years, and was not applied in the 1988 Consent.

It is reasonable for Council to impose a condition to obtain contributions from the applicant to spend on roads which have the probability of pavement damage by trucks from the extractive industry. The accepted rate by the Land and Environment Court is 3¢ per tonne per kilometre.

Mr Graham has indicated that 98% of trucks travel from the land at Yarramundi along the Hawkesbury Road to the intersection of Castlereagh Road thence into the City of Penrith. The distance from the extractive industry site to the Castlereagh Road/Hawkesbury Road intersection is 2.6km. Accordingly, the applicant should be required to contribute 8¢ per tonne of material leaving the site.

IT IS RECOMMENDED THAT an additional condition regarding a Road Maintenance Contribution as specified in the abovementioned report be added to Consent N° 561/88.

18. PURCHASE OF LAND - LOTS 3 & 4, DP749170 GROVES AVENUE, McGRATHS HILL. GC285/005 PT02

The Council will recall that at the General Purpose Committee meeting on the 3rd November, 1992, consideration was given to a report in regard to a proposal to acquire Lots 3 and 4, DP749170 Groves Avenue, McGraths Hill, from Talcrest Pty Ltd for a sum of \$645,000.

Following consideration of the report, the Committee recommended that Council seek a further valuation of the property before it continues with the purchase. Subsequently, Valuers, L B Alford and Associates, were instructed to advise the current market value of the lots. They have indicated that Lots 3 and 4, in isolation, have a combined market value of \$585,000. However, they report that Council as the owner of the adjoining Lot 5, has a special interest in Lots 3 and 4 and subsequently, the consolidated value of Lots 3 and 4 would increase up to a maximum of \$695,000 when amalgamated with Lot 5. In view of the special value of Lots 3 and 4 to Council, L B Alford and Associates consider that \$645,000 is a fair and reasonable purchase price.

IT IS RECOMMENDED THAT:-

1. Council purchase Lot 3 and 4, DP749170, Parish of St Matthew, County of Cumberland from Talcrest Pty Ltd for \$645,000 (six hundred and forty five thousand dollars) with funding to be drawn from the Property Development Reserve.
2. The Seal of Council be affixed to all necessary documents.

19. SYDNEY METROPOLITAN STRATEGY REVIEW. GG010/008 PT1

In 1988 the State Government prepared a document entitled "Sydney Into Its Third Century - Metropolitan Strategy for the Sydney Region". In that document there was a focus on predicting the amount of growth and where to locate it.

The Minister for Planning is now reviewing this document with the emphasis being on where Sydney should grow, and what are the consequences of this growth.

The purpose of this report is to comment in an overall policy context on the future planning for the Sydney Metropolitan area (SMA), and also to link some of the Metropolitan issues with local planning initiatives (eg. Scheyville).

The submission to the Minister will be structured to comment on the following issues:-

- population, servicing, employment, transport and environment.

A brief summary of each of the above issues is presented for Council's information.

Population

The net migration to the SMA averages approximately 50,000 per year. This migration is a result of Federal and State Policies. Many Local Government authorities have examined the issue of population increase and environmental carrying capacity of their local area, and have derived a population ceiling. Such projections are meaningless unless there is a coherent dialogue between Federal, State and Local Government regarding the issue of population movement and the housing of new people in the community. Consequently, it is recommended that before there can be a strategy for managing population increase in the Sydney Metropolitan Area there must be a NSW strategy, and for that matter a National strategy.

Linked to the issue of a population ceiling for the SMA are issues of where do these people live and in what densities. Urban consolidation or increasing the density of existing residentially zoned land is a means of accommodating growth, yet at the same time conserving resources at the fringe of the Metropolitan area. Hawkesbury City Council has, in the past, supported urban consolidation by permitting medium density housing in residentially zoned areas. This policy enables maximum use of serviced land.

Care has to be exercised in setting a blanket density in new housing estates, eg. 15 dwellings per hectare. Such a density can have negative consequences in terms of lack of privacy, overshadowing and a general decrease in amenity of people living in new subdivision.

Servicing

Urban consolidation also provides great opportunities to use under utilised, existing services, therefore, saving the consumer establishment costs at the fringe. It may be appropriate for an independent audit being undertaken regarding water, sewer, gas and electricity services in existing and middle ring suburbs with the aim of examining opportunities for their increased use, based on increased residential density.

The cost of providing services to the new Rouse Hill development area, especially the Full Cost Recovery Policy of the Board, does not make for affordable housing. Current estimates are that there will be very few first home buyers in the Rouse Hill development area. Traditionally urban fringe development has provided a house and block for the "battler". This is fast becoming an urban myth, and will continue that way until cross subsidisation for services becomes Government policy. Under the current Full Cost Recovery Policy, significant windfall profits are being made by landowners who adjoin recently serviced land. This issue needs to be closely examined by the State Government.

Employment

In the future, employment must be closer to the place of residence. This is particularly relevant to Western Sydney residents who represent 37% of the workforce, but make up only 25% of the jobs. There are social, economic and environmental benefits in reducing the trip to work. Local Government authorities have, for many years, been aware of the need to provide appropriately zoned land for employment generating activities. The State and Federal Governments need to become more involved in promoting new industries to establish and older industries to relocate to Western Sydney. One such policy could be based on a tax free holiday for up to five years to enable industries to establish.

Another initiative for Western Sydney would be to extend the (02) telephone zone to cover those parts of Campbelltown, Camden, Wollondilly, Penrith, Blue Mountains and the Hawkesbury which have zoned industrial/commercial land. Being part of the Sydney market is a great advantage, and would have a positive effect in moving jobs West.

The development of the Badgery's Creek Airport would create a massive positive impact on employment generation in Western Sydney. Its early implementation as a fully fledged operating airport is supported.

Transport

An early commitment is required Badgery's Creek Airport because it is crucial to developing an effective transport network for Sydney. The radial nature of Sydney's road and rail systems is slowly changing to take into account of cross radial movements. These movements will be increased if some of the strategies discussed

in the above submissions are implemented. The Roads and Traffic Authority and State Rail Authority should be heavily involved in the formulation of the Metropolitan Transport Strategy and linking that Strategy to the overall Metropolitan Strategy. Light rail and bus lane options along designated transport routes should also be thoroughly examined so that public transport can become a more viable means of getting to work.

Environment

The environmental consequences of urban growth are increasing in importance as the population of the SMA grows. The water quality within the Hawkesbury/Nepean River is of paramount importance to the SMA as it is used for agricultural, fishing, recreational and water supply purposes. Similarly, air quality within the SMA will become an increasingly topical issue as Sydney grows. The City of Hawkesbury will be affected by both these issues, not because of land uses within our City, but because our residents are exposed to the pollution created in other parts of the SMA. A metropolitan wide air quality and water quality policy needs to be co-ordinated by the State Government.

Implementation

The 1988 Strategy made predictions and provided some objectives to guide development. There was no emphasis, however, on the implementation of the plan. The current review of the Metropolitan Strategy has no guidelines on implementation. A means of ensuring that the Strategy does not sit on a shelf gathering dust is to require State Government bodies to formulate their agendas and plans in light of the overall Metropolitan Strategy. That is if the Roads and Traffic Authority wish to produce a five or ten year plan on their proposed works, there must be a cross reference to how these works fit into the Metropolitan Strategy.

Local Initiatives

Currently there are two major housing proposals in the City of Hawkesbury. That is Scheyville and The Legends at North Richmond.

The Department of Housing has agreed to allow Council to undertake a Local Environmental Study for The Legends proposal, but has issued guidelines on the content of that Study. Part of this Study will be to justify the proposal in light of the already scheduled housing development in the State's UDP and secondly, to examine the impact of the proposal on the Metropolitan Strategy. The brief for this Local Environmental Study is currently being prepared.

The Scheyville proposal has proceeded and further that The Legends proposal, both in terms of documentation and public consultation. Nevertheless, these issues of servicing and suburban growth at the urban fringe need to be examined in a Metropolitan context.

The submissions received during the Scheyville exhibition also point to the fact that Metropolitan policies on water and air pollution should be in place before a commitment is made to proceeding with Scheyville.

The submissions also indicate that more research needs to be undertaken on wastewater reuse and the long term possibility of causing saline ground waters to come to the surface.

It is prudent, at this stage, that Council not rush into the Scheyville proposal, but liaise with the Department of Planning regarding Scheyville's relationship to the Metropolitan Strategy as well as undertaking more research into the environmental impacts of the Scheyville proposal.

IT IS RECOMMENDED THAT:-

- A. The contents of this report form the basis of Council's submission to the Department on the Metropolitan Strategy Review.
- B. Council not proceed with the Draft Local Environmental Plan for Scheyville.

REPORT FOR INFORMATION

10. CONCRETE BATCHING PLANT - LOTS 19 AND 20, DP806993, SPEEDWELL PLACE, SOUTH WINDSOR - BORAL RESOURCES (NSW) PTY LTD. DA140/92

At Council's General Purpose Committee Meeting of 3rd November, 1992, a letter from Boral Resources (NSW) Pty Ltd was tabled seeking reconsideration of a Section 94 contribution of 15 cents/tonne for all materials transported to and from the subject site for the maintenance of roads. The letter is reproduced, in part, below:

"We now request that Council deliberate on the matter at its earliest opportunity to remove or substantially reduce this onerous condition.

The grounds for this request are as follows:

- 1. *Four (4) Concrete Plants currently operate within the Hawkesbury City Council boundaries: -*

Transitmix

-

Mulgrave

Pioneer - *Richmond*
Town and Country - *Windsor and Wilberforce*

Transitmix pays a levy of 1.3 cents/tonne, while the remaining plants make no contribution under Section 94. It is understood that this represents a contribution towards the construction of a roundabout to control the flow of traffic onto Windsor Road at Mulgrave. Council has applied a rate of 15 cents/tonne to our Development Consent. This means a competitive cost disadvantage compared with other producers of 72 cents/cubic metre.

2. *Other Companies supply concrete to the Hawkesbury area out of plants located in Blacktown, Penrith and Baulkham Hills Council areas without payment of Section 94 contributions.*
3. *Among those new concrete plants which have received recent development consent, no Section 94 contributions for road maintenance of anything like the magnitude applied to this development have been levied.*

Our research has revealed the following: -

<i>YEAR</i>	<i>PLANT</i>	<i>ROAD LEVY</i>
1990	ACTIVE CONCRETE PARRAMATTA	NO LEVY
1990	BORAL PORT KEMBLA	NO LEVY
1990	CITYWIDE ALEXANDRIA	NO LEVY
1990	O'MARA CONCRETE WINDSOR	1.1 CENTS/TONNE
1990	TRANSITMIX MULGRAVE	1.3 CENTS/TONNE
1990	P & F CONCRETE EMU PLAINS	NO LEVY
1991	CONCRETE SMEATON GRANGE	NO LEVY
1991	BORAL BRAEMAR	NO LEVY
1992	COASTWIDE CONCRETE GOSFORD	NO LEVY
1992	SUPREME PREMIX BLACKTOWN	NO LEVY
1992	BORAL HI-QUALITY CONCRETE WINDSOR	15 CENTS/TONNE

4. *As is the intention of Section 94 of the Environmental Planning and Assessment Act, certain specific developments out of the list in (3) above were required to provide or pay capital contribution for the establishment of new roadworks facilities, where the project created the need for such. Since no such need for specific augmentation of the existing road network has been identified in relation to this project, no capital contribution should be requested.*
5. *It is considered by this Company a misuse of Section 94 to apply ongoing road maintenance contributions for existing road facilities as consent conditions. We have no argument with the "user pays" principle, as long as all users share equally in these costs. Vehicle registration charges are probably the fairest and most efficient means of collecting such revenue. Press reports suggest that current discussions at both Federal and State Government levels are headed in this direction. Any maintenance levy should therefore be subject to review if road user charges become part of all truck registration fees.*
6. *Councils reply of 20th October defended the fifteen cents per tonne levy only on the basis of the findings of the Land and Environment Court on 4th May, 1989 in the case between P F Formation (operator of a Sand Quarry) and Baulkham Hills Shire Council. Application of this precedent is inappropriate for two (2) reasons:*
 - (i) *Careful study of the case will reveal that the contribution was for the purpose of upgrading 50.6km of roadway to a standard acceptable for the carriage of heavy vehicles. That is, it was primarily a capital contribution to be paid as material was extracted on a "per tonne" basis, as the payment of a single figure initially would be financially crippling.*

No deficiency in the intended road system to be used in relation to the South Windsor plant has been identified. No Section 94 contribution for, in the words of the Act, "provision, extension or augmentation of public amenities or services" is therefore appropriate.
 - (ii) *The Court ruled that a levy of 50 cents/tonne for all materials transported from the site was to be applied. This was in relation to the whole 50.6 kilometre length of road under discussion. It therefore amounts to a levy of less than one (1) percent/tonne/kilometre and not the three (3) cents/tonne/kilometre quoted in the reply of 20th October, 1992.*

7. *The harsh imposition of a levy which amounts to 72 cents per cubic metre of concrete produced is unrealistic in the current difficult economic circumstances. This amounts to almost one percent of current concrete prices, whereas profits from concrete averaged only four percent of sales price at the height of recent boom conditions.*

Consequences of the levy not being removed would include a reassessment of the decision to locate a plant within the Hawkesbury City Council area. This would lead to customers being supplied from within other local Council areas. Use of roads by trucks inside Hawkesbury area would actually be increased under this arrangement.

The employment of nine (9) persons by the proposed plant, and other consequential employment within Hawkesbury City would not be possible if the plant is not built. Every employment opportunity in the current circumstances must be given all possible encouragement.

8. *Boral Hi-Quality Concrete have not sought to reduce the standard of its development despite difficult business circumstances. The plant will include over \$300,000 worth of expenditure on environmental controls which exceed the minimum statutory standards set by the Environment Protection Authority.*

We are confident that the Hawkesbury City Council has no intention to create artificial disincentives to development, capital investment and job creation within the area of its jurisdiction. We therefore urge Councils reconsideration of the imposition of this levy on the proposed concrete batching plant."

Comment

In the 1989 Court case between P F Formation Pty Ltd and Baulkham Hills Shire Council, the Court ruled that a council has the power to impose conditions under Section 94 of the Environmental Planning and Assessment Act, 1979, requiring monetary contributions towards the cost of maintenance, repair and construction of classified main roads under the State Roads Act, 1986. Further, previous judgments of the Court have recognised that Council has the power to impose a Section 94 condition on local roads. During the 1989 case, evidence was given by the Roads and Traffic Authority in relation to damage caused by trucks on main roads. In summary, the standard adopted by the Court was that it was reasonable to charge 3c/tonne/km for industry/activity which sought development consent, and relied upon the road system for use by heavy vehicles associated with that development.

For the proposed concrete batching plant, an assumption was made that trucks would travel 5kms from the plant in Speedwell Place to their destination. Further, it was considered that the shortest distance for the materials being brought to the site was also 5kms (from Blacktown via Richmond/Blacktown Road). The distance of 5kms

does not seem an unreasonable distance for trucks associated with the activity to travel. Hence a contribution of 15 cents/tonne was determined.

In relation to the concrete batching plants already operating in Hawkesbury City, both Pioneer and Town and Country were well established prior to 1989 and Council has no power to impose a road maintenance contribution on existing development. In the case of Transmix, a contribution of 1.2 cents/tonne was imposed for the maintenance of local roads. This figure was based on the contribution levied for the Readymix Quarry in East Kurrajong, which was considered reasonable at the time. Separate contributions totalling \$43,634 were also required for the construction of intersections at Park Road and Groves Avenue with Windsor Road.

A 1.1 cent/tonne rate applied to the consent for O'Mara Concrete Pty Ltd. At that time, a different rate per kilometre was applied and also did not apply to main roads, thus substantially lessening the contribution rate payable.

The 3 cents/tonne/kilometre rate imposed on the Boral plant is considered to be in keeping with the P F Formation judgment which recognised that it was reasonable for Council to obtain a contribution for both materials leaving and entering the site.

In regard to point 2 of the applicant's letter, Council does not have the power to impose Section 94 contributions on companies "external" to the City. It is understood that the Roads and Traffic Authority are considering contributions for the maintenance of regional roads which traverse more than one local government area.

In relation to point 5, the issue of a road maintenance levy imposed upon the registration of heavy vehicles in NSW is a state matter and does not relate to the administration of land issues for which local government is responsible.

Finally in regard to point 6(ii), whilst the Court ruled that a levy of 50 cents/tonne was to be applied, this figure was calculated on a proportional basis (ie according to the length of main road and local road involved, each of which has a different rate) and then, reduced because part of the road under discussion was outside the Council's area. Hence, the whole 50.6 km length of road cannot simply be divided by the 50 cents/tonne levy to produce a less than 1 cent/tonne/km rate.

Thus, the imposition of the 15 cents/tonne contribution is considered fair and reasonable in light of current practice and should not be altered.

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 10TH NOVEMBER, 1992

REPORTS FOR DETERMINATION

14. EDUCATION AND TRAINING CENTRE - LOT 1, DP794576, N^o 1056 UPPER MACDONALD ROAD, HIGHER MACDONALD - D J ROWE. DA270/92

Council is referred to Item 2 of the General Purpose Committee in this business paper.

Eleven letters in support of the application have since been received and a precis of the comments of endorsement is as follows:

- project would be an asset to the area;
- local people will benefit from the employment generated;
- do not consider there will be additional dust or noise from the project;
- existing improvements on the land are of excellent quality and if future proposals are built in similar quality would only enhance the environment;
- the buildings will be situated so that there will be minimal view from the road;
- buildings and surrounds are to be created in such a way as not to be out of character with the area;
- people attending Management Training sessions are generally responsible and disciplined people;
- the provision of space for a heliport would benefit the local community in emergency situations such as accidents, bush fires and floods;
- locals in support of proposal, "weekenders" trying to run and dictate planning for area;
- proposal is one of taste, acceptable by the community and will have a negligible affect upon the area.

- local resident and director of a training company looking forward to conducting courses locally rather than having to travel to Sydney.

Leading to the Committee's recommendation of refusal were discussions about the proposal in terms of amenity, objectives of zone, traffic, fire and public interest. It is appropriate that these concerns be the basis of reasons for refusal.

IT IS RECOMMENDED THAT the application be refused for the following reasons:-

1. The proposal would interfere with the local amenity particularly by the emission of noise nuisance.
2. The proposal is inconsistent with the aims and objectives of the 7(d) zone.
3. The proposal would cause an unacceptable increase in traffic.
4. The proposal is an intensification in terms of fire risk on the land beyond a single dwelling.
5. The proposal is not in the public interest.

15. HEALTH INITIATIVES. GP70/12 PT1

At the General Purpose Committee meeting on 3rd November, 1992, a report was requested on a "healthy eating" program.

Whilst such a program and the non-smoking policy have considerable merit, they should form part of a coordinated City Health Plan.

In addition to the two matters mentioned, the plan should also include information and programs for healthy lifestyles, organic cultivation of foods, air quality, noise reduction, stress control, sun protection, immunisation, sources of air pollution and effects, non-reticulated water quality, health services available, food preparation, to suggest a few.

The Draft Management Plan for 1993 in relation to Public Health Promotion included in the Draft Estimates provided for action necessary for commencement of a City Health Plan. Assessment of ambient noise levels, registration of air handling systems and carrying out of a community survey to identify perceptions and concerns regarding public health and environmental issues are all necessary as a preamble to preparation of such a plan.

The preparation of the plan will not be a speedy program, however, a document that identifies the major health issues with services available and Council's initiatives including the "healthly eating" program has merit and should be endorsed.

✓ IT IS RECOMMENDED THAT the information be received.

6 months

16. DEVELOPMENT CONTROL PLAN TO REGULATE FILL MATERIAL IN THE AREA GENERALLY BOUNDED BY BRICKFIELD ROAD, DAY STREET, MACQUARIE ROAD AND THE RAILWAY LINE, WINDSOR. DCP 1/92

The General Purpose Committee of 3rd November, 1992, have requested a report to this meeting.

Council at its Ordinary Meeting on 11th February, 1992, refused an application by Encarnacao for landfill at Lot 2 DP581859 Brickfield Road, South Windsor. At that meeting, Council further resolved that a report be prepared for consideration as to the appropriateness of a Development Control Plan regulating fill material in the area bounded by Brickfield Road, Day Street, Macquarie Road and the railway line.

The following issues require consideration:-

- * The lands described above comprise a total area of 31,500 square metres (3.1 hectares). The filling of such a substantial area will have a number of impacts, not only on the subject land but also any adjacent lands. The amount and type of fill to be used is a key issue which must be addressed.

- * The lands incorporate the following zonings:-
 - Residential 2(a)
 - Industrial General 4(a)
 - Industrial Light 4(b)
 - Open Space Existing Recreation 6(a)
- * Predominant land uses in the area include residential development, industrial development, open space, drainage reserves and vacant land. The impact of any proposal to fill the area on existing land use needs to be carefully considered as filling has the potential to cause or exacerbate drainage problems on adjoining lands. Given this, adjoining landowners should be given the opportunity to comment.
- * The lands are generally subject to flooding at the 1 in 20 year (13.3m AHD), 1 in 50 year (15.0m AHD) and 1 in 100 year (16.0m AHD) frequency. Notwithstanding that the lands experience "back up" flooding from South Creek, filling of land in the subject area may exacerbate flood liability of adjoining lands.
- * A major drainage depression is situated in the area ie the former race track in the vicinity of Argyle & Mileham Streets and the railway line. This depression drains to South Creek via a channel under the railway line. Any proposed filling of land, albeit downstream from the depression (in the subject area), should only proceed on the basis that sufficient provision for drainage is made. Failure to do this could result in the creation of an isolated water basin.
- * A number of major drainage outlets from the township of Windsor are also situated in the subject area. Any proposal to landfill the subject area would again need to make sufficient provision for the adequate operation of these outlets.
- * Landfill of the subject area will decrease the area of the South Creek Floodplain. Any proposed decrease in the South Creek Floodplain vis-a-vis the filling of land requires thorough hydraulic investigation to avoid adverse impact on the subject and adjacent lands. To date, such investigation has not occurred.

Given the potential for adverse impact to occur, particularly on adjacent land uses, it is essential that the decision to prepare a Development Control Plan to regulate landfill in the subject area be made on as informed a basis as possible. It is considered that an hydraulic investigation should be undertaken.

Initially this should be done "in house" on a preliminary basis, however, it may be that an expert will be required to consult to Council at a later stage. Currently there is no budgetary allocation for this.

The preliminary hydraulic investigations will be undertaken and should be able to be reported to Council early in 1993.

✓ IT IS RECOMMENDED THAT the information be received.

17. EXTRACTIVE INDUSTRY - LOT 1, DP734932 HAWKESBURY ROAD, YARRAMUNDI - ROAD MAINTENANCE CONTRIBUTION. DA36/88

The applicant Mr P S Graham of Tilmunda Pastoral Company has written to Council and requested an extension to Development Consent N° 561/88 for another four years. This matter is reported elsewhere in tonight's Business Paper. The purpose of this report is to provide information regarding the appropriateness of a condition requiring the applicant to pay a Road Maintenance Contribution.

The existing consent has no condition regarding a Road Maintenance Contribution. The issue of applying Road Maintenance Contributions has only been verified by the Courts in recent years, and was not applied in the 1988 Consent.

It is reasonable for Council to impose a condition to obtain contributions from the applicant to spend on roads which have the probability of pavement damage by trucks from the extractive industry. The accepted rate by the Land and Environment Court is 3¢ per tonne per kilometre.

Mr Graham has indicated that 98% of trucks travel from the land at Yarramundi along the Hawkesbury Road to the intersection of Castlereagh Road thence into the City of Penrith. The distance from the extractive industry site to the Castlereagh Road/Hawkesbury Road intersection is 2.6km. Accordingly, the applicant should be required to contribute 8¢ per tonne of material leaving the site.

✓ IT IS RECOMMENDED THAT an additional condition regarding a Road Maintenance Contribution as specified in the abovementioned report be added to Consent N° 561/88.

18. PURCHASE OF LAND - LOTS 3 & 4, DP749170 GROVES AVENUE, McGRATHS HILL. GC285/005 PT02

The Council will recall that at the General Purpose Committee meeting on the 3rd November, 1992, consideration was given to a report in regard to a proposal to acquire Lots 3 and 4, DP749170 Groves Avenue, McGraths Hill, from Talcrest Pty Ltd for a sum of \$645,000.

Following consideration of the report, the Committee recommended that Council seek a further valuation of the property before it continues with the purchase. Subsequently, Valuers, L B Alford and Associates, were instructed to advise the current market value of the lots. They have indicated that Lots 3 and 4, in isolation, have a combined market value of \$585,000. However, they report that Council as the owner of the adjoining Lot 5, has a special interest in Lots 3 and 4 and subsequently, the consolidated value of Lots 3 and 4 would increase up to a maximum of \$695,000 when amalgamated with Lot 5. In view of the special value of Lots 3 and 4 to Council, L B Alford and Associates consider that \$645,000 is a fair and reasonable purchase price.

✓ IT IS RECOMMENDED THAT:-

1. Council purchase Lot 3 and 4, DP749170, Parish of St Matthew, County of Cumberland from Talcrest Pty Ltd for \$645,000 (six hundred and forty five thousand dollars) with funding to be drawn from the Property Development Reserve.
2. The Seal of Council be affixed to all necessary documents.

19. SYDNEY METROPOLITAN STRATEGY REVIEW. GG010/008 PT1

In 1988 the State Government prepared a document entitled "Sydney Into Its Third Century - Metropolitan Strategy for the Sydney Region". In that document there was a focus on predicting the amount of growth and where to locate it.

The Minister for Planning is now reviewing this document with the emphasis being on where Sydney should grow, and what are the consequences of this growth.

The purpose of this report is to comment in an overall policy context on the future planning for the Sydney Metropolitan area (SMA), and also to link some of the Metropolitan issues with local planning initiatives (eg. Scheyville).

The submission to the Minister will be structured to comment on the following issues:-

- population, servicing, employment, transport and environment.

A brief summary of each of the above issues is presented for Council's information.

Population

The net migration to the SMA averages approximately 50,000 per year. This migration is a result of Federal and State Policies. Many Local Government authorities have examined the issue of population increase and environmental carrying capacity of their local area, and have derived a population ceiling. Such projections are meaningless unless there is a coherent dialogue between Federal, State and Local Government regarding the issue of population movement and the housing of new people in the community. Consequently, it is recommended that before there can be a strategy for managing population increase in the Sydney Metropolitan Area there must be a NSW strategy, and for that matter a National strategy.

Linked to the issue of a population ceiling for the SMA are issues of where do these people live and in what densities. Urban consolidation or increasing the density of existing residentially zoned land is a means of accommodating growth, yet at the same time conserving resources at the fringe of the Metropolitan area. Hawkesbury City Council has, in the past, supported urban consolidation by permitting medium density housing in residentially zoned areas. This policy enables maximum use of serviced land.

Care has to be exercised in setting a blanket density in new housing estates, eg. 15 dwellings per hectare. Such a density can have negative consequences in terms of lack of privacy, overshadowing and a general decrease in amenity of people living in new subdivision.

Servicing

Urban consolidation also provides great opportunities to use under utilised, existing services, therefore, saving the consumer establishment costs at the fringe. It may be appropriate for an independent audit being undertaken regarding water, sewer, gas and electricity services in existing and middle ring suburbs with the aim of examining opportunities for their increased use, based on increased residential density.

The cost of providing services to the new Rouse Hill development area, especially the Full Cost Recovery Policy of the Board, does not make for affordable housing. Current estimates are that there will be very few first home buyers in the Rouse Hill development area. Traditionally urban fringe development has provided a house and block for the "battler". This is fast becoming an urban myth, and will continue that way until cross subsidisation for services becomes Government policy. Under the current Full Cost Recovery Policy, significant windfall profits are being made by landowners who adjoin recently serviced land. This issue needs to be closely examined by the State Government.

Employment

In the future, employment must be closer to the place of residence. This is particularly relevant to Western Sydney residents who represent 37% of the workforce, but make up only 25% of the jobs. There are social, economic and environmental benefits in reducing the trip to work. Local Government authorities have, for many years, been aware of the need to provide appropriately zoned land for employment generating activities. The State and Federal Governments need to become more involved in promoting new industries to establish and older industries to relocate to Western Sydney. One such policy could be based on a tax free holiday for up to five years to enable industries to establish.

Another initiative for Western Sydney would be to extend the (02) telephone zone to cover those parts of Campbelltown, Camden, Wollondilly, Penrith, Blue Mountains and the Hawkesbury which have zoned industrial/commercial land. Being part of the Sydney market is a great advantage, and would have a positive effect in moving jobs West.

The development of the Badgery's Creek Airport would create a massive positive impact on employment generation in Western Sydney. Its early implementation as a fully fledged operating airport is supported.

Transport

An early commitment is required Badgery's Creek Airport because it is crucial to developing an effective transport network for Sydney. The radial nature of Sydney's road and rail systems is slowly changing to take into account of cross radial movements. These movements will be increased if some of the strategies discussed

in the above submissions are implemented. The Roads and Traffic Authority and State Rail Authority should be heavily involved in the formulation of the Metropolitan Transport Strategy and linking that Strategy to the overall Metropolitan Strategy. Light rail and bus lane options along designated transport routes should also be thoroughly examined so that public transport can become a more viable means of getting to work.

Environment

The environmental consequences of urban growth are increasing in importance as the population of the SMA grows. The water quality within the Hawkesbury/Nepean River is of paramount importance to the SMA as it is used for agricultural, fishing, recreational and water supply purposes. Similarly, air quality within the SMA will become an increasingly topical issue as Sydney grows. The City of Hawkesbury will be affected by both these issues, not because of land uses within our City, but because our residents are exposed to the pollution created in other parts of the SMA. A metropolitan wide air quality and water quality policy needs to be co-ordinated by the State Government.

Implementation

The 1988 Strategy made predictions and provided some objectives to guide development. There was no emphasis, however, on the implementation of the plan. The current review of the Metropolitan Strategy has no guidelines on implementation. A means of ensuring that the Strategy does not sit on a shelf gathering dust is to require State Government bodies to formulate their agendas and plans in light of the overall Metropolitan Strategy. That is if the Roads and Traffic Authority wish to produce a five or ten year plan on their proposed works, there must be a cross reference to how these works fit into the Metropolitan Strategy.

Local Initiatives

Currently there are two major housing proposals in the City of Hawkesbury. That is Scheyville and The Legends at North Richmond.

The Department of ^{Planning} ~~Housing~~ has agreed to allow Council to undertake a Local Environmental Study for The Legends proposal, but has issued guidelines on the content of that Study. Part of this Study will be to justify the proposal in light of the already scheduled housing development in the State's UDP and secondly, to examine the impact of the proposal on the Metropolitan Strategy. The brief for this Local Environmental Study is currently being prepared.

The Scheyville proposal has proceeded ^{than} ~~and~~ further than ^{of} The Legends proposal, both in terms of documentation and public consultation. Nevertheless, these issues of servicing and suburban growth at the urban fringe need to be examined in a Metropolitan context.

The submissions received during the Scheyville exhibition also point to the fact that Metropolitan policies on water and air pollution should be in place before a commitment is made to proceeding with Scheyville.

The submissions also indicate that more research needs to be undertaken on wastewater reuse and the long term possibility of causing saline ground waters to come to the surface.

It is prudent, at this stage, that Council not rush into the Scheyville proposal, but liaise with the Department of Planning regarding Scheyville's relationship to the Metropolitan Strategy as well as undertaking more research into the environmental impacts of the Scheyville proposal.

✓ IT IS RECOMMENDED THAT:-

A. The contents of this report form the basis of Council's submission to the Department on the Metropolitan Strategy Review.

B. Council not proceed with the Draft Local Environmental Plan for Scheyville.

C. *Get advice what Metro Strategy is going to do particularly with the Scheyville area.*

D. *Discuss & consultation with residents of City Area*

REPORT FOR INFORMATION

10. CONCRETE BATCHING PLANT - LOTS 19 AND 20, DP806993, SPEEDWELL PLACE, SOUTH WINDSOR - BORAL RESOURCES (NSW) PTY LTD. DA140/92

At Council's General Purpose Committee Meeting of 3rd November, 1992, a letter from Boral Resources (NSW) Pty Ltd was tabled seeking reconsideration of a Section 94 contribution of 15 cents/tonne for all materials transported to and from the subject site for the maintenance of roads. The letter is reproduced, in part, below:

"We now request that Council deliberate on the matter at its earliest opportunity to remove or substantially reduce this onerous condition.

The grounds for this request are as follows:

1. *Four (4) Concrete Plants currently operate within the Hawkesbury City Council boundaries: -*

Transitmix

-

Mulgrave

Pioneer - Richmond
Town and Country - Windsor and Wilberforce

Transitmix pays a levy of 1.3 cents/tonne, while the remaining plants make no contribution under Section 94. It is understood that this represents a contribution towards the construction of a roundabout to control the flow of traffic onto Windsor Road at Mulgrave. Council has applied a rate of 15 cents/tonne to our Development Consent. This means a competitive cost disadvantage compared with other producers of 72 cents/cubic metre.

2. *Other Companies supply concrete to the Hawkesbury area out of plants located in Blacktown, Penrith and Baulkham Hills Council areas without payment of Section 94 contributions.*
3. *Among those new concrete plants which have received recent development consent, no Section 94 contributions for road maintenance of anything like the magnitude applied to this development have been levied.*

Our research has revealed the following: -

YEAR	PLANT	ROAD LEVY
1990	ACTIVE CONCRETE PARRAMATTA	NO LEVY
1990	BORAL PORT KEMBLA	NO LEVY
1990	CITYWIDE ALEXANDRIA	NO LEVY
1990	O'MARA CONCRETE WINDSOR	1.1 CENTS/TONNE
1990	TRANSITMIX MULGRAVE	1.3 CENTS/TONNE
1990	P & F CONCRETE EMU PLAINS	NO LEVY
1991	CONCRETE SMEATON GRANGE	NO LEVY
1991	BORAL BRAEMAR	NO LEVY
1992	COASTWIDE CONCRETE GOSFORD	NO LEVY
1992	SUPREME PREMIX BLACKTOWN	NO LEVY
1992	BORAL HI-QUALITY CONCRETE WINDSOR	15 CENTS/TONNE

4. *As is the intention of Section 94 of the Environmental Planning and Assessment Act, certain specific developments out of the list in (3) above were required to provide or pay capital contribution for the establishment of new roadworks facilities, where the project created the need for such. Since no such need for specific augmentation of the existing road network has been identified in relation to this project, no capital contribution should be requested.*
5. *It is considered by this Company a misuse of Section 94 to apply ongoing road maintenance contributions for existing road facilities as consent conditions. We have no argument with the "user pays" principle, as long as all users share equally in these costs. Vehicle registration charges are probably the fairest and most efficient means of collecting such revenue. Press reports suggest that current discussions at both Federal and State Government levels are headed in this direction. Any maintenance levy should therefore be subject to review if road user charges become part of all truck registration fees.*
6. *Councils reply of 20th October defended the fifteen cents per tonne levy only on the basis of the findings of the Land and Environment Court on 4th May, 1989 in the case between P F Formation (operator of a Sand Quarry) and Baulkham Hills Shire Council. Application of this precedent is inappropriate for two (2) reasons:*
 - (i) *Careful study of the case will reveal that the contribution was for the purpose of upgrading 50.6km of roadway to a standard acceptable for the carriage of heavy vehicles. That is, it was primarily a capital contribution to be paid as material was extracted on a "per tonne" basis, as the payment of a single figure initially would be financially crippling.*

No deficiency in the intended road system to be used in relation to the South Windsor plant has been identified. No Section 94 contribution for, in the words of the Act, "provision, extension or augmentation of public amenities or services" is therefore appropriate.
 - (ii) *The Court ruled that a levy of 50 cents/tonne for all materials transported from the site was to be applied. This was in relation to the whole 50.6 kilometre length of road under discussion. It therefore amounts to a levy of less than one (1) percent/tonne/kilometre and not the three (3) cents/tonne/kilometre quoted in the reply of 20th October, 1992.*

7. *The harsh imposition of a levy which amounts to 72 cents per cubic metre of concrete produced is unrealistic in the current difficult economic circumstances. This amounts to almost one percent of current concrete prices, whereas profits from concrete averaged only four percent of sales price at the height of recent boom conditions.*

Consequences of the levy not being removed would include a reassessment of the decision to locate a plant within the Hawkesbury City Council area. This would lead to customers being supplied from within other local Council areas. Use of roads by trucks inside Hawkesbury area would actually be increased under this arrangement.

The employment of nine (9) persons by the proposed plant, and other consequential employment within Hawkesbury City would not be possible if the plant is not built. Every employment opportunity in the current circumstances must be given all possible encouragement.

8. *Boral Hi-Quality Concrete have not sought to reduce the standard of its development despite difficult business circumstances. The plant will include over \$300,000 worth of expenditure on environmental controls which exceed the minimum statutory standards set by the Environment Protection Authority.*

We are confident that the Hawkesbury City Council has no intention to create artificial disincentives to development, capital investment and job creation within the area of its jurisdiction. We therefore urge Councils reconsideration of the imposition of this levy on the proposed concrete batching plant."

Comment

In the 1989 Court case between P F Formation Pty Ltd and Baulkham Hills Shire Council, the Court ruled that a council has the power to impose conditions under Section 94 of the Environmental Planning and Assessment Act, 1979, requiring monetary contributions towards the cost of maintenance, repair and construction of classified main roads under the State Roads Act, 1986. Further, previous judgments of the Court have recognised that Council has the power to impose a Section 94 condition on local roads. During the 1989 case, evidence was given by the Roads and Traffic Authority in relation to damage caused by trucks on main roads. In summary, the standard adopted by the Court was that it was reasonable to charge 3c/tonne/km for industry/activity which sought development consent, and relied upon the road system for use by heavy vehicles associated with that development.

For the proposed concrete batching plant, an assumption was made that trucks would travel 5kms from the plant in Speedwell Place to their destination. Further, it was considered that the shortest distance for the materials being brought to the site was also 5kms (from Blacktown via Richmond/Blacktown Road). The distance of 5kms

15
3
1-3 } *difficult*

This is Page _____ of the Minutes of the ORDINARY N° 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH NOVEMBER, 1992.

does not seem an unreasonable distance for trucks associated with the activity to travel. Hence a contribution of 15 cents/tonne was determined.

In relation to the concrete batching plants already operating in Hawkesbury City, both Pioneer and Town and Country were well established prior to 1989 and Council has no power to impose a road maintenance contribution on existing development. In the case of Transimix, a contribution of 1.2 cents/tonne was imposed for the maintenance of local roads. This figure was based on the contribution levied for the Readymix Quarry in East Kurrajong, which was considered reasonable at the time. Separate contributions totalling \$43,634 were also required for the construction of intersections at Park Road and Groves Avenue with Windsor Road.

A 1.1 cent/tonne rate applied to the consent for O'Mara Concrete Pty Ltd. At that time, a different rate per kilometre was applied and also did not apply to main roads, thus substantially lessening the contribution rate payable.

The 3 cents/tonne/kilometre rate imposed on the Boral plant is considered to be in keeping with the P F Formation judgment which recognised that it was reasonable for Council to obtain a contribution for both materials leaving and entering the site.

In regard to point 2 of the applicant's letter, Council does not have the power to impose Section 94 contributions on companies "external" to the City. It is understood that the Roads and Traffic Authority are considering contributions for the maintenance of regional roads which traverse more than one local government area.

In relation to point 5, the issue of a road maintenance levy imposed upon the registration of heavy vehicles in NSW is a state matter and does not relate to the administration of land issues for which local government is responsible.

Finally in regard to point 6(ii), whilst the Court ruled that a levy of 50 cents/tonne was to be applied, this figure was calculated on a proportional basis (ie according to the length of main road and local road involved, each of which has a different rate) and then, reduced because part of the road under discussion was outside the Council's area. Hence, the whole 50.6 km length of road cannot simply be divided by the 50 cents/tonne levy to produce a less than 1 cent/tonne/km rate.

Thus, the imposition of the 15 cents/tonne contribution is considered fair and reasonable in light of current practice and should not be altered.

15¢ is not both ways

*Refer to GPC
report on judgement etc.*



NOTICE OF RESCISSION MOTION

ORDINARY MEETING - 10TH NOVEMBER, 1992

By Alderman M.G.A.Parsons
Alderman B.N.Keegan
Alderman L.C.Sheather

That the resolution of Council at its meeting of 13th October, 1992,
and being :

Three Lot Subdivision of Lot 2 DP 503713 Stannix Park
Road, Ebenezer, be refused as :

1. The subdivision is not in compliance with the 10 ha(ten)
minimum requirement in the zone for HLEP.
2. Not in the public interest.

NOTICE OF MOTION

By Alderman M.G.A.Parsons
Alderman B.N.Keegan
Alderman L.C.Sheather

The proposed 3 (three) lot subdivision of Lot 2 DP 503713
Stannix Park Road, Ebenezer, be supported and referred
to the Director of Planning for concurrence.

REPORT OF GENERAL PURPOSE COMMITTEE

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

3RD NOVEMBER, 1992

I N D E X

Section 1 - Works

<u>Item</u> <u>No.</u>	<u>Subject</u>	<u>Page</u>
1	Works Cost Statement	1
2	Naming of Lane at Richmond - Proposed Name Shelton Lane	1
3	Locality Boundaries - Geographical Names Board of NSW	1-2
4	Tree Planting, Hawkesbury Showground - Report Requested by Council	2

Local Traffic Committee

	Matters Arising out of Minutes -	
	A. St.Monica's School	3
	B. Richmond Railway Station	3
	C. The Terrace - Traffic Condition - H Hauser	4
1	Traffic Accident Data - Hawkesbury City - Roads & Traffic Authority	4
2	Intersection Blackwood/Windsor Roads Vineyard - Proposed Closure - Hon K Rozzoli MP	4
3	Enfield Avenue North Richmond - Traffic Conditions - NSW Police Service on Behalf of Mr Sheedy	5
4	Safety - Intersections with Windsor Road between Groves/ Bandon Roads	5
5	Construction of Service Station/General Food Outlet - Lots 1-3 DP 797511 No 13 Bells Line of Road North Richmond - Walker Nominees P/L	5
6	General Store/Service Station - No. 450 Creek Ridge Road, Glossodia - Z Palicevic	6
	Other Business	6-7

Section 2 - Planning and Development

1	Tyre Landfill Operation - Lot 2 DP 785684 Lower Colo Road Lower Portland - R Porter	1
2	Education and Training Centre - Lot 1 DP794576 No 1056 Upper Macdonald Road Higher Macdonald - D J Rowe	2
3	Accommodation for Aged Persons - 18 Units - Lots 2-5 DP37917 Nos.32-38 East Market Street Richmond - Dewcape	

4	Proposed Rezoning - Lot 238 DP 751665 No. 115 Salters Road Wilberforce - Jonathan Keen & Associates	3-4
5	Duplex - Lot 912 DP 788674 Harradine Crescent & Lot 927 DP 788674 Albert Place Bligh Park - Caldeve P/L-Department of Housing	4-5
6	Land Reshaping - Lots 1 & 2 DP 700263, Lot 2 DP 629053, Lot 2 DP 160847 Lot C DP 164199 & Lot F 188 Richmond Road Clarendon - Elf Farm Supplies P/L	5
7	Ampol Service Station/Road Pantry - Lots 1-3 DP 797511 No 13 Bells Line of Road North Richmond - Walker Nominees Pty Ltd	6
8	Kurrajong Heights Hotel - Variation of Trading Hours	6
9	Australiana Pioneer Village - Inclusion on the Register of the National Estate	6-7
10	Extension of Consent for Extractive Industry - Lot 1 DP 734932 Hawkesbury Road Yarramundi	7
11	Non-Smoking Policy	8
12	Disposal of Wastes from Vessels	8
13	Waste Management	9
14	Industrial Rezoning - Land Bounded by Mileham, Brabyn & Macquarie Streets & The Railway Line Windsor	9
15	Commercial Rezoning - Land Bounded by Francis, Bosworth & West Market Streets & Council's Car Park, Richmond	10
16	Tyre Landfill Operation - Lot 2 DP 785684 Lower Colo Road Lower Portland - R Porter	10
17	Extension of Village Area/Recreation Facilities North Richmond	10

Section 3 - Finance

1	Accounts Paid, Statement of Bank Balances & Town Clerk's Certificate, Form 2 & Schedule of Investments	1
2	Financial Statement Form 2A as at 30th September 1992	1
3	Purchase of Land - Lots 3 & 4 DP 749170 Groves Avenue McGraths Hill	2
4	Certificate as to State of Accounts Work	2
5	Management Upper Colo Reserve	2
6	Constitution - Hawkesbury Sports Council	3
7	Community Bus	3
8	Australiana Pioneer Village - 1993 Promotion Funding	3
9	Wilberforce Community Buildings	4
10	National Livestock Brokers - Reimbursement of Costs	4
11	Provision of Indoor Sports Stadium - Clarendon	4-5
	Questions Without Notice	5-10

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 3rd November, 1992, commencing at 9.30 am.

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.

Alderman Williams arrived at the meeting at 10.48 a.m.

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 30th September, 1992, be adopted and the revised estimates of cost be adopted. ✓

2. NAMING OF LANE AT RICHMOND - PROPOSED NAME - SHELTON LANE. GR120/3 PT1, SA60/92

COMMITTEE'S RECOMMENDATION

ACTION BE TAKEN under Section 249(a) of the Local Government Act, (Ord. 30 cl. 52-55a) to name the lane running from Bowman Street to Copeland Street at the rear of properties fronting Jersey Street, Richmond - "Shelton Lane". ✓

3. LOCALITY BOUNDARIES - GEOGRAPHICAL NAMES BOARD OF NSW. GB10/3

COMMITTEE'S RECOMMENDATION

1. THE PLANS as adopted by Council for locality boundaries on 9th June, 1992, be varied by:-

- a) Relocation of the boundary between Bilpin and Berambing.
 - b) Relocation of the boundary between Blaxlands Ridge and Lower Portland.
 - c) Relocation of the boundary between Oakville and Maraylya.
 - d) The locality previously shown as Mile Ridge, New Yard, Devil's Hole, Mellong and Tinda Creek be deleted and Colo Heights extended to Culoul Creek and Mellong extend from Culoul Creek to the City boundary.
 - e) The Lowlands be named Richmond Lowlands.
2. That the amended plans be submitted to the Geographical Names Board as a guide to the assigning of locality names in the area.

4. TREE PLANTING, HAWKESBURY SHOWGROUND - REPORT REQUESTED BY COUNCIL. P1820/170

COMMITTEE'S RECOMMENDATION

1. THE INFORMATION regarding tree planting at the Hawkesbury Showground be received.
2. That the Hawkesbury District Agricultural Association be asked if it would consider some tree planting from the 1994 Bicentennial Committee.

Report of the Local Traffic Committee Meeting held on Friday, 16th October, 1992,
in Council Chambers at 10.00am

PRESENT:

Members - Alderman C Paine, Chairman
Mr G Hatch, Ministry of Transport
Mr G Kevill, Roads and Traffic Authority
Sergeant G Thompson, NSW Police Department
Mr R Searle, Office of K R Rozzoli, MP

Also Present - Mr C Daley, Divisional Manager Engineering Operations
Mr K Berzins, Manager of Land Use Policy

APOLOGIES:

Mr J Christie, Office of P Gibson, MP

CONFIRMATION OF MINUTES:

The Minutes of the Meeting held on the 18th September, 1992, were confirmed.

MATTERS ARISING OUT OF MINUTES:

A. ST MONICA'S SCHOOL

Committee's Recommendation

Both bus zones be retained, however, the signage be changed to read "Bus Zone 8.30 to 9.30am and 2.30 to 3.30pm, School days only".

B. RICHMOND RAILWAY STATION

Committee's Recommendation

The 12m (twelve) wide, "No Standing" zone closest to the Windsor Street and East Market Street lights on the Eastern side of East Market Street be removed and the resultant space be added onto the adjoining "Bus Zone". This will enable two buses at one time to use the bus zone.

C. THE TERRACE - TRAFFIC CONDITION - H HAUSER. 2019/R

Committee's Recommendation

The contents of the letter be noted and be considered in the overall review of the Windsor Central Business District Traffic Study.

CORRESPONDENCE:

1. TRAFFIC ACCIDENT DATA - HAWKESBURY CITY - ROADS
& TRAFFIC AUTHORITY. GT230/001 PT01

Committee's Recommendation

The information be received.

2. INTERSECTION BLACKWOOD/WINDSOR ROADS, VINEYARD
- PROPOSED CLOSURE - HON. K ROZZOLI, MP. 249/R, 2342/R

Committee's Recommendation

A traffic count be carried out in Blackwood Road near its intersection with Windsor Road and that an accident history for the intersection be supplied.

3. ENFIELD AVENUE, NORTH RICHMOND - TRAFFIC
CONDITIONS - NSW POLICE SERVICE ON BEHALF OF MR
SHEEDY. 508/R

Committee's Recommendation

The Committee considers that traffic calming devices are not appropriate for this particular locality, however, the Police be requested to patrol the area in light of the residents concerns about excessive speed of vehicles using Enfield Avenue.

GENERAL BUSINESS:

4. SAFETY - INTERSECTIONS WITH WINDSOR ROAD,
BETWEEN GROVES/BANDON ROADS. 234/R

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority.

5. CONSTRUCTION OF SERVICE STATION/GENERAL FOOD
OUTLET - LOTS 1-3, DP797511, N° 13 BELLS LINE OF ROAD,
NORTH RICHMOND - WALKER NOMINEES PTY LTD. DA271/92

Committee's Recommendation

The application is not supported on traffic safety grounds, including poor sight distances and unacceptable waiting times for vehicles egressing onto Bells Line of Road.

6. GENERAL STORE/SERVICE STATION - N° 450 CREEK RIDGE ROAD, GLOSSODIA - Z PALICEVIC. DA236/92

Committee's Recommendation

No objection is raised to the proposal on traffic grounds.

OTHER BUSINESS:

1. G Hatch advised the Committee that the bus zone in Christie Street, Windsor, which is situated outside the Windsor Primary School on the Southern side of Christie Street is no longer used for this purpose.

Committee's Recommendation

The bus zone be deleted from the site.

2. Similarly, the bus zone outside the former Speedo factory on the Eastern side of Mileham Street, no longer is serviced by a bus route.

Committee's Recommendation

This bus zone be deleted from the site.

3. G Hatch requested that a full time bus zone, 20m long be installed outside the public carpark in Bourke Street, near the railway line.

Committee's Recommendation

The sight be inspected at the next meeting.

4. G Thompson advised the Committee that two sections of road within the City area had become notorious for rear end collisions. These locations are:-

- Bells Line of Road, between North Richmond Bridge and Grose Vale Road.
- Windsor Road, near the Fitzroy Bridge.

Both of these locations have had approximately 30 rear end collisions each in the last six months.

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority for their investigation and request that they provide options to overcome the problem.

5. R Searle requested that a formal status report be provided in the near future so that outstanding matters can be monitored.

It was advised that a status report would be forthcoming by the next meeting.

6. R Searle also advised the Committee of a pamphlet prepared by the Hawkesbury Road Safety Campaign. He supported the pamphlet and requested information as to who was involved in preparing the pamphlet and participating in and organising the Hawkesbury Road Safety Campaign.

Committee's Recommendation

The matter be investigated and reported back to the next meeting.

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

Item. 13/11
1. TYRE LANDFILL OPERATION - LOT 2 DP785684 LOWER COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

Mr.R.Collins addressed the Committee as an objector.

Item 16 of the Supplementary Report was dealt with in conjunction with Item 1 above.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

Aldermen Rogers and Paine asked that their names be recorded as being against the recommendation.

Alderman Williams arrived at the meeting at this stage, the time being 10.48a.m.

wp 12/11 Kauls
2. EDUCATION AND TRAINING CENTRE - LOT 1 DP794576 N^o 1056 UPPER MACDONALD ROAD, HIGHER MACDONALD - D J ROWE. DA270/92

Mr.G.Sheather and Mrs.B.Kable addressed the Committee as objectors.

Mr.Rowe, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE refused and a further report be brought forward to the Ordinary Meeting on the relevant reasons for refusal.

11/10/92
ENR.
3. ACCOMMODATION FOR AGED PERSONS - 18 UNITS - LOTS 2-5
DP37917 N^s 32-38 EAST MARKET STREET, RICHMOND - DEWCAPE
PTY LTD (S ISHAK) AND DEPARTMENT OF HOUSING (P
MICHELL). DA282/92

COMMITTEE'S RECOMMENDATION

A. COUNCIL WRITE to the Department of Housing seeking its agreement to the following requirements:

1. The development shall be generally in accordance with the plans submitted with the application, dated May 1992 and August 1992.
2. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6 (six) metres.
3. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Prospect Electricity (Mr Waites - Windsor Depot).
4. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
5. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. On-site detention shall be provided to maintain all stormwater discharges up to the 1:100 year storm at predevelopment levels and in this regard, catchment area A shown on plans submitted to Council by S J Nicola & Associates will be taken as the existing area discharging from the site. Further, the pipeline within East Market Street is to be a minimum of 300mm diameter.
6. Parking shall be provided for 6 (six) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. In particular, 4 (four) spaces shall have a minimum width of 2.6 (two point six) metres and 2 (two) spaces, a minimum width of 3.0 (three) metres.
7. The development shall comply in all respects with the requirements of Ordinance 70.
8. New boundary fences shall be provided at the applicant's expense. Such fencing behind the building line shall be to a height of 1.8m (one point eight) and at least lapped and capped.
9. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.

10. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
11. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development.
12. An alternative location for the "garbage bank" shall be considered and suitable landscaping carried out to minimise its visual impact.

B. That the Department also be requested to consider the following:-

1. Construction of the driveway with pavers/earth toned coloured concrete or the like.
2. Provision of an interview room or meeting room for future occupants.
3. Provision of clothes dryers, with floor models for people in wheelchairs.
4. Provision of a resting platform halfway up the stairwells.

Further, that a meeting between Departmental officers and local service providers be held prior to completion of the development.

C. Upon receipt of the Department's agreement to the above requirements listed in part A of the recommendation, consent be granted to the application.

Alderman Minturn left the meeting at this stage, the time being 11.05 a.m.

Keen 11/10

4. PROPOSED REZONING - LOT 238 DP751665 N^o 115 SALTERS ROAD, WILBERFORCE - JONATHAN KEEN & ASSOCIATES. LEP 7/9

Mr.J.Cox and Mr.J.Keen, applicants, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. COUNCIL NOT prepare a Draft Local Environmental Plan to permit a 16 (sixteen) lot Community Title Subdivision.

2. Council commence negotiations with the Department of Planning as to introducing the benefits of Community Title Subdivisions, yet at the same time respecting the provisions of the minimum allotment sizes within the existing Rural and Environmental Protection zones.

Allee 11/10/92
5. DUPLEX - LOT 913 DP788674 HARRADINE CRESCENT AND LOT 927 DP788674 ALBERT PLACE, BLIGH PARK - CALDEVE PTY LTD/DEPARTMENT OF HOUSING. DA'S 278 & 279/91

COMMITTEE'S RECOMMENDATION

- A. THAT COUNCIL write to the Department of Housing seeking its agreement to the following requirements for development of Lot 913 Harradine Crescent and Lot 927 Albert Place, Bligh Park:
 1. A contribution of \$4,842 (four thousand eight hundred and forty two dollars) being a contribution for open space and community facilities as a consequence of dual occupancy development shall be paid to Council prior to occupation of the dwellings.
 2. Construction of Council's standard residential footway vehicular crossing to suit the access to the site with a minimum width of 6m (six).
 3. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
 4. Submission of a building application, plans and specifications complying with Ordinance 70.
 5. No excavation or site works shall be commenced prior to the issue of the building permit.
 6. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
 7. New boundary fences shall be provided at the applicants expense. Details to be submitted with the Building Application. Such fencing behind the building line shall be to a height of 1.8m (one point eight) and at least lapped and capped.
 8. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and material to be submitted with the building applications.

9. A sewer headworks contribution to Council of \$5,450 (five thousand four hundred and fifty) be paid to Council prior to occupation of dwellings.
- B. Upon receipt of the Department's agreement to the above requirements as listed in part A of the recommendation, consent be granted generally in accordance with the amended plans submitted to Council on 6th October, 1992.

WP 11/11 S. Warrick

6. LAND RESHAPING - LOTS 1 & 2 DP700263, LOT 2 DP629053, LOT 2 DP160847, LOT C DP164199 & LOT F, 188 RICHMOND ROAD, CLARENDON - ELF FARM SUPPLIES PTY LTD. DA 243/92

COMMITTEE'S RECOMMENDATION

1. COMPLIANCE WITH any requirements of the Department of Water Resources.
2. The construction activities shall be undertaken in such a manner so as not to cause degradation of the existing adjoining wetlands. Details of siltation protection measures are to be submitted for approval prior to works commencing.
3. No fill shall be imported or exported from the site.
4. The works shall be undertaken within 12 (twelve) months from the date of the consent.
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. The topsoil be stripped and stockpiled for future use.

Alderman Minturn returned to the meeting at this stage, the time being 11.45 a.m..

7. AMPOL SERVICE STATION/ROAD PANTRY - LOTS 1-3 DP797511,
Nº 13 BELLS LINE OF ROAD, NORTH RICHMOND - WALKER
NOMINEES PTY LTD. DA271/92

Ghem 11/11/92 Mr.G.Hargreaves, consultant, on behalf of the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THIS MATTER BE referred back to the Local Traffic Committee to assess revised traffic plans submitted by the applicant.

11/11/92
8. KURRAJONG HEIGHTS HOTEL - VARIATION OF TRADING
HOURS. P243/1675 PT1

✓ Mr.P.Davies, Solicitor on behalf of the Kurrajong Heights Hotel, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE INFORMATION be received.

Alderman Mackay left the meeting at this stage, the time being 1.35 p.m.

Ghem
9. AUSTRALIANA PIONEER VILLAGE - INCLUSION ON THE
REGISTER OF THE NATIONAL ESTATE. GHO20/035 PT1

Mr.G.Edds addressed the Committee in support of the application.

Mr.B.Hardiman replied to a question raised by the Committee in relation to the tourism aspect.

COMMITTEE'S RECOMMENDATION

1. THE HERITAGE Advisory Committee prepare documentation to have the Australiana Pioneer Village included on the National Estate.
2. Providing that upon investigation, Council still maintains full control over the Village.

Alderman Calvert asked that his name be recorded as being against the recommendation.

Kuan 12/11

10. EXTENSION OF CONSENT FOR EXTRACTIVE INDUSTRY - LOT 1 DP734932 HAWKESBURY ROAD, YARRAMUNDI. DA561/88

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

COMMITTEE'S RECOMMENDATION

1. DEVELOPMENT CONSENT No. 561/88, as amended by Council's letter dated 18th December, 1991, be extended for a further 4 (four) years with a review in 12 (twelve) months.
2. The following additional conditions be placed on Development Consent No. 561/88:-
 - Crushing of gravel shall be limited to the hours of 7.00am to 4.00pm on weekdays and 7.00am to 12.00 noon on Saturdays.
 - Extractive activities shall be carried out in accordance with Plan No. 1/S8965 dated 8th September, 1986 and as specified in the applicant's letter dated 20th October, 1992.

- extra condition.

11. NON-SMOKING POLICY. GP70/12 PT1

COMMITTEE'S RECOMMENDATION

A. COUNCIL:-

- 1) Support the draft report produced by the Australian Institute of Health Surveyors (now the Australian Institute of Environmental Health).
- 2) Maintain its role in prohibiting smoking in Council buildings, including offices, halls and centres under its control, as well as Council vehicles undertaking Council business.
- 3) Support and encourage food premises throughout the City to provide a smoke-free environment within its premises or to offer the choice of smoking or non-smoking areas.
- 4) Issue certificates to all food premises that are totally smoke free as per Council's resolution on 14th July, 1992.

B. A further report be prepared for the Ordinary meeting to consider the application of the Newcastle City Council "Healthy Eating Award" to Hawkesbury City.

Alderman Minturn asked that his name be recorded as being against the recommendation.

Paul Clouston 12/11/

12. DISPOSAL OF WASTES FROM VESSELS. GE020/018 PT1

COMMITTEE'S RECOMMENDATION

1. REPRESENTATIONS BE made to appropriate Ministers and Local Members for legislation to control the discharge of wastes from vessels to be extended to the Nepean/Hawkesbury River and its tributaries, including Brisbane Waters.
2. The Nepean/Hawkesbury Catchment Management Council be requested to support this Council's action, and to actively promote and coordinate the installation of facilities.
3. That the Maritime Services Board be asked to provide such a facility for small craft.

13. WASTE MANAGEMENT. GW010/022 PT1, GC270/002 PT1, GC270/047 PT1

COMMITTEE'S RECOMMENDATION

1. THE CONCEPT of waste minimisation and reuse by endorsed in principle and that detailed investigations be carried out into the feasibility.
2. The report "About Face Waste" be received and the recommendations therein investigated.
3. The 2 (two) year option in the contract with Bradshaw Waste Industries Pty Ltd for the operation of South Windsor Waste Depot be exercised at a monthly rate of \$25,710.00 (twenty five thousand seven hundred and ten).
4. The proposed extensions to the garbage scavenging area and associated closure of East Kurrajong Waste Depot be advertised for residents' comments, and that a further report be submitted.

Shaw 11/11 KAW 12/11

14. INDUSTRIAL REZONING - LAND BOUNDED BY MILEHAM, BRABYN AND MACQUARIE STREETS AND THE RAILWAY LINE, WINDSOR. LEP005/91

Mr. Cratchley, an objector, addressed the Committee.

- A. THE DRAFT PLAN be forwarded to the Department of Planning, pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979, to enable the plan to be gazetted.
- B. That Council proceed with investigations into the block bounded by Macquarie, Brabyn and Mileham Streets to Forbes Streets as previously indicated, for its commercial rezoning.

Kare
11/11

15. COMMERCIAL REZONING - LAND BOUNDED BY FRANCIS, BOSWORTH AND WEST MARKET STREETS AND COUNCIL'S CAR PARK, RICHMOND. LEP10/91

COMMITTEE'S RECOMMENDATION

THE DRAFT Local Environmental Plan be submitted to the Department of Planning, pursuant to Section 68 of the Environmental Planning and Assessment Act.

File 11/11

16. TYRE LANDFILL OPERATION - LOT 2, DP785684 LOWER COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

See Item 1.

17. EXTENSION OF VILLAGE AREA/RECREATION FACILITIES, NORTH RICHMOND. PK/9 PT1

- A*
- A. THE INFORMATION REGARDING the development of North Richmond be received and Mr L M Peel be advised that the Council supports, in principle, the further development of his company's land as originally proposed, subject to the necessary infrastructure being available at development stages.
- B*
- B. That the Hawkesbury Sports Council be involved with the structure of the recreation area.

SECTION 3 - FINANCE

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

Alderman Parsons declared an interest in Cheque N°s 13540 and 13935.

Alderman Paine declared an interest in Cheque N° 13754.

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.	134488	-	14287	3,719,366.79
Trust Fund Nos.	1048	-	1162	1,033,523.01
FID General Fund	-	-	-	-
98P General Fund	-	-	-	-
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	-	-	-	-
				\$4,752,889.80

2. FINANCIAL STATEMENT FORM 2A AS AT 30TH SEPTEMBER, 1992. GF4/3 PT1

COMMITTEE'S RECOMMENDATION

THE FORM 2A Financial Statement to the 30th September, 1992, be received and the amounts shown as expenditure now be voted.

3. PURCHASE OF LAND - LOTS 3 & 4 DP749170 GROVES AVENUE,
McGRATHS HILL. GC285/005 PT02

COMMITTEE'S RECOMMENDATION

X COUNCIL SEEK A further valuation of this property before it continues with the purchase.

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

COMMITTEE'S RECOMMENDATION

THE REPORT BE received for information.

5. MANAGEMENT UPPER COLO RESERVE. GC270/010 PT01

Mr.C.Moore addressed the Committee in favour of the proposal.

COMMITTEE'S RECOMMENDATION

✓ A PUBLIC MEETING be held with the view to forming a Committee under S530A, to be delegated for care, control and management of Upper Colo Reserve.

10. EXTENSION OF CONSENT FOR EXTRACTIVE INDUSTRY -
LOT 1 DP734932 HAWKESBURY ROAD, YARRAMUNDI.
DA561/88

The applicant, Mr P S Graham of Tilmunda Pastoral Company Pty Ltd has written to Council and requested that the development consent be extended for a further four years. In support of his request to extend the consent, he has stated the following:-

"The deterioration of the economic climate for the past two years has affected the demand for soil, sand and gravel dramatically and we believe, at the current rate of extraction, removal of the topsoil will take another eight years.

Sales of topsoil for 1991 totalled 30,000 tonnes compared with 1989's figures of 69,000 tonnes. In the past, we sold gravel to Boral Limited who processed the material. We obtained approval from Council to crush gravel with a portable plant in 1991 and expect to process the first material in August 1992. We have tenders to supply Fairfield City Council and Bankstown City Council with crushed aggregate and expect to pursue the market vigorously when we have the material on-site. We wish to make application for extension of the existing approval for another four years".

Background

In 1983, Tilmunda Pastoral Company Pty Ltd obtained approval to extract topsoil from its property at Lot 1 DP734932 Hawkesbury Road, Yarramundi. The proposal was to remove topsoil from the site by regrading the bank. The extraction site adjoins a man-made lake and it is envisaged that the post extraction landuse will be for recreation purposes.

The topsoil is removed in 100 metre wide strips from the bank which are restored after extraction. Two areas have been completed to date; one at either end of the topsoil deposit.

In 1988, the company obtained approval to extract gravel. The gravel is located below the topsoil deposit in certain sections of the site. The gravel is extracted by a dragline, with the average size of extraction being 90 metres x 30 metres x 6 metres deep. At present, the applicant is filling in one of these gravel extraction sites and has just opened up a new one.

The applicant also obtained approval in 1991 to process gravel on the site. Consent by means of a letter was also issued to the applicant for the removal of a sand spit on the land.

Applicant's Submission

The applicant has again written on 20 October 1992 providing reasons to justify the extension of the consent. In part, the letter states that:-

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 13TH OCTOBER, 1992

REPORT FOR DETERMINATION

21. CONTRACTS FOR DOCUMENTS FOR EXECUTION UNDER
SEAL OF COUNCIL. GC283/016 PT01

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

Lease

Mr W R and Mrs S Hetherington, the new owners of the newsagency business, - 3 (three) plus 3 (three) year option for lease of Shop 4 McGraths Hill at a commencing annual rental of \$6,805.50 (six thousand eight hundred and five dollars and fifty cents), plus outgoings.

22. TYRE LANDFILL OPERATION - LOT 2, DP785684 LOWER
COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

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

The applicant has requested that this matter be deferred to the next General Purpose Committee meeting as he wishes to provide Aldermen with a copy of his Engineering Consultant's report for their perusal prior to determination of the proposal.

✓ IT IS RECOMMENDED THAT this matter be deferred to the next General Purpose Committee meeting of Council.

23. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING -
LOT 63, DP242486, N^o 10 GREGORY STREET, NORTH
RICHMOND. DA207/92

Council is referred to Item 9 of the Planning and Development Section in this business paper.

The applicant has submitted a letter which, inter alia, indicates that the objections made against his proposal are all false.

It would seem that this is a matter which may benefit from some form of mediation between the applicant and the objectors. This may enable clarification of the processes involved and possible ways of alleviating nuisance, particularly if complainants are assessed to be especially sensitive for whatever reason.

It is envisaged that part of the mediation would be for the applicant to be allowed to operate so that proper tests can be carried out.

✓ IT IS RECOMMENDED THAT the determination of this application be deferred and that the applicant and objectors be requested to participate in informal mediation, and the matter be further reported to Council for determination at a later date.

24. TRAINING PROGRAMS FOR THE UNEMPLOYED. GP27/4
PT6, GP20/19 PT6

Two organisations have recently made requests for assistance in the provision of suitable projects and materials to undertake training programs for the unemployed in this area.

1. Tony Dunn & Associates are personnel and training consultants based, at North Richmond.

This Company is currently undertaking a training programme for fifteen people under the "Skills Gap Training Programme", a training programme lasting over a twelve week period.

The programme is a New South Wales Government initiative, which provides eligible organisations with financial assistance, to conduct short term intensive training courses for young unemployed people. The training provided under the programme must address an industry skills need and create employment for further training opportunities for young unemployed people.

Tony Dunn & Associates recently undertook a Landscaping/Tree Planting Programme in Wilberforce Park as part of the Parks Improvement Programme during a similar training course, where trees and materials were provided as Council's contribution. The Company is again seeking assistance with similar projects to undertake the current training programme.

Arrangements have been made to undertake the landscape and urban forest proposal adjacent to John Tebbutt Mews, with Council's contribution to the project being trees and materials, jointly funded by the John Tebbutt Mews Development and Section 94 contributions.

Another suitable project for consideration is the landscape works proposed in McQuade Park as part of the 1994 Celebrations, however, no funds have been provided for this work at this stage.

2. Greening Australia is a non-profit community based organisation established in 1982, the Australian 'Year of the Tree', for the purpose of conserving and establishing trees for the social and economic benefit of all Australians.

Greening Australia is a substantial Level 1 Broker in the New South Wales North Coast and Greater Sydney for the 'Job Skills' Labour Market Programme (aimed at long term unemployed adults). The Federal Department of Employment, Education and Training has launched a new labour market scheme titled L.E.A.P. (Landcare and Environment Action Programme) aimed at assisting "...young unemployed people aged 15 to 20 years, who have an interest in sustainable resource management and in the environment, conservation and cultural heritage, to undertake training to support their interest ... to acquire vocational skills and be responsible for worthwhile project outcomes which address regional needs and that are appreciated by the community."

Greening Australia has been invited by the Department to put together a L.E.A.P. Project for between 50 and 100 participants in the Sydney region. The Group have suggested that suitable projects could include strategic revegetation aimed at riverbank stabilisation and that providing a buffer zone for reducing nutrient levels.

Projects could range from working with community nurseries, seed collection, identification and storage, propagation, planting, direct seeding, fencing etc., with training taking in environmental systems and management, introduction to G.I.S. and data monitoring, as well as the standard environmental course they have developed in conjunction with TAFE.

A suitable project for inclusion in this programme would be the North Richmond Heritage Park Development, which includes riverbank revegetation/landscape works. Additional funding would be required to enable this project to be undertaken.

The labour costs for these programmes will be fully paid by the sponsoring Government Department, including Workers' Compensation and other employment overheads. Council's contribution to the unemployment programmes would be the materials, equipment and plant hire costs.

The estimated materials/plant hire cost for each project are as follows:-

● McQuade Park Landscape	\$ 50,000
● Heritage Park Development, North Richmond	\$ <u>65,000</u>
TOTAL	\$115,000

IT IS RECOMMENDED THAT the unemployment programmes be supported by the supply of materials, equipment and plant hire amounting to \$115,000 (one hundred and fifteen thousand dollars) and the funds be provided from the amount allocated in the Financial Statement Form 2A at 30th June, 1992, of \$300,000 (three hundred thousand dollars) for unemployment schemes towards the following projects:-

- McQuade Park Landscape;
- Heritage Park Development, North Richmond;
- Riverbank Stabilisation; and
- Urban Forrest, Richmond.

REPORT FOR INFORMATION

9. MATTERS FROM WSROC MEETING FRIDAY, 9TH OCTOBER, 1992. GM001/005 PT12

Election of Executive

Alderman Deahm from Blue Mountains was elected Chairman, defeating Alderman Sheather 12 votes to 7, Alderman Dwyer from Penrith was elected Vice Chairman defeating Alderman Sheather 11 votes to 8 and Alderman Lynch of Liverpool Council was elected Treasurer, defeating Alderman Downing 11 votes to 8.

Local Government Representation on Prospect County Council

WSROC has resolved to actively oppose the State Government's decision to take control of Prospect County Council including obtaining legal advice and holding a Special Meeting to determine further direction and making representations to all State Government Members of Parliament.

Western Sydney Recreation Area Advisory Board

The Board, at its September meeting was asked to ascertain which WSROC councils would be interested in the concept of a regional showground combined with the proposed equestrian facility at Eastern Creek. The Sydney Olympics 2000 Bid Committee have indicated they are committing \$20 million to establish the equestrian facility at Eastern Creek. The Board sees the value of a combined showground/equestrian facility as an ongoing asset for the Western Sydney Community. Interested councils are asked to advise.

CORRESPONDENCE FOR INFORMATION

13. CONSTRUCTION OF A PUBLIC HOSPITAL OR PRIVATISED HOSPITAL - REFERENDUM - AUSTRALIAN LABOR PARTY. DA0330/90 PT2

"At the recent October meeting of The Windsor Branch of The Australian Labor Party, the membership requested Hawkesbury City Council's attention to the following matter:

The Branch requests The Council hold a referendum for the purpose of obtaining the public's view for or against the construction of a public hospital or a privatised hospital in this district.

We look forward to your response on this matter. "

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

19. REGRADING AND FILLING OF LAND - GARFIELD STREET,
MCGRATHS HILL - R.E.T. ENTERPRISES PTY. LTD. (B.
KEEGAN). DA225/92

Council is referred to Item 11 of the Planning and Development Section in this business paper.

The report mentions the removal of trees without approval. This is now known to be incorrect as approval was given. Suggested Condition N^o 5 is, therefore, not required.

IT IS RECOMMENDED THAT approval be granted subject to Conditions 1-4 as reported.

20. SHOP - SALE OF TOYS - LOT 1, DP89694, N^o 6 WEST MARKET
STREET, RICHMOND - KAPETANOVIC INVESTMENTS PTY. LTD.
DA150/92

Council is referred to Item 5 of the Planning and Development Section in this business paper.

To ensure the safety of pedestrians using the footpath along West Market Street, it is desirable that a raised platform/threshold be provided near the entrance of the driveway, generally at the property boundary to slow down vehicles exiting the site.

IT IS RECOMMENDED THAT the following condition be added:-

15. A raised platform/threshold shall be provided near the entrance of the driveway, generally at the property boundary, to ensure the safety of pedestrians in West Market Street; details to be submitted with the building application.

Glenn

at the Ordinary Meeting on 8/9/92
Ald Parsons asked a question re recycling
services for the C.B.D.

These services will be commenced in the
second week of December.

Ray
10/11

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

✓ 16. TYRE LANDFILL OPERATION - LOT 2, DP785684 LOWER COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

The applicant has requested that determination of this matter be deferred, once again, pending his investigation of an alternative site. In this respect, the applicant has had discussions with Council officers and it is believed that the site now being considered, which is adjacent to his previous works at Ebenezer, would be preferable to the Lower Portland site.

The applicant is liaising with consultants concerning the new site and will be providing further information to Council in the near future.

IT IS RECOMMENDED THAT the information be received.

X 17. EXTENSION OF VILLAGE AREA/RECREATION FACILITIES, NORTH RICHMOND. PK/9 PT1

In accordance with the Council's objective of residential development occurring by a series of towns and villages set in a rural hinterland, Council some years ago, adopted a plan for the expansion of North Richmond. The land identified for the expansion was that bounded by the existing village, Grose Vale Road and Redbank Creek, the property known as Kemsley Park. Around 1,000 to 1,200 lots were seen as the possible development, this criteria established by the capacity of the sewerage treatment plant when augmentation took place.

At this time only the first 100 lots of that release have occurred due to advice regarding limitations on water supply. Current advice is that additional supply would not be available for further releases until 1997.

There have been a number of discussions with Mr Len Peel representing the donor company, regarding the proposal and including the dedication of a large area for recreational purposes at the end of Pecks Road and adjoining Redbank Creek. Mr Peel agreed to dedicate the area at an early stage to enable its development. This was largely based on the restriction of the existing recreation area in Beaumont Avenue that was limited in its development potential and separated from the main part of the town by Bells Line of Road.

Earlier this year, Council resolved to exhibit a proposal for comment indicating the development of the new recreation area and the possible redevelopment of the land in Beaumont Avenue with the Hawkesbury Sporting Club.

Due to initial comments received, a revised plan for the development of the recreation area at the end of Pecks Road has been prepared and there have been further discussions with the Sporting Club who are having further development plans for the Beaumont Avenue land prepared. When these are completed there will be further discussions and consultation with the residents of the area.

In the meantime, due to the delay in proceeding with the remainder of the development at North Richmond, Mr Peel has sought confirmation from the Council that it is still committed to further development of his land. The reason the area was to be developed on the basis of one hundred lots at a time, was due to the servicing provision of water and sewerage and a concern by the Roads and Traffic Authority that North Richmond Bridge would reach its traffic saturation point by traffic generation from development that could take place in accordance with the current planning scheme.

IT IS RECOMMENDED THAT the information regarding the development of North Richmond be received and Mr L M Peel be advised that the Council supports in principle the further development of his company's land as originally proposed, subject to the necessary infrastructure being available at development stages.

181 to (2) of 2000
✓ 2000 2000

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

16. TYRE LANDFILL OPERATION - LOT 2, DP785684 LOWER COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

The applicant has requested that determination of this matter be deferred, once again, pending his investigation of an alternative site. In this respect, the applicant has had discussions with Council officers and it is believed that the site now being considered, which is adjacent to his previous works at Ebenezer, would be preferable to the Lower Portland site.

The applicant is liaising with consultants concerning the new site and will be providing further information to Council in the near future.

IT IS RECOMMENDED THAT the information be received.

17. EXTENSION OF VILLAGE AREA/RECREATION FACILITIES, NORTH RICHMOND. PK/9 PT1

In accordance with the Council's objective of residential development occurring by a series of towns and villages set in a rural hinterland, Council some years ago, adopted a plan for the expansion of North Richmond. The land identified for the expansion was that bounded by the existing village, Grose Vale Road and Redbank Creek, the property known as Kemsley Park. Around 1,000 to 1,200 lots were seen as the possible development, this criteria established by the capacity of the sewerage treatment plant when augmentation took place.

At this time only the first 100 lots of that release have occurred due to advice regarding limitations on water supply. Current advice is that additional supply would not be available for further releases until 1997.

There have been a number of discussions with Mr Len Peel representing the donor company, regarding the proposal and including the dedication of a large area for recreational purposes at the end of Pecks Road and adjoining Redbank Creek. Mr Peel agreed to dedicate the area at an early stage to enable its development. This was largely based on the restriction of the existing recreation area in Beaumont Avenue that was limited in its development potential and separated from the main part of the town by Bells Line of Road.

Earlier this year, Council resolved to exhibit a proposal for comment indicating the development of the new recreation area and the possible redevelopment of the land in Beaumont Avenue with the Hawkesbury Sporting Club.

Due to initial comments received, a revised plan for the development of the recreation area at the end of Pecks Road has been prepared and there have been further discussions with the Sporting Club who are having further development plans for the Beaumont Avenue land prepared. When these are completed there will be further discussions and consultation with the residents of the area.

In the meantime, due to the delay in proceeding with the remainder of the development at North Richmond, Mr Peel has sought confirmation from the Council that it is still committed to further development of his land. The reason the area was to be developed on the basis of one hundred lots at a time, was due to the servicing provision of water and sewerage and a concern by the Roads and Traffic Authority that North Richmond Bridge would reach its traffic saturation point by traffic generation from development that could take place in accordance with the current planning scheme.

IT IS RECOMMENDED THAT the information regarding the development of North Richmond be received and Mr L M Peel be advised that the Council supports in principle the further development of his company's land as originally proposed, subject to the necessary infrastructure being available at development stages.

Sports Commi involvement

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 13TH OCTOBER, 1992

REPORT FOR DETERMINATION

21. CONTRACTS FOR DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/016 PT01

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

Lease

Mr W R and Mrs S Hetherington, the new owners of the newsagency business, - 3 (three) plus 3 (three) year option for lease of Shop 4 McGraths Hill at a commencing annual rental of \$6,805.50 (six thousand eight hundred and five dollars and fifty cents), plus outgoings.

22. TYRE LANDFILL OPERATION - LOT 2, DP785684 LOWER COLO ROAD, LOWER PORTLAND - R PORTER. DA348/91

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

The applicant has requested that this matter be deferred to the next General Purpose Committee meeting as he wishes to provide Aldermen with a copy of his Engineering Consultant's report for their perusal prior to determination of the proposal.

IT IS RECOMMENDED THAT this matter be deferred to the next General Purpose Committee meeting of Council.

23. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING -
LOT 63, DP242486, N^o 10 GREGORY STREET, NORTH
RICHMOND. DA207/92

Council is referred to Item 9 of the Planning and Development Section in this business paper.

The applicant has submitted a letter which, inter alia, indicates that the objections made against his proposal are all false.

It would seem that this is a matter which may benefit from some form of mediation between the applicant and the objectors. This may enable clarification of the processes involved and possible ways of alleviating nuisance, particularly if complainants are assessed to be especially sensitive for whatever reason.

It is envisaged that part of the mediation would be for the applicant to be allowed to operate so that proper tests can be carried out.

IT IS RECOMMENDED THAT the determination of this application be deferred and that the applicant and objectors be requested to participate in informal mediation, and the matter be further reported to Council for determination at a later date.

24. TRAINING PROGRAMS FOR THE UNEMPLOYED. GP27/4
PT6, GP20/19 PT6

Two organisations have recently made requests for assistance in the provision of suitable projects and materials to undertake training programs for the unemployed in this area.

1. Tony Dunn & Associates are personnel and training consultants based at North Richmond.

This Company is currently undertaking a training programme for fifteen people under the "Skills Gap Training Programme", a training programme lasting over a twelve week period.

The programme is a New South Wales Government initiative, which provides eligible organisations with financial assistance, to conduct short term intensive training courses for young unemployed people. The training provided under the programme must address an industry skills need and create employment for further training opportunities for young unemployed people.

Tony Dunn & Associates recently undertook a Landscaping/Tree Planting Programme in Wilberforce Park as part of the Parks Improvement Programme during a similar training course, where trees and materials were provided as Council's contribution. The Company is again seeking assistance with similar projects to undertake the current training programme.

Arrangements have been made to undertake the landscape and urban forest proposal adjacent to John Tebbutt Mews, with Council's contribution to the project being trees and materials, jointly funded by the John Tebbutt Mews Development and Section 94 contributions.

Another suitable project for consideration is the landscape works proposed in McQuade Park as part of the 1994 Celebrations, however, no funds have been provided for this work at this stage.

2. Greening Australia is a non-profit community based organisation established in 1982, the Australian 'Year of the Tree', for the purpose of conserving and establishing trees for the social and economic benefit of all Australians.

Greening Australia is a substantial Level 1 Broker in the New South Wales North Coast and Greater Sydney for the 'Job Skills' Labour Market Programme (aimed at long term unemployed adults). The Federal Department of Employment, Education and Training has launched a new labour market scheme titled L.E.A.P. (Landcare and Environment Action Programme) aimed at assisting "....young unemployed people aged 15 to 20 years, who have an interest in sustainable resource management and in the environment, conservation and cultural heritage, to undertake training to support their interest ... to acquire vocational skills and be responsible for worthwhile project outcomes which address regional needs and that are appreciated by the community."

Greening Australia has been invited by the Department to put together a L.E.A.P. Project for between 50 and 100 participants in the Sydney region. The Group have suggested that suitable projects could include strategic revegetation aimed at riverbank stabilisation and that providing a buffer zone for reducing nutrient levels.

Projects could range from working with community nurseries, seed collection, identification and storage, propagation, planting, direct seeding, fencing etc., with training taking in environmental systems and management, introduction to G.I.S. and data monitoring, as well as the standard environmental course they have developed in conjunction with TAFE.

A suitable project for inclusion in this programme would be the North Richmond Heritage Park Development, which includes riverbank revegetation/landscape works. Additional funding would be required to enable this project to be undertaken.

The labour costs for these programmes will be fully paid by the sponsoring Government Department, including Workers' Compensation and other employment overheads. Council's contribution to the unemployment programmes would be the materials, equipment and plant hire costs.

The estimated materials/plant hire cost for each project are as follows:-

• McQuade Park Landscape	\$ 50,000
• Heritage Park Development, North Richmond	\$ <u>65,000</u>
TOTAL	\$115,000

IT IS RECOMMENDED THAT the unemployment programmes be supported by the supply of materials, equipment and plant hire amounting to \$115,000 (one hundred and fifteen thousand dollars) and the funds be provided from the amount allocated in the Financial Statement Form 2A at 30th June, 1992, of \$300,000 (three hundred thousand dollars) for unemployment schemes towards the following projects:-

- McQuade Park Landscape;
- Heritage Park Development, North Richmond;
- Riverbank Stabilisation; and
- Urban Forrest, Richmond.

REPORT FOR INFORMATION

9. MATTERS FROM WSROC MEETING FRIDAY, 9TH OCTOBER, 1992. GM001/005 PT12

Election of Executive

Alderman Deahm from Blue Mountains was elected Chairman, defeating Alderman Sheather 12 votes to 7, Alderman Dwyer from Penrith was elected Vice Chairman defeating Alderman Sheather 11 votes to 8 and Alderman Lynch of Liverpool Council was elected Treasurer, defeating Alderman Downing 11 votes to 8.

Local Government Representation on Prospect County Council

WSROC has resolved to actively oppose the State Government's decision to take control of Prospect County Council including obtaining legal advice and holding a Special Meeting to determine further direction and making representations to all State Government Members of Parliament.

Western Sydney Recreation Area Advisory Board

The Board, at its September meeting was asked to ascertain which WSROC councils would be interested in the concept of a regional showground combined with the proposed equestrian facility at Eastern Creek. The Sydney Olympics 2000 Bid Committee have indicated they are committing \$20 million to establish the equestrian facility at Eastern Creek. The Board sees the value of a combined showground/equestrian facility as an ongoing asset for the Western Sydney Community. Interested councils are asked to advise.

CORRESPONDENCE FOR INFORMATION

13. CONSTRUCTION OF A PUBLIC HOSPITAL OR PRIVATISED HOSPITAL - REFERENDUM - AUSTRALIAN LABOR PARTY. DA0330/90 PT2

"At the recent October meeting of The Windsor Branch of The Australian Labor Party, the membership requested Hawkesbury City Council's attention to the following matter:

The Branch requests The Council hold a referendum for the purpose of obtaining the public's view for or against the construction of a public hospital or a privatised hospital in this district.

We look forward to your response on this matter. "

6. CONSTITUTION - HAWKESBURY SPORTS COUNCIL. GR30/30
PT1

Mr. V. Hough, President and Mr G. Bannerman, Vice President of the Hawkesbury Sports Council addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE REPORT be received.

7. COMMUNITY BUS. GC200/002 PT1

COMMITTEE'S RECOMMENDATION

- A. HAWKESBURY COMMUNITY Transport Service Inc., be advised that Council approves the booking fee charges proposed for use of the Community Bus and that Council be reimbursed quarterly, with allowance made to the organisation for an administration charge of 10% (ten per cent) as requested.
- B. The Scout and Guide Associations of Australia be charged a booking fee of \$25 (twenty five).

8. AUSTRALIANA PIONEER VILLAGE - 1993 PROMOTION
FUNDING. GA050/004 PT02

COMMITTEE'S RECOMMENDATION

THE REPORT ON increased promotional expenditure be adopted with the alteration of general advertising to \$8,000 (eight thousand).

9. WILBERFORCE COMMUNITY BUILDINGS. GC285/6 PT1,
GL20/35 PT1, P731/565 PT1, P703/156 PT1

COMMITTEE'S RECOMMENDATION

1. ON COMPLETION of alternative accommodation, the Wilberforce School of Arts be closed to further public use.
2. That Council approve in principle the relocation of Bush Fire Control and State Emergency Services Headquarters to Kurmond Road, Wilberforce.
3. That detailed, plans and estimates be prepared for further consideration by Council, on modifications to the former Council offices and chambers and relocation of Wilberforce Pre-School, to allow use of this complex for community uses, as a training facility for Council purposes and for storage of archival material.

10. NATIONAL LIVESTOCK BROKERS - REIMBURSEMENT OF
COSTS. GC285/002 PT1

COMMITTEE'S RECOMMENDATION

THAT AN AMOUNT of \$48,000 (forty eight thousand) not be paid to National Livestock Brokers.

11. PROVISION OF INDOOR SPORTS STADIUM - CLARENDON.
P1829/810 PT1

Mr.S.Ghantous addressed the Committee.

Alderman Stubbs left the meeting at this stage, the time being 3.25 p.m.

Mr.G.Jackson addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. COUNCIL CALL tenders for the construction of an indoor sports stadium at Clarendon.
2. The indoor sports stadium be managed by an incorporated management committee under the Associations Incorporation Act, 1984, with powers delegated by Council under Section 530A of the Local Government Act.
3. The offer by the Hawkesbury Amateur Basketball Association of contribution to the funding be accepted.
4. The balance of the funding be provided from the sale of the land at Castlereagh Road and the Property Development Reserve.
5. Further representations be made to State and Federal governments for financial assistance to the project.
6. Expressions of interest be invited for a 530A Committee and a public meeting be convened for that purpose.

Aldermen Rogers, Minturn and Sheather asked that their names be recorded as being against the recommendation.

QUESTIONS WITHOUT NOTICE

Alderman Rogers referred to Council's participation in, so far as the Earth Summit that was undertaken in Rio De Janiero, Brazil this year, and asked for a report on the ramifications of thinking locally in relation these matters.

Alderman Rogers, in relation to that particular News Letter, advised that the Commonwealth Government Local Capital Programme makes reference to WSROC's area of perhaps some \$27.83 million. He asked who determined where Hawkesbury should fit into, being on the second run round of funding.

The Town Clerk/General Manager advised that the Commonwealth has determined the level which the unemployment funds would go to the Councils.

Alderman Rogers advised that in his office at Richmond he has a large photograph of a Council meeting of 1872. A constituent has asked if Council has given consideration to having some sort of photographic display of previous Councils.

The Mayor stated that it may be interesting to have a photographic display and it may be something that should occur in 1994.

Alderman Rogers referred to a Notice of Motion on the 11th August, 1992 by Aldermen Stubbs, Calvert, Mackay, Paine and himself dealing with Council seeking to hold a plebiscite in relation to the private model of a Hawkesbury and particularly to the Minister, with the Department of Health being invited to contribute towards the cost of same. Alderman Rogers asked the Mayor to clarify this matter.

The Mayor stated that on the night that the plebiscite was discussed, she stated that a referendum should occur but the State Government should pay for it and the State Government should put a definite yes and definite no case. That was her view on the night. She was not asked for a Council view on that issue. However, the ABC phoned her about it and she advised that the Council had considered a plebiscite and rejected it. Paul Gibson did say that she had said that both Governments had reneged on their promises and they certainly have. The then Government which was the Labor Government of the day, promised a new hospital for Hawkesbury and in fact allocated funds to start building it. Now the mortuary exists, that was the start of the new Hospital. The Macquarie Cottage was knocked down ready for further development there, but then the funds were taken away from Hawkesbury and as far as can be made out, the money went elsewhere. The Liberal Government allocated funds in the budget in 1990 and spent \$6 million in 1991 before the election and after the election on the site for the new hospital. The money has now gone and Hawkesbury is now suddenly out of the budget and another is suddenly in the budget, so they have both not kept their promises in that regard.

Alderman Rogers advised that the Hawkesbury Hospital Crisis Committee has resolved that a public protest meeting will be held on the 28th November outside the Hospital, late morning, and there will be some 3000 bumper stickers going to be distributed to the community shortly relating to the concerns for a Hawkesbury hospital.

As previously advised the Mayor stated she had spoken to Mr. Hannaford and he had indicated to her that whilst he was Minister for Health there were two Church groups that were ready to go and build a hospital at Hawkesbury. It could be scheduled as a public hospital because the Loans Council could put money into a Hospital which could be built and operated by a charity group. As a result of advice from Mr. Hannaford, the Mayor has written to Mr. MacDonald of the Uniting Church asking him for any information that he had on the subject. He has made an appointment to see the Mayor on the week after next, at which Alderman Stubbs will be attending.

Alderman Rogers asked if Council was successful in any resolutions relating to the Hawkesbury at the Albury Local Government Conference.

The Mayor advised that the motion that Hawkesbury put up was No. 73 on the agenda and this was not reached. There was no mention of the Toxic Waste.

Alderman Stubbs returned to the meeting at this stage.

Alderman Rogers stated that with the coming of the Summer months, he believed that blue algae could be with us again and asked if technology had been advanced in any way other than to anticipate flushing of the Hawkesbury/Nepean system to deal with the issue.

The Divisional Manager Environment and Development advised that he was not aware of any increase in technology.

Alderman Rogers asked if there could be an early release of a December function list which the Aldermen are expected to attend.

Alderman Rogers advised that he and Aldermen Minturn were hosting the Small Business Forum for Kurrajong to-morrow evening at 7.00 p.m. at the Kurrajong Valley View Restaurant and that all Aldermen are welcome to attend the informal discussions.

Alderman Minturn asked if the timer in front of the Mayor could be fixed.

Alderman Keegan referred to the communication from Miles Communications regarding the Prospect Electricity's tower and sought advice as to the present position in this regard.

The Town Clerk/General Manager advised that Dr. Burkitt has had a consultant looking at building a bigger tower to facilitate the County Council's requirements. He advised that the current tower would have some problems in taking the Prospect gear. The Town Clerk/General Manager has indicated Council's possible interest. Further discussions will be held with Dr. Burkitt regarding the matter.

Alderman Keegan stated that in August there was a highly successful seminar held on pecuniary interest and anti corruption provisions and copies of proceedings have been produced from that seminar. He asked if copies could be obtained.

Alderman Keegan stated that in September/October five Councils had been awarded a total of \$100,000 as part of a New South Wales sun protection programme and asked if Council had any knowledge in this regard.

The Divisional Manager Environment & Development undertook to obtain information from Alderman Keegan.

Alderman Parsons asked if it could be reported back to him about the ICAC Officer's visit re the declaration of interest and his specific case.

Alderman Parsons asked if it could be reported back to him as to progress regarding the display of election material at polling booths internally as per pre-polling.

Alderman Parsons sought an update on the review of the Dog Act.

Alderman Parsons sought clarification prior to the next Ordinary meeting as to what actually this Council's stance is on the Hospital.

The Town Clerk/General Manager advised in regard to the review of the Dog Act, the Minister indicated last week that it would be implemented in July of next year.

The Town Clerk/General Manager advised that with the elections the Minister indicated last week that he is not going to legislate the type of voting as he originally proposed, but he will legislate that posters can be placed at the polling booth very similar to what was proposed.

The Mayor advised that there have been several Mayoral Minutes passed by Council in regard to the Hospital and undertook to get copies for Alderman Parsons.

Alderman Keegan asked, in regard to the Dog Act, if there is a consideration of the type of dog rather than having kennels etc., as this appears to be the major problem regarding cross bred dogs.

The Town Clerk/General Manager advised that the current Dog Act refers to an animal that is more than six months old irrespective of species. Whilst this Council did not, a number of Councils have made representations that the various species should be addressed as well.

Alderman Stubbs asked if Buckingham Street, Pitt Town could be considered for possible inclusion in a future reseal programme as it is breaking up badly.

Alderman Stubbs advised that recently he heard briefly that Hawkesbury was the best Council in Sydney in terms of waste management and asked if there are any further details on that. They looked at both the amount of recycling and the amount of garbage generated.

Alderman Williams advised that with respect to the Castlereagh Toxic Waste Depot, the Minister has announced a committee monitoring panel to be checked by Penrith Council and asked if this has been set up and the membership of the panel.

The Mayor advised that she did not know if it had been set up. A letter has gone to Penrith Council asking it to chair that panel.

Alderman Williams, with respect to Rouse Hill and the construction of the sewerage treatment plant, asked if Council could be advised of the details of the contract that has been signed and is it in accordance with the determining authority's report dated June, 1991, which set out the conditions for the construction of the sewerage treatment plant.

Alderman Williams stated that in November, 1991 it was suggested to seek the support from other Councils in the West on a submission to the State Government and asked if any response had been received.

The Divisional Manager Environment and Development advised that there has been no response from the State Government, there were a number of replies from other Councils supporting this Council's stance and undertook to provide this information to Alderman Williams.

Alderman Calvert referred to the pinball parlour at South Windsor and the problems that are being experienced there. He asked when the trial period expired and how can Council effectively close it down.

The Town Clerk/General Manager stated that there have been further representations to the Police. The time period has expired. The owner of the premises have made arrangements to come and see him. Discussions that Glenn Falson, John Atkinson and he had had were on what they should do in this particular instance, is to put to the Council, a Code of Principles for the Establishment of Pinball Parlours, which establishes the places where pinball parlours can be placed. The report will be coming to Council

recommending that it adopt the Code and then Council will be in a position to advise operators and intending operators that if they can comply with the Code, they can submit a Development Application for favourable consideration.

Alderman Calvert stated that this would indicate that it has everything that Council does not want in a pinball parlour, as it has a liquor shop, an alley and is close to residences, and asked how does Council act in closing this one down.

The Town Clerk/General Manager stated that is a matter for Council to determine.

The Mayor advised that this would be submitted to the next General Purpose Committee Meeting.

Alderman Sheather advised that there was a recent meeting of the Vineyard Action Group where it was indicated that Council supports a rezoning for that area for commercial and industrial land.

The Town Clerk/General Manager advised that since the late 1970's Council has supported a rezoning of Vineyard for urban purposes, and within urban purposes those other issues are included. Both he and the Divisional Manager Environment & Development had met with the Group on about the 23rd October, and senior representatives of the Department of Planning and the Water Board to indicate to them that it was not this Council's problem that their rezoning was not proceeding. It was a matter of the State Regional Policy that the land had to come up to rezoning and that the servicing sequence in terms of the Water Board water and sewerage had to be available to them.

Alderman Sheather advised that they are under the assumption that the Aldermen feel that to pursue Vineyard for commercial or industrial land is more favourable than residential.

The Town Clerk/General Manager advised that the Group raised with them was they had had heard the debate and it was certainly within the debate within Council, some indication that those urban purposes may include some more light industrial rather than maybe as much residential. They were advised that it would have to perform any part of any study that would take place.

Alderman Sheather tabled a letter from the Colo Heights Progress Association concerning Wheelbarrow Ridge Road and asked if he could be supplied with a copy of the reply forwarded by the Council.

Alderman Sheather tabled a letter to do with a condition of a Development Application that Council approved on 26th August in relation to a concrete batching plant at Speedwell Place, South Windsor, and asked if it could be brought up as a late item to the Ordinary Meeting. The particular item referred to is the 15¢ per tonne in and out. A letter has also been forwarded to the Town Clerk/General Manager in relation to the levies.

Alderman Sheather referred to a previous address to Council in relation to the Child Care and rezoning of Bosworth Street, wherein it was indicated that the people advise Council of their requirements. Alderman Sheather presented a feasibility study prepared by Charles Martin of Newcastle, which had been prepared for Council's consideration.

The Mayor distributed a copy of the Minister for Environment's Statement and Action Plan on the Castlereagh Waste Toxic Depot, to the Aldermen.

Alderman Mackay returned to the meeting at this stage, the time being 7.33 p.m.

The Town Clerk/General Manager advised that there would be a public consultation meeting on the proposed Scheyville development in the Windsor Function Centre on Monday, 16th November, 1992 at 7.00 p.m. and gave details of the format for the evening.

The meeting terminated at 7.36 p.m.

REPORTS FOR DETERMINATION

1. PENSIONER REBATES. GR10/7

In accordance with the Local Government Act, Council's Auditor has certified that the total reductions shown below were granted to eligible pensioners under Section 160AA of the Local Government Act. In all cases the reductions claimed are supported by confirmation from the Department of Social Security and the Department of Veterans Affairs.

	<u>Write Off</u>	<u>Subsidy Claim</u>
Claim 3 - 1992	\$14,882.18	\$7,441.09

IT IS RECOMMENDED 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.

2. 1993 FUNDRAISING - THE ROYAL NEW SOUTH WALES
INSTITUTE FOR DEAF AND BLIND CHILDREN. GP090/006
PT04

A letter has been received from the Institute applying for permission for its official representative to visit regular donors throughout the City during 1993.

This is not a Doorknock Appeal, and approval has been granted in the past.

IT IS RECOMMENDED THAT approval be granted for the Institute's representative to visit regular donors within the City during 1993.

3. STAFF MATTERS. PF/PM, PL/KM

The following resignations have been received:-

- Peter MacDonald, Finance; effective 6th November, 1992, taking up a new position with Woollahra Council.
- Kerry McInnes, Library, Community Planning; effective 22nd December, 1992, to move Interstate.

IT IS RECOMMENDED THAT the resignations be accepted and references be issued under the Common Seal of Council.

4. ALCOHOL FREE ZONES. GP070/001 PT03

Council at its meeting of 9th September, 1992 adopted the recommendation to re-establish a number of Alcohol Free Zones throughout the City following a request from the Windsor Police Patrol.

The public advertising and consultative procedures required under the Local Government (Street Drinking) Amendment Act 1990 have now been completed. The Anti-Discrimination Board has indicated that it has no objection to the zones being renewed.

Council is now required to formally resolve to renew the zones and to provide a further seven days notice before the zones become effective.

Applications have been received from Windsor Police for the renewal of two Alcohol Free Zones in Richmond, which expired on 1st November, 1992. Council is now required to advertise its intention to renew the zones for a further twelve month period.

Council is also advised that the public advertising for the creation of an Alcohol Free Zone at the Pitt Town Shopping Centre is continuing.

IT IS RECOMMENDED THAT:-

1. The public roads (as defined by the Local Government Act) as detailed below be declared as Alcohol Free Zones from 25th November, 1992 for a period of 12 (twelve) months unless otherwise suspended or cancelled:-

- Windsor Street, Richmond between East Market and West Market Streets;
- March Street, Richmond between Paget and West Market Streets;
- East Market Street, Richmond between Francis and Lennox Streets;
- Woodhills Carpark, Richmond;
- Bells Line of Road, North Richmond in front of the State Bank Plaza; and
- Windsor Mall, Windsor,

and that Windsor Police be notified of Council's decision.

2. Council advertise its intention to re-establish the Alcohol Free Zones detailed below in accordance with the requirements of the Local Government (Street Drinking) Amendment Act, 1990:-

- West Market Street, Richmond between Francis and Lennox Streets; and
- Windsor Street, Richmond between Toxana and East Market Streets.

5. DRIVER TRAINING AND GO KART FACILITY. DA345/91

Council at its meeting of 13th October, 1992 considered a report in respect of the proposed lease of the South Windsor Tip site for the purpose of developing a general community recreational/sporting facility and recommended inter alia that:-

"Further negotiation take place with the University as to the precise terms and conditions of the arrangement and this be subject to a further report to Council".

Council is advised that negotiations have continued with the University which is now prepared to offer the following terms and conditions, subject to final approval by the Board of Governors at its meeting of 14th December, 1992:-

1. The lease shall be to Hawkesbury City Council for the development of a general community access facility which would include a Driver Training Facility which could also be utilised for other recreational purposes including Go-Karting.
2. Term of the lease to be ten (10) years, with five (5) year options thereafter.
3. Rental to be a nominal amount - say \$1 (one).
4. Area subject to the lease to be approximately 10 (ten) acres of the filled area of the closed tip site with specific boundaries to be mutually determined by the University of Western Sydney - Hawkesbury and the Council based upon inspection.
5. Council to accept full responsibility for development, operation and management of the site in accordance with the conditions of lease.
6. Council to meet legal costs of preparation of lease documents.
7. The University shall have one seat on any management committee established to coordinate the development and operation of the facility.

The above terms and conditions are considered to be satisfactory to allow for development of the site.

IT IS RECOMMENDED THAT Council inform the University of Western Sydney - Hawkesbury that it concurs with the proposed terms and conditions as offered for the lease of the South Windsor Tip site for a proposed community recreational/sporting facility.

**6. EXEMPTION FOR RATING - CHRISTIAN YOUTH COUNCIL.
P3/12325.**

An application has been received from the Christian Youth Council for exemption from Rates for Lot 2, DP771969 Hawkesbury Road, Yarramundi.

The Christian Youth Council owns Lots 1, 2 and 3 in DP771969 having areas of 19.76ha, 2,395m² and 2,236m² respectively.

The property, the subject of the application, is part of the development of Camp Cottages for religious teaching and training. In 1990, Council approved the exemption of Rating for Lots 1 and 3 and excluded Lot 2, being vacant land at the time of the application. A building has now been constructed on the subject land and was completed for occupation on 15th May, 1992.

In accordance with Section 132 of the Local Government Act, the use of the property qualifies as a religious training and teaching activity by a "public benevolent institution or public charity".

The Rates payable for the full year 1992, amounts to \$289.04 and from 15th May, \$182.13 on a pro-rata basis being the amount which would need to be written off if exemption is granted.

IT IS RECOMMENDED THAT the Christian Youth Council be advised that exemption from Rating is approved from 15th May, 1992, in accordance with Section 132 (1)(b)(iii) of the Local Government Act for Lot 2, DP771969 Hawkesbury Road, Yarramundi, and the amount of \$182.13 (one hundred and eighty two dollars and thirteen cents) be written off being 1992 Rates applicable to the period of exemption.

7. PROMOTIONAL MATERIALS TO BE WRITTEN OFF. GP090/013 PT1

In the establishment of the Tourist Information Centre in 1983/84 certain promotional materials and souvenirs were purchased which related then to the Hawkesbury Shire Council. Following Tourism Hawkesbury taking over the care, control and management of the Tourist Information Centre and the provision of tourism services, Council resolved to retain some of the souvenirs as promotional materials principally, because the Board of Tourism Hawkesbury felt that they had little value as saleable items for tourist purposes.

The following items are now considered to have no promotional value and should be written off:-

<u>Stock Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Value</u>
0715/S	"T" Shirt Iron-Ons	2,224	\$1.08	\$2,401.92
0723/S	Halleys Comet Pencils	133	\$0.26	\$35.03
0717/S	Hawkesbury Shire Coffee Mugs	46	\$2.58	\$118.90
				\$2,555.85

IT IS RECOMMENDED THAT promotional materials amounting to \$2,555.85 (two thousand five hundred and fifty five dollars and eighty five cents) be written off.

8. RECONSTITUTION OF PROSPECT COUNTY COUNCIL. GL001/005 PT01, GC070/013 PT01, GE010/002 PT01

Correspondence has been received from WSROC and Blacktown City Council in regard to the State Government's decision to reconstitute Prospect County Council and the proposed transfer of funds and assets from that Authority to the State Government's control.

WSROC seeks a contribution from Council towards the cost of obtaining legal advice on options for blocking the State Government's decision to reconstitute Prospect County Council as an electricity board and to transfer some of the Council's assets to the Government.

WSROC's Board resolved at its meeting on 9th October, 1992, that:-

- "(1) *WSROC actively oppose the State Government's decision to take control of Prospect Electricity which has assets of \$2 billion and an annual turnover of nearly \$1 billion a year. Prospect belongs to the people of the West and South-West of Sydney and should remain so;*
- (2) *in view of the fact that WSROC's funds are fully committed, WSROC coordinate the collection of funds from Prospect Councils with a view to seeking urgent legal advice on the potential for legal action to block the State Government's takeover of Prospect County Council's assets;*
- (3) *a special meeting of WSROC be convened when the advice has been received to consider appropriate action; and*
- (4) *all State Members of Parliament and the Local Government Association be advised of WSROC's decision in this matter and their support be requested."*

Blacktown City Council at its Ordinary meeting on 14th October, 1992, gave consideration to the matter of the proposed transfer of funds and assets and resolved that:-

- "(a) *Blacktown City Council take Court action against the Government of New South Wales and its Minister, The Hon Gary West, to prevent any transfer of funds or assets from the ownership of the Prospect County Council an*

organisation owned in part by the people of the City of Blacktown.

- (b) *This action be pursued, if necessary, to the High Court of Australia. Such action should be in company with all constituent Councils. Appropriate approaches be made immediately to those Councils, WSROC, the Local Government Association and the Local Government Energy Association with a view to such action being financially supported.*
- (c) *Further, that these organisations be requested to support a public demonstration at the next sitting of Parliament and a concerted campaign against the Government's intentions.*
- (d) *A wrap around or insert be drafted and placed in the first edition of the Blacktown Bulletin providing information for residents with relevant facts supporting Council's stance.*
- (e) *Council direct its Delegate to Prospect County Council, Alderman Newnham who is presently Chairman, to instruct the General Manager to immediately prepare a report for an urgent meeting of Prospect County Council with a view to the immediate privatisation/public ownership of this organisation as a 'community co-operative'."*

The cost of obtaining legal advice from one or more Queen's Counsel, as indicated by WSROC is approximately \$20,000. Shared equally between the members of the constituent Councils, this would be approximately \$1,500 each Council. It is felt that the options available to oppose the State Government's decision should be known, and therefore, the contribution to WSROC for this legal advice is supported.

In relation to the request from Blacktown City Council, it is suggested that Council be advised of WSROC's approach in regard to the legal opinion and Council's decision in that matter.

IT IS RECOMMENDED THAT:-

1. Council contribution the sum of \$1,500 (one thousand five hundred dollars) towards the Western Sydney Regional Organisation of Councils for their obtaining advice on the legality of the State actions in response to the current report.

2. Blacktown City Council be advised that Council is contributing \$1,500 (one thousand five hundred dollars) towards the request of WSROC to assist with the funding of a legal opinion as to the options to oppose the State Government's decision.

9. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/093 PT02

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

Residential Lease

Nº 141 March Street, Richmond, to Mr S and Mrs L Nott for a period of 6 (six) months at a commencing weekly rental of \$150 (one hundred and fifty dollars).

10. HAWKESBURY CAROLS - HAWKESBURY SHOWGROUND, CLARENDON. GR120/004 PT03, GF008/005 PT01

Windsor Carols, previously held in McQuade Park, have been renamed and will now be held at Hawkesbury Showground, Clarendon, organised by Hawkesbury Christian Centre with support from Windsor Chamber of Commerce, The Lions Club of the Hawkesbury District and The Rotary Club of Windsor.

Organisers request a financial contribution to help stage this event, which is expected to attract 8,000 people.

It has previously been resolved by Council to provide Richmond Carols-By-Candlelight with portable staging and rubbish receptacles. It is estimated that the provision of these items will cost approximately \$900.

IT IS RECOMMENDED THAT a donation of \$900 (nine hundred dollars) be given as a contribution to Hawkesbury Carols.

Glenn 12/11

11. DELEGATIONS OF AUTHORITY. GM1/3 PT1

Council at its Ordinary meeting of the 13th October, 1992, adopted the delegations to various staff members in accordance with the new organisational structure. There were certain delegations omitted from that report and are now recommended.

IT IS RECOMMENDED THAT pursuant to powers conferred on it by Section 530A of the Local Government Act, 1919, Council amend its delegations under Clause 2.9, Schedules 1 to 39, the following delegations to Council officers:-

1. Check and certify accounts against Council:-

Lyndon Weatherstone, Geoffrey Banting, Michael Tse, John Atkinson, Julia Brown, Helen Binney and Patricia Smith, Chris Daley, Alan Hastie, Richard Vaby, John Munns, Timothy Geyer, Glenn Falson, Raymond Clifford, Karl Berzins, Garry Baldry, Paul Krix, Craig Dalli.

2. Sign purchase requisitions for goods works and services on behalf of Council as authorised:-

Christopher Daley, John Munns, Geoffrey Banting, Alan Hastie, Timothy Geyer, Richard Vaby, Julia Brown.

3. Sign or countersign cheques of behalf of Council:-
Michael Tse.
4. Approve or refuse applications under Council's Tree Preservation Order:-
Timothy Geyer.
5. Approve or refuse the use of parks and reserves by organisations and individuals:-
Timothy Shepherd.
6. In consultation with Divisional Manager, determine development, subdivision and building applications in accordance with relevant Acts and Council Policies:-
Raymond Clifford, Karl Berzins, Alice Brandjes, Elizabeth Hanlon.
7. Appointment as Proper Officer for Purpose of Survey Co-ordination Act, 1949:-
Owen Earle.

12. TENDER FOR ASPHALTIC CONCRETE WEARING COURSE. GT020/122 PT1

Tenders to supply and lay the asphaltic concrete surface course at Mileham Street and Fairey Road, Windsor, were invited, closing on Friday 30th October, 1992.

Six tenders were received and are listed below in ascending order of tender sum:-

1.	Pioneer Asphalts Pty Ltd	\$84.00/T
2.	Emoleum (Australia) Ltd	\$88.00/T
3.	B & B Asphalt Services	\$89.75/T
4.	Bitupave Ltd	\$92.00/T
5.	Readymix Asphalt	\$94.00/T
6.	NLA CIVIL & Asphalt Pty Ltd	\$108.00/T

The tender submitted by Pioneer Asphalts Pty Ltd is in accordance with the requirements of the Specification.

IT IS RECOMMENDED THAT the tender of Pioneer Asphalts Pty Ltd, for the supply and lay of asphaltic concrete surface course in the amount of \$84 (eighty four dollars) per tonne be accepted and contracts be executed under Seal of Council.

13. CONSTRUCTION OF TWO CONCRETE BRIDGES OVER THE MCDONALD RIVER, NORTH OF ST ALBANS. GT020/121 PT1

Tenders for the construction of two concrete bridges known as the Sternbeck and Bent Bridges over the McDonald River, North of St Albans, closed at 2.00pm on Friday 23rd October, 1992.

A total of seven tenders were received as follows:-

1.	L F C Contracting Pty Ltd	\$418,515
2.	Ricon	\$469,100
3.	Cooper Contractors	\$480,507
4.	R M Galicia Pty Ltd	\$483,600
5.	Adraw Pty Ltd	\$486,416

6.	Australian Project Services	\$518,500
7.	Sabemo	\$672,955

It should be noted that two companies, L F C Contracting Pty Ltd and Australian Project Services, submitted alternative tenders, utilising high strength 350 x 350mm precast piles in the sum of \$404,815 and \$498,500 respectively.

Having regard to the design specification requiring 400 x 400mm piles, the alternative piling system has been checked by the design consultant and found to be unacceptable for eighteen of the proposed piles on the Bent Bridge. The remaining twenty-eight piles located on both the Sternbeck and Bent Bridges conform to design requirements.

Based on this information L C F Contracting Pty Ltd has revised its alternative tender to \$411,815 which provides for a mixture of 350mm and 400mm square piles.

The revised tender price of \$411,815 still provides a cost saving of \$6,700 when compared to the conforming tender of \$418,515.

It should be noted that the construction of approach roads and abutment protection will be carried out by Council's operations staff.

Funding for the project is available under the 1992 Flood damage allocation.

Accordingly it is proposed to recommend acceptance of the lowest tender in the sum of \$411,815 received from L F C Contracting Pty Ltd, for the construction of two concrete bridges known as the Sternbeck and Bent Bridges over the McDonald River, North of St Albans.

IT IS RECOMMENDED THAT:-

1. The alternative tender submitted by L F C Contracting Pty Ltd in the sum of \$411,815 (four hundred and eleven thousand, eight hundred and fifteen dollars) for the construction of 2 (two) concrete bridges, known as Sternbeck and Bent Bridges, over the McDonald River, North of St Albans, be accepted.
2. The seal of Council be affixed to the necessary contract documentation.

REPORTS FOR INFORMATION

1. ALCOHOL FREE ZONES. GP070/001 PT03

Following a question raised at the Ordinary meeting of 13th October, 1992, in respect of the operating hours of Alcohol Free Zones, Council is advised that the provisions of Ordinance 48 of the Local Government Act permit Council to erect notices in public reserves prohibiting the taking of liquor into, or the consumption of intoxicating liquor in a reserve. These signs have been erected at a number of Reserves in the City and prohibit the consumption of alcohol between 6.00pm and 6:00am and remain valid indefinitely.

The creation of an Alcohol Free Zone as prescribed by the Local Government (Street Drinking) Amendment Act prohibits the consumption of alcohol on public roads (including footpaths). Once created, the zone remains in effect for a period of twelve months and operates twenty four hours a day. Council has the power to revoke or suspend the zone prior to the expiration of the twelve month term, or extend the zone for a further twelve month period provided public advertising is again undertaken.

2. RICHMOND GOLF CLUB - SECURITY GATES AND FENCING. P258/355 PT01

Correspondence has been received from Richmond Golf Club Ltd regarding Council's decision at its meeting of 9th September, 1992, to defer their application for the erection of security gates and fencing, pending investigation of alternatives for commuter parking at East Richmond.

The correspondence notes as follows:-

"The Board fails to see why the issue of commuter carparking has to be addressed before considering the proposal. As far as the club is aware, the carpark has never been a designated SRA commuter carpark. Moreover, in the Deed of Lease there is no mention of the carpark being used or to be shared for commuter carparking.

Therefore, it is the club's contention that the carpark should be reserved entirely for members and visitors of the Richmond Golf Club and the application should be approved for the erection of the proposed gates and fencing."

With regard to the investigation of alternatives for commuter parking, a brief has been prepared for the Richmond Township Traffic Study, which incorporates the requirement for the selected consultants to investigate alternatives for public and commuter carparking within Richmond and East Richmond. It is anticipated that the results of the Study will be available in April/May, 1993.

3. STATE LIBRARIAN - ALISON CROOK. GL020/027 PT01

Alison Crook, State Librarian of the State Library of New South Wales, is the winner of the 1993 Bulletin/Qantas Business Woman of the Year Award.

The award was established in 1981, and was designed to promote the cause of women and to acknowledge those who took risks and pursued profits in the competitive commercial arena.

Alison Crook is the first winner from the public sector. A letter of congratulations has been forwarded to her.

4. AREA ASSISTANCE SCHEME 1992/93. GC130/4 PT1

The Department of Planning has advised that eleven applications from the thirty-nine submitted will be funded under this year's scheme, to a total value of \$240,547 (two hundred and forty thousand, five hundred and forty seven dollars). Applicant organisations will be advised following formal announcement of individual projects by the Minister. It is expected that a second list of projects with possible recurrent funding grants will be announced by the end of the year.

5. PUBLIC LIBRARY STATISTICS 1991. GL020/027 PT01

The Public Libraries Branch of the State Library of New South Wales publishes annual comparative statistics for public libraries within New South Wales.

The statistics are quantitative and imply no comment upon quality of service. There is also the distortions that can be caused by extremities in population size, capital expenditure or special programmes in any one year. A state average and median is given for each of the tables as well as a metropolitan and country average and median.

Below is a listing of some of the key indicators of library service represented in the report with Hawkesbury compared to both the metropolitan and state-wide statistics. Hawkesbury compares efficiently in the operation of its library service.

		Hawkesbury	Metro Median	Metro Average	NSW Median	NSW Average
Table 1a	Expenditure & Subsidy per capita voted for 1992	\$12.08	\$20.43	\$21.89	\$17.45	\$18.80
Table 2	Circulation of all lending materials 1991	288,551	506,216	629,082	372,628	449,690
Table 3e	Acquisitions & Discards 1991-Acq. Dis.	8,073 3,627	14,252 9,119	18,159 12,884	7,891 4,454	11,631 8,105
Table 4	Registered Borrowers 1991	24,373	32,264	42,698	21,723	29,662
Table 5	Service Points 1991 Hrs open/week Branches Mobiles Deposit Stations	52 1 - 6	53.75 3 1 3	53.14 3 1 3	47.50 3 1 3	46.95 4 1 4
Table 6	Staff (Full-Time Equivalent) 1991	14.4	31.20	33.59	15.00	22.06
Table 9	Population 1991	52,000	77,700	90,711	47,470	64,594
Table 10	Total Expenditure 1991	\$607,201	\$1,388,415	\$1,706,321	\$810,933	\$1,138,009
Table 10a	Expenditure per capita 1991	\$11.68	\$16.86	\$20.08	\$15.66	\$17.53
Table 10b	Expenditure on salaries per capita 1991	\$6.65	\$9.46	\$10.71	\$8.22	\$8.98

		Hawkesbury	Metro Median	Metro Average	NSW Median	NSW Average
Table 10c	Expenditure on library materials per capita 1991	\$2.11	\$2.96	\$3.43	\$2.68	\$3.00
Table 11	Library Material 1991 (Total Collection)	92,951	153,349	179,970	102,080	133,010
Table 11a	Library Material per capita 1991	1.79	2.00	2.19	2.09	2.27
Table 16a	Circulation per capita 1991 - Loans	5.55	6.96	7.26	6.78	7.08
Table 16b	Turnover of Stock - from Loans 1991	3.36	3.59	3.83	3.44	3.51
Table 16c	Circulation per staff member 1991	20,038	20,002	19,147	21,339	22,574

6. INFORMATION ABOUT RATING FOR 1993 - CIRCULAR 92/42 DEPARTMENT LOCAL GOVERNMENT & CO-OPERATIVES. GR010/006 PT03, GC070/005 PT05

Limitation of Income from General Purpose Rates and Garbage Charges for 1993 (Section 131)

The Government has decided that Councils may increase their general purpose rate income by up to 2.6% beyond the national 1992 level. The same increase applies to the annual householder's garbage removal service charges.

Rating Legislation

The existing provisions of the current Local Government Act, 1919, will operate unchanged for the 1993 rating year. The new Local Government Bill is expected to be introduced into Parliament soon but any changes to rating provisions are not expected to commence prior to July 1994.

Special Variations Subject to Ministerial Consent

In line with proposed reforms aimed at making Councils more responsible and accountable to their local communities, the following pre-requisites are to apply:-

- the Council commission at its own cost an independent financial assessment of its proposal(s), to be conducted by suitably qualified persons with recognised accounting qualifications. Such persons must be someone other than the Council's auditor.
- the Council make the findings of the independent assessment available for perusal by residents and ratepayers at least seven working days prior to a public meeting to discuss its proposal(s). This meeting, which should be adequately publicised beforehand, can be held in conjunction with an ordinary or special meeting of the Council.

Interest on Overdue Rates for 1993

Notification of the maximum rate of interest to apply in respect of overdue rates in 1993 will be sent soon after the 31st October, 1992, the date at which this item is fixed by Ordinance.

Maximum Amount of Minimum General Rates

The upper limit of a minimum general rate in terms of Section 126 will be \$259 for the 1993 rating year.

Rating Legislation and Pensioners' Rates Rebates/Subsidy Payment Arrangements

No amendments were made to Sections 160AA, 160B or 503(f) and (f1) during 1992.

7. ROAD TRAFFIC ACCIDENTS - STATISTICAL
SUPPLEMENT - ROADS AND TRAFFIC AUTHORITY.
GT230/001 PT1

Forwarding a detailed 1991 Crash Statistics for the Hawkesbury City area.

8. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT
10TH NOVEMBER, 1992. C50-1.

File Rep Date	Referred To	Subject	Comment
12 Sep 89	Tree Planting Programme DME0	Planned areas, storage and maintenance	Report November GPC
8 May 90	Windsor Town Centre DMED	Proposed Development Plan - feasibility including methods of financing.	Awaiting advice from Water Board

This is Page of the Minutes of the ORDINARY N° 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH NOVEMBER, 1992.

12 Nov 91	Landscaping DMED	Results of review of landscaping of Council's Housing DCP	Report after meeting with Community Envir. Committee
12 Nov 91	Wetlands Management DMED	Review & amendment of HLEP 1989	Report November 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
10 Mar 92	Sydney's Air Quality DMED	Further Report	Report November 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 November GPC
9 June 92	Water Quality Signs DMED	Report on precise wording and any other symbols, number, location, cost and advice from Council's insurers and solicitors	Report November GPC
8 Sep 92	Wilberforce School of Arts DMCP	Expenditure of \$68,000 as previously reported	Report November Ordinary

This is Page of the Minutes of the ORDINARY N° 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH NOVEMBER, 1992.

13 Oct 92	South Creek Wetlands DMED	Report on Progress	Report January GPC
13 Oct 92	University Western Sydney, Hawkesbury DMCS	Lease former tip site - recreational/ sporting facility	Report November GPC
13 Oct 92	HDAA, Lands Department & Council DMCS	Report on Lease/ Licence	Report November GPC

9. PROGRAM FUNDING - OFFICE OF LOCAL GOVERNMENT COMMUNITY RELATIONS. G95/39

At the Ordinary meeting of 6th August, 1991, it was resolved that a submission be forwarded to the Office of Local Government requesting funding for a Community Relations Program.

The Office of Local Government has advised that an application to receive funding under the 'Community Relations Program' would not be suitable and indicated that the emphasis of this particular Program is for the integration of Aboriginal and Torres Strait Islanders specifically, rather than general community relations programs.

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

CORRESPONDENCE FOR INFORMATION

**1. NORTH RICHMOND POLICE STATION - RE-OPENING - THE
HON K R ROZZOLI, MP, SPEAKER, MEMBER FOR
HAWKESBURY. GP040/001 PT1**

Responding to Council's letter of 25th September, 1992, seeking support for the re-opening of the North Richmond police station.

Representations have been made, on our behalf, to the Minister for Police, the Hon T A Griffiths, MP, and Council will be informed as soon as something is received.

**2. GENERAL CIRCULAR Nº 13 - LOCAL GOVERNMENT AND
SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22**

1. Fringe Benefits Tax - Changes
2. Annual Conference - AIBS/AIEH
3. Coastal Resources Management
4. Commonwealth/State Disability Agreement - Meetings
5. Pathways to Independence Expo
6. Annual Conference - Alga
7. IME Seminar
8. Shires Association Executive Council - Election of New Member
9. Population Projections - ABS
10. Local Government (Street Drinking) Act
11. Code of Conduct - Elected Members Who Are Solicitors
12. Commonwealth/State Disability Agreement
13. HACC Program Funding
14. HACC Round 8 Planning
15. Take a Ride to Good Nutrition
16. Housing and Care Options for Older People
17. Financial Assistance Grants - 1992/93
18. State Budget 1992/93
19. Blue-Green Algae Task Force - Final Report
20. Housing - Local Government Involvement
21. Local Approvals Review Program (LARP)
22. Sydney Metropolitan Strategy - Update
23. State Government Natural Resources Package
24. Water Resources and Waste Water Disposal - Final Report
25. Coupon Parking

This is Page of the Minutes of the ORDINARY Nº 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH NOVEMBER, 1992.

26. Industrial Relations (Sick Leave) Amendment Bill 1992

3. GENERAL CIRCULAR Nº 14 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22

1. Land Care and Local Councils
2. Towards an Integrated Energy Efficiency Program
3. Annual Conference - ALGA
4. Waste Management
5. Nominations for Boundaries Commission Appointments
6. Draft Local Government Bill - Representations to Ministers/MPs/MLCs
7. Meeting With the Minister for Planning
8. Bush Fire Matters
9. Inquiry Into the Financing of Infrastructure in NSW
10. Green Paper on Waste Management
11. Austel Inquiry Into Payphones
12. Industry Commission Inquiry Into Urban Transport
13. Award Restructuring - Workplace Change

4. HAWKESBURY HOSPITAL - THE HON RON PHILLIPS, MP, MINISTER FOR HEALTH. DA0330/90 PT02

Referring to correspondence concerning the new Hawkesbury Hospital.

This project continues to remain high on the Health Department's list of capital priorities. However, the 1992/93 budget has been structured within a guaranteed funding limit with regard to Health, and funds are not available for all priority works.

Advice to the recent Council and Hospital Board delegation was that they should fully investigate the application of external funds to the project, using the principles established in the Port Macquarie Hospital pilot project.

Also, the presentation by the NSW Health Department sought by this Council has now occurred. It is understood that it achieved a better appreciation by the Council of the application of a service agreement model. Further liaison will continue.

As outlined in the presentation to the Council, the Public Accounts Committee review of the Port Macquarie pilot has not raised any issues which cannot be adequately addressed. This option remains a viable solution for also resolving the specific health care problems being faced by the community in the Windsor area, and it is believed any other possible alternatives need to be fully tested before we accept the delays inherent in reliance on Government funding.

**5. SYDNEY REGION DEVELOPMENT FUND CONTRIBUTION -
DEPARTMENT OF PLANNING. GF13/1 PT1, GC70/6 PT1**

Advising that the Minister has approved making an assessment on Councils within the Sydney Region Development Area to meet loan interest and repayments due in 1993. The total loan commitment during 1993 for debt servicing costs amounts to \$19.2 million, of that, \$6 million is to be contributed by councils within the Sydney Region Development Fund Area.

Council's contribution for 1993 is \$58,755. The contribution requested for 1992 was \$58,760.

**6. "JUPITERS NITE SPOT" RESTAURANT - REQUEST FOR
EXTENSION OF TRADING HOURS - WINDSOR STREET,
RICHMOND - CHAPMAN & CHAPMAN, SOLICITORS.
P2343/610 PT1**

Advising that on behalf of their client, Miss L B Hewitson, an application has been made to the Licensing Court of NSW for an extension of trading hours of the restaurant to 5.00am Monday to Saturday. Indicating that on 14th July, 1992, Council had considered, and raised no objection to, an application by Miss Hewitson for the issue of a liquor licence and the extension of trading hours to 3.00am on Monday to Saturdays.

Stating that the restaurant has been operating successfully to 3.00am of a Thursday, Friday and Saturday night with no complaints being received. Seeking Council's approval for an extension of the trading hours of the restaurant to 5.00am on Mondays to Saturdays due to the demand of the patrons.

7. CONTRIBUTION TOWARDS THE COST OF FIRE PROTECTION IN THE WINDSOR FIRE DISTRICT - NEW SOUTH WALES FIRE BRIGADES. GF013/002 PT01

Advising that pursuant to Part 5 of the Fire Brigades Act, 1989, the estimates of expenditure for 1993 have been determined for the above Fire District at \$193,734. Council's contribution towards this cost has been assessed at \$23,829.28.

Council's contribution towards the cost of fire protection in the Windsor Fire District for 1992 was \$23,127.94. The 1993 contribution is an increase of 3% over 1992.

OTHER REPORTS

COMMUNITY ENVIRONMENT COMMITTEE

held on 23rd September, 1992

WSROC ANNUAL GENERAL MEETING

held on 9th October, 1992

WSROC GENERAL MEETING

held on 9th October, 1992

1994 BICENTENNIAL CELEBRATIONS COMMITTEE

held on 14th October, 1992

Minutes of the Community Environment Committee held at the Council Chambers, Windsor, on 23rd September, 1992, commencing at 7.30pm.

PRESENT: Alderman H Williams - Chairperson, Alderman P Rogers, Grace Crosby, John Crosby, Rob Sledge, Tanya Bolesic, Bruce Simmons, Garry Holloway, Geoff Farrance, Jennifer Scott, Elspeth Murphy, Alec York and Ray Clifford

An apology for absence was received from L Stewart, L Craven and S Machon.

RESOLVED on the motion of G Farrance seconded by Alderman Rogers that the apologies be accepted.

RESOLVED on the motion of Alderman Rogers seconded by G Farrance that standing orders be suspended.

J Scott advised the Committee of progress on the preparation of comments on the proposed Scheyville Residential Area.

J Scott left the meeting, being 7.55pm.

RESOLVED on the motion of E Murphy seconded by G Farrance that members speaking time be restricted to 5 (five) minutes on any one topic and that extensions of time require the agreement of the meeting. Further, members who wish a report made to the meeting to be incorporated in the minutes, should provide a brief written report and read it to the meeting which will then vote on its acceptance.

RESOLVED on the motion of R Sledge seconded by G Crosby that each member may add items of general business to the agenda at the beginning of meetings.

RESOLVED on the motion of Alderman Rogers seconded by J Crosby that standing orders be resumed.

CONFIRMATION OF MINUTES:

RESOLVED on the motion of A York seconded by J Crosby that the minutes of the meeting of 26th August, 1992, be confirmed subject to:-

1. Matters Arising Out of Minutes -

Item a) the words "*a recent report to Council*" be replaced with "*a recent report to management*".

2. General Business -

Item e) add, *"The Committee acknowledged the contribution of A Dean to the Committee and wish him well in his new position"*.

CORRESPONDENCE:

1. Kurmond P & C Association, re: Hobby and Leisure Show -

RESOLVED on the motion of G Farrance seconded by J Crosby that the Committee participate in 1993.

2. B Free -

Tendering her resignation from the Committee as she is leaving the district.

RESOLVED on the motion of A York seconded by J Crosby that B Free be thanked for her contribution to the Committee.

TREASURER'S REPORT:

1. RESOLVED on the motion of J Crosby seconded by G Crosby that the Chairman and Secretary be authorised to make payments up to \$200 per item between meetings and submit to next meeting for confirmation.

2. The Secretary/Treasurer reported that the Committee has a current balance of \$1,881.06.

RESOLVED on the motion of A York seconded by J Crosby that the report be received and that payment of \$100 to T Bolesic be confirmed.

GENERAL BUSINESS:

1. A York report on a meeting held on 4th September, 1992, of persons interested in tree plantings. The meeting decided to prepare a calender of tree planting events, also a register of persons and groups interested in tree planting. The aim is to involve people in planting activities in their own neighbourhood. R Sledge advised that 12 planting days have been undertaken by the Wilberforce Reach Land Care Group and others by the Pitt Town Bottoms Road Land Care Group.

T Bolesic advised that tree planting in Bligh Park will be carried out on 18th October, 1992, with the support of T Geyer.

2. R Sledge advised the Committee of difficulties being experienced in watering community tree plantings.

RESOLVED on the motion of R Sledge seconded by T Bolesic that the Secretary write to Council requesting an investigation of the provision of water tankers and bush fire brigades for watering maintenance of newly planted trees.

3. R Sledge advised that an application for an Environmental Trust Grant for the preparation of a brochure on planting and maintenance of trees was not successful.

A York, T Bolesic and R Sledge offered to prepare a draft and to investigate alternate funding.

4. R Sledge advised that the Centre for Waste Management at University of Western Sydney, Hawkesbury, is seeking public participation for sustainable waste management in the Hawkesbury area, particularly Richmond.

5. R Clifford advised that the Committee's draft T.P.O. would need to be available within a month. Alderman H Williams, T Bolesic and A York offered to prepare a draft.

6. E Murphy advised that the Government Prices Tribunal Enquiry into the pricing policies of the Water Board is seeking public comment. Also the Department of Planning is seeking comment on a document "*Sydney into the 3rd Century*".

7. Alderman Rogers advised he will not be standing for the Committee for the ensuing year due to time constraints. Alderman Rogers acknowledged the contribution of the Chairman, Alderman Williams. Alderman Williams thanked Alderman Rogers for his support over the last year.

8. G Farrance advised of problems being experienced through the use of off-road vehicles, in particular soil erosion, damage to flora and noise.

RESOLVED on the motion of G Farrance seconded by T Bolesic that the Secretary request Council investigate whether a recreational vehicles area, either public or private, can be established in the Hawkesbury Area.

9. G Farrance asked questions regarding the disposal of septic tank pumpout effluent. The Secretary offered to prepare a report for the next meeting.

10. Alderman Williams advised that Council is to reconsider its requirements for landscaping in industrial areas. T Bolesic and G Farrance offered to prepare comment.
11. G Holloway tabled a discussion paper on sustainable development for future discussion.
12. B Simmons advised the Committee of the release of the Environmental Audit Report on the Castlereagh Regional Waste Disposal Depot. Discussion of the report followed.

RESOLVED on the motion of R Sledge seconded by B Simmons that this Committee express great concern over the operation of the depot and that this matter should have Council's urgent consideration. Further, that Council consider calling for the immediate cessation of operations until recommendations of the Audit Report have been finalised.

RESOLVED on the motion of Alderman Rogers seconded by A York that the Committee requests Council that E Murphy or another nominee of the Committee be invited to attend any site inspection of the Depot, in an advisory capacity.

DATE OF NEXT MEETING:

Wednesday, 28th October, 1992, at 7.30pm

The meeting terminated at 10.10pm.

WSROC LIMITED

ANNUAL GENERAL MEETING, 1992

HELD AT 7.00 P.M. ON FRIDAY, 9TH OCTOBER, 1992
AT FAIRFIELD CITY COUNCIL, AVOCA ROAD, WAKELEY

MINUTES

Present:

Ald Mark Latham (Liverpool) (Chairman)
Ald Maggie Deahm (Blue Mountains)
Ald Joy Anderson (Blue Mountains)
Cllr Larry Bolitho (Baulkham Hills)
Ald Kathie Collins (Blacktown)
Ald Leo Kelly (Blacktown)
Ald Chris Aquilina (Fairfield)
Ald Paul Newton (Fairfield)
Ald Toni Lord (Fairfield)
Ald Nick Lalich (Fairfield)
Ald Les Sheather (Hawkesbury)
Ald Bob Calvert (Hawkesbury)
Ald Bob Downing (Holroyd)
Ald Diana Shanks (Holroyd)
Ald Paul Lynch (Liverpool)
Ald Alex Sanchez (Liverpool)
Ald Max Rawnsley (Parramatta)
Ald Kevin Dwyer (Penrith)
Ald Jim Morris (Prospect)
Ald Dom Syme (Prospect)
Ald Famena Khaya (Holroyd)
Mr Mark Fitzgibbon (Baulkham Hills)
Mr Terry McCormack (Blacktown)
Mr Ron Fennell (Blue Mountains)
Mr Terry Barnes (Fairfield)
Mr Gary McCully (Hawkesbury)
Mr Peter Tuxford (Holroyd)
Mr Tony Cartwright (Liverpool)
Mr Barry Long (Penrith)
Mr Warren Crighton (Fairfield)
Mr Barry Husking (Fairfield)
Mr Bill Sawell (Fairfield)
Mr Steve Anderson (Fairfield)
Mr David Linden (Fairfield)
Mr Stephen Alchin (WSROC)
Ms Heather Neil (WSROC)

800
96/519/118

G-M001/005 PT 12
TCGM

1. APOLOGIES

Apologies were received from Ald Jim Anderson (Blacktown), Cllr Russell Driscoll (Baulkham Hills), Ald Wayne Forno (Penrith).

MOVED that the apologies be received and leave granted.

Ald Maggie Deahm/Ald Les Sheather
CARRIED

2. MINUTES OF THE COMPANY'S INAUGURAL GENERAL MEETING (003/3)

MOVED that the minutes of the inaugural general meeting held on 25th October, 1991 be adopted.

Ald Maggie Deahm/Ald Les Sheather
CARRIED

3. CHAIRMAN AND EXECUTIVE OFFICER'S REPORTS

The Chairman, Ald Mark Latham, advised delegates that he would not be recontesting the Chairman's position at the forthcoming elections. Ald Latham argued that he had achieved a number of goals for the organisation in his twelve month period as Chairman and argued that it was fair to share the opportunities and responsibilities of being Chairman across the region.

During the last twelve months, WSROC has filled important research gaps in a number of areas, with the most important being the issue of Badgerys Creek Airport. It is fair to say that the only reason the airport debate is still alive is because of WSROC's work. During the last twelve months, WSROC was successful in securing additional Federal funds to increase the length of the proposed runway at Badgerys Creek from 1200 metres to 1800 metres, and there is ongoing work on this matter at this very time.

WSROC's submission on the *Local Government Act* also showed the benefit of working cooperatively on major issues. Such cooperative work saves Councils' resources. Ald Latham also pointed to WSROC's work on Section 94 contributions and its lobbying efforts on such matters as the airport, development in the South Creek Valley sector, and the Public Accounts Committee.

WSROC's work on the Metropolitan Strategy and the Integrated Transport Strategy will be of major importance to the organisation and to Western Sydney in the next twelve months. Ald Latham said that it is important that the organisation monitor the allocation of resources coming to Western Sydney. Our job is to point out any deficiencies in this area, notwithstanding political pressures that may arise from time to time.

Ald Latham argued that it is not true that WSROC is frozen out of government decisions. Ald Latham's involvement, as Chairman of WSROC, on the Western Sydney Economic Development Committee, and as Chairman of the State Government's Independent Advisory Committee on the Metropolitan Strategy, bear this out.

Ald Latham said that perhaps the most important achievement during the last twelve months has been the regeneration of the organisation itself. It now has a three to four year program budget and clear goals. In addition, visits have been made to every Council in the last twelve months. WSROC is now more accountable to its members than before.

Ald Latham noted with regret Fairfield Council's decision to withdraw from the organisation. He stressed, however, that WSROC should not be pitching its efforts at the lowest common denominator. WSROC must be striving to achieve what is best for the region as a whole. It is to be hoped that Fairfield will reconsider this matter in the near future.

The Chairman thanked the other members of the WSROC Executive for their support, and also thanked the WSROC staff for their work during the year.

In closing, Ald Latham said that Western Sydney Councils need to think long and hard about WSROC's scale of operations, and, in particular, whether we are

dedicating sufficient resources to deal with the many problems and issues confronting Western Sydney. The best way to address these issues is to undertake substantial research and to back this up with major lobbying efforts. Our efforts can be maximised by sharing this responsibility instead of every Council acting in isolation.

The Chairman's final remark was to thank delegates for their cooperation during the twelve month period, particularly with regard to the conduct of Board meetings.

The Executive Director indicated that, unless there were questions, he would not speak to his report.

MOVED that the reports be received.

Ald Paul Lynch/Ald Maggie Deahm
CARRIED

4. ADOPTION OF ACCOUNTS (N04)

MOVED that the Directors' report, Directors' Statement, Auditor's Report, Balance Sheet and Profit and Loss Account for the period 25th October, 1991 to 30th June, 1992 be adopted.

Ald Bob Downing/Ald Kevin Dwyer
CARRIED

5. ELECTION OF WSROC EXECUTIVE

5.1 EXECUTIVE ALLOWANCE (N62)

MOVED that the Executive allowance for 1992/83 be \$2,000.

Ald Paul Lynch/Ald Les Sheather
CARRIED

5.2 PROCEDURES FOR ELECTION OF WSROC EXECUTIVE (N64)

MOVED that the election of WSROC's Executive, i.e. the Chairman, Vice Chairman and Treasurer, be carried out in accordance with Ordinance 2 of the *Local Government Act*, and that the Chairman or Vice Chairman of the WSROC Administrative Committee act as returning officer.

Cllr Larry Bolitho/Ald Paul Newton
CARRIED

5.3 ELECTION OF EXECUTIVE (N64)

At this point, Ald Latham left the Chair and handed the meeting across to the Returning Officer for the elections, Mr Terry Barnes.

Mr Barnes drew delegates' attention to the fact that because of the absence of several directors, and, in the case of at least two Councils, the inability of alternate delegates to attend in their place, Baulkham Hills and Penrith Councils had awarded a proxy vote to their other delegate. As a result, both Cllr Bolitho and Ald Dwyer would be entitled to two votes at the elections, i.e. their own and that of the proxy.

Mr Barnes invited delegates and proxies to nominate the method for conducting the elections.

MOVED that the elections be carried out by ordinary ballot.

Cllr Larry Bolitho/Ald Paul Newton

AMENDMENT MOVED that the elections be carried out by open voting.

Ald Paul Lynch/Ald Maggie Deahm
CARRIED

The amendment became the motion and was put and carried.

Nomination forms for the position of Chairman were distributed, and three nominations were received for: Cllr Larry Bolitho, Ald Maggie Deahm and Ald Les Sheather. Cllr Bolitho declined the nomination. Both Ald Deahm and Ald Sheather accepted the nominations. The ballot was conducted and Ald Maggie Deahm was declared elected Chairman by a margin of 12 votes to 7.

Ald Deahm thanked delegates for their support.

Nomination forms for the position of Vice Chairman were distributed, and four nominations were received for: Ald Bob Downing, Ald Kevin Dwyer, Ald Paul Newton and Ald Les Sheather. All nominees accepted their nomination. The matter was put to a vote and the candidates received the following votes:

Ald Bob Downing:	2
Ald Kevin Dwyer	11
Ald Paul Newton	4
Ald Les Sheather	2

As two nominees received equal votes, the Returning Officer placed their names into a container and advised delegates and proxies that the first name drawn would be withdrawn from the ballot. Ald Downing was drawn from the container and was excluded from further rounds of the ballot.

Delegates and proxies were asked to vote once again, and the votes for the remaining candidates were:

Ald Kevin Dwyer	11
Ald Paul Newton	4
Ald Les Sheather	4

Once again, as two candidates received an equal number of votes, the names of Ald Newton and Ald Sheather were placed in a container. Ald Newton's name was the first drawn and he was excluded from the subsequent round of the ballot.

Delegates and proxies were invited to vote on the two remaining candidates, and Ald Kevin Dwyer was declared elected by a margin of 11 votes to 8.

Nomination form for the position of Treasurer were circulated to all delegates and proxies. Two nominations, one for Ald Bob Downing and one for Ald Paul Lynch, were received. Both nominations were accepted. The matter was put to a vote and Ald Lynch was declared elected 11 votes to 8.

6. OTHER BUSINESS

There was no other business.

7. CLOSE OF MEETING

WSROC LIMITED

BOARD MEETING NO. 5, 1992

HELD AT 7.30 P.M. ON FRIDAY, 9TH OCTOBER, 1992
AT FAIRFIELD CITY COUNCIL, AVOCA ROAD, WAKELEY

MINUTES

Present: Ald Maggie Deahm (Blue Mountains) (Chairman)

Ald Joy Anderson (Blue Mountains)

Cllr Larry Bolitho (Baulkham Hills)

Ald Kathie Collins (Blacktown)

Ald Leo Kelly (Blacktown)

Ald Chris Aquilina (Fairfield)

Ald Paul Newton (Fairfield)

Ald Toni Lord (Fairfield)

Ald Nick Lulich (Fairfield)

Ald Les Sheather (Hawkesbury)

Ald Bob Calvert (Hawkesbury)

Ald Bob Downing (Holroyd)

Ald Diana Shanks (Holroyd)

Ald Paul Lynch (Liverpool)

Ald Alex Sanchez (Liverpool)

Ald Mark Latham (Liverpool)

Ald Max Rawnsley (Parramatta)

Ald Kevin Dwyer (Penrith)

Ald Jim Morris (Prospect)

Ald Dom Syme (Prospect)

Ald Farena Khaya (Holroyd)

Mr Mark Fitzgibbon (Baulkham Hills)

Mr Terry McCormack (Blacktown)

Mr Ron Fennell (Blue Mountains)

Mr Terry Barnes (Fairfield)

Mr Gary McCully (Hawkesbury)

Mr Peter Tuxford (Holroyd)

Mr Tony Cartwright (Liverpool)

Mr Barry Long (Penrith)

Mr Warren Crighton (Fairfield)

Mr Barry Husking (Fairfield)

Mr Bill Sawell (Fairfield)

Mr Steve Anderson (Fairfield)

Mr David Linden (Fairfield)

Mr Stephen Alchin (WSROC)

Ms Heather Neil (WSROC)

Ms Sue Park (Spark Marketing P/L) {for Item 5.2}

700
96 | 519 | 118

Gm001/005 PT12
TCM

1. APOLOGIES

Apologies were received from Ald Jim Anderson (Blacktown), Cllr Russell Driscoll (Baulkham Hills), Ald Wayne Forno (Penrith).

MOVED that the apologies be received and leave granted.

Ald Kathie Collins/Ald Paul Lynch
CARRIED

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 7TH AUGUST, 1992

MOVED that the minutes of the meeting held on 7th August, 1992 be received and adopted.

Ald Paul Newton/Ald Joy Anderson
CARRIED

3. BUSINESS ARISING FROM THE MINUTES

3.1 LOCAL GOVERNMENT REPRESENTATION ON PROSPECT ELECTRICITY (019/21)

Ald Morris indicated that he wished to move a motion based around the recommendation in the agenda, though with changes in wording to strengthen its effect.

MOVED that WSROC actively oppose the State Government's decision to take control of Prospect Electricity which has assets of \$2 billion and an annual turnover of nearly \$1 billion a year. Prospect belongs to the people of the West and South-west of Sydney and should remain so.

Ald Jim Morris/Ald Les Sheather

Ald Morris said that there had been a meeting of Prospect County Council on 8th October, at which a strategy to combat the State Government's take over of Prospect's assets had been discussed. Ald Morris said that Prospect Council, its members, and residents of Western Sydney must fight this takeover. Ald Morris drew delegates' attention to the fact that Prospect County Council had received a AAA financial rating during the course of the Curran Inquiry. Prospect welcomed WSROC's previous support in this matter. However, it is looking to take much stronger action on this occasion. Petitions will be distributed to member Councils. The message must be given that the State Government is taking Western Sydney people's assets. Brochures will be distributed in the accounts of all Prospect customers and support will be sought from Members of Parliament and major Prospect customers. Prospect is asking all constituent Councils to display the petition and to support it. Consideration is being given by Prospect to running candidates in the seats of Camden, Blue Mountains and Badgerys Creek.

Ald Morris said that the *Curran Report* draws two frightening conclusions:

- (i) that it is not doing enough to reduce its staff numbers. Ald Morris said that to pursue this line during the midst of a recession is outrageous; and
- (ii) that Prospect should declare a dividend of \$75m in year 1 to the State Government. This will lead to greater debt for Prospect County Council, which, in turn, would lead to greater cost for residents. The higher cost, in conjunction with pressures on staff numbers, will also lead to a diminution in services to customers.

Ald Kelly strongly agreed with Ald Morris. He argued that the State Government is using local government, and, more particularly, Prospect County Council (the sixth largest organisation in Australia) to shore up its own financial position.

Ald Kelly asked whether the mover and seconder would accept an amendment to their motion. Ald Kelly proposed the following four part motion:

MOVED that:

- (1) WSROC actively oppose the State Government's decision to take control of Prospect Electricity which has assets of \$2 billion and an annual turnover of nearly \$1 billion a year. Prospect belongs to the people of the West and South-west of Sydney and should remain so;
- (2) WSROC seek urgent legal advice in conjunction with Prospect member Councils in regard to the possibility of legal action to block the State Government's takeover move;
- (3) a special meeting of WSROC be convened when the advice has been received to consider appropriate action; and
- (4) all State Members of Parliament be advised of WSROC's decision and their support be requested.

Ald Morris and Ald Sheather indicated they were prepared to accept these changes to the motion.

Ald Calvert queried whether WSROC had the funds to obtain such legal advice. In the absence of any funds, it is difficult to support the motion. The Executive Director was asked to provide information on this matter. Mr Alchin indicated that there are no funds in the budget for legal advice of the type contemplated in the motion. The only way in which such legal advice could be funded would be for WSROC to seek such funds from member Councils or to strike out other projects in the 1992/93 budget with allocations for consultancies or other direct costs.

Ald Kelly said that the cost of the opinion could be organised by seeking contributions from member Councils. Blacktown Council is prepared to seek an opinion on its own in this matter. However, Ald Kelly argued that WSROC should take the lead in this matter.

Ald Morris said that Prospect had already taken legal advice on the constitutional validity of the State Government's actions. The advice centred around Section 51 of the Constitution, which deals with the corporations power. Ald Morris said that the advice wasn't particularly helpful, though this is still a "grey area".

Cllr Bolitho said that the current motion is very open ended. A legal case could lead to substantial costs. Cllr Bolitho proposed changes to parts (b) and (c) of the motion. Cllr Bolitho said that it would be prudent to obtain the legal advice from Prospect before getting independent legal advice and to seek the support of member Councils before embarking upon any further action.

Cllr Bolitho proposed the deletion of parts (b) and (c) in the motion and their replacement by:

- (1) WSROC obtain a copy of Prospect's legal advice on the *Curran Report*;
- (2) WSROC seek indications from member Councils on the degree of support for seeking legal advice and taking legal action in this matter; and
- (3) a further report be prepared on the implications of any legal advice and legal action for WSROC's budget.

Ald Collins said that since the release of the *Curran Report* there had been a lot of bleating about the report. The motion before WSROC was the first constructive idea to halt the takeover of Prospect. Ald Collins said that letters are received from the Local Government Association every week seeking financial support from Councils in particular legal actions. Ald Collins noted that other Prospect Councils, outside the WSROC area, would be interested in keeping their property. If \$400m worth of property is to be secured is it right that we worry about perhaps \$40,000 in legal costs. Obtaining a second opinion on this matter cannot be a bad thing. If we are to

do anything constructive about Prospect we must act now. There is no point in one or two years' time looking back and wishing we had done something more constructive at the time.

Ald Latham asked Ald Kelly whether he would be prepared to change the motion to recognise the fact that WSROC's budget did not have the funds to obtain legal advice. Instead, WSROC could play a role in coordinating a campaign and to secure the necessary funds from Councils. Ald Kelly agreed with these propositions.

Ald Syme advised delegates that there would be a special meeting of Prospect next Thursday night. It would be good to hear of WSROC's support at that meeting. Prospect County Council is seeking further legal advice from Barry O'Keefe, QC, and/or Sly and Weigall in this matter. The Council is doing everything possible to stave off the takeover. WSROC's support in this matter is excellent. Ald Syme said he was aware that local government does not always have the money for such challenges.

Ald Syme drew delegates' attention to the reduction in staff numbers from 3,500 to 2,500 at Prospect over the last several years. Other efficiencies at Prospect were also mentioned. The proposals in the *Curran Report* will lead to a rise in electricity consumer's bills.

Ald Syme closed by questioning the role of the ALP in this matter. The recent statements by the leader of the Opposition concerning privatisation of public assets gave him some cause for concern. Ald Syme said that on several occasions he had attempted to pin down Mr Pat Rogan, the Shadow Minister for Minerals and Energy, regarding the ALP's position. However, Mr Rogan will not comment on this matter.

Ald Sheather said that he would like to see unanimous support for this proposition because of what it is about. The State Government's decision is morally wrong. Ald Sheather urged delegates not to enter into political diatribe when discussing this matter. The Chairman drew delegates' attention to the fact that other non-WSROC Councils could contribute to a fighting fund. Contributions should be sought from Councils. It is not proposed that WSROC engage a barrister without having identified the source of funds.

Ald Latham suggested that part (4) of the motion should include a reference to the Local Government Association. The mover and seconder agreed with this proposition.

Cllr Bolitho said that he was happy with the motion, provided Ald Latham's addendum is included in the motion.

Ald Dwyer suggested that there should be a special meeting of Prospect County Council and its constituent Councils to discuss this matter. The Chairman suggested that this was a matter for Prospect to determine. It should be Prospect County Council which calls such a meeting. Ald Dwyer said that WSROC should be giving Prospect a sign that we are willing to discuss this matter further with them.

Ald Morris indicated that the legal advice being sought from Barry O'Keefe, QC, is in relation to the legality of Prospect's proposed campaign in marginal State seats. The legal advice from Malleson Stephens Jaques can be provided.

MOVED that:

- (1) WSROC actively oppose the State Government's decision to take control of Prospect Electricity which has assets of \$2 billion and an annual turnover of nearly \$1 billion a year. Prospect belongs to the people of the West and South-west of Sydney and should remain so;
- (2) in view of the fact that WSROC's funds are fully committed, WSROC coordinate the collection of funds from Prospect Councils with a view to

seeking urgent legal advice on the potential for legal action to block the State Government's takeover of Prospect County Council's assets;

- (3) a special meeting of WSROC be convened when the advice has been received to consider appropriate action; and
- (4) all State Members of Parliament and the Local Government Association be advised of WSROC's decision in this matter and their support be requested.

Ald Jim Morris/Ald Les Sheather
CARRIED

3.2 RATE PEGGING

(07/8)

MOVED that the information be received and noted.

Cllr Larry Bolitho/Ald Mark Latham
CARRIED

4. REPORTS FROM POLICY COMMITTEES

4.1 REPORT FROM THE EMPLOYMENT POLICY COMMITTEE

(003/20)

Ald Deahm spoke to the report in the agenda, drawing delegates' attention initially to the work on Badgerys Creek Airport. The experience of presenting evidence to the Public Works Committee of the Commonwealth Parliament was an interesting one, and one which points to the "David and Goliath" nature of the struggle with the Federal Airports Corporation. We have no accurate idea of how things are proceeding within the committee. However, we have cause to believe that we are "still in the race."

Ald Latham tabled a letter that he had sent to the Chairman of the Western Sydney Economic Development Committee, Mr Stuart Fowler concerning evidence by the Department of State Development to the Public Works Committee (PWC). Ald Latham said that we should be disgusted at this evidence because it discloses just how strongly the State Government supports the Federal Airports Corporation (FAC), and because the State Government has indicated that it is not prepared to support Badgerys Creek with infrastructure until the full South Creek Valley urban development proceeds. This is revealing because we have waited for some time for the State Government to declare its hand on this matter. The *Sydney Morning Herald* article of 8th October discloses that the State is prepared to commit \$1.3 billion in infrastructure for the third runway at KSA. Ald Latham said that the Western Sydney Economic Development Committee was a strong supporter for Badgerys Creek and, yet, Dr John Saunders, the head of the Department of State Development and a member of the Committee, declined to draw this to the attention of the PWC. The evidence of Dr Saunders was all the more regrettable given that a working group under the Western Sydney Economic Development Committee had concluded that there was good cause to be optimistic about the future of Badgerys Creek. The working group had also concluded that there needed to be changes in the design of the airport. Again, these conclusions were not drawn to the PWC's attention by Dr Saunders. Ald Latham concluded by saying that the State Government is repeating the mistakes of the 1960's where it is insisting that infrastructure should be provided after the population of Western Sydney has increased. The Member for Badgerys Creek, Mrs Anne Cohen, MP, has complained about air pollution, yet she has been instrumental in the withdrawal of a public transport corridor linking Badgerys Creek Airport to the main southern line.

Ald Deahm also drew delegates' attention to the work of WSROC in establishing an Airport Support Group, and the Employment Committee's debates about the distribution of funds under the Commonwealth Government's local capital works program.

Cllr Bolitho spoke on the local capital works program and said that if the allocation cannot be taken up by WSROC Councils in the first round, then some consideration should be given for the surplus funds to be directed to those WSROC Councils which had missed out on funding in the first round.

MOVED that:

- (1) the concerns of Penrith and Baulkham Hills Councils regarding the local capital works program be noted. However, the Board also note that when hiring workers and contractors, Councils who have received funding will need to apply EEO principles;
- (2) those Councils who have not received capital funding under this program be encouraged to apply for funding under the Commonwealth's other programs, for example, land care, job skills and blackspot;
- (3) the Commonwealth Government be congratulated for the initiative of providing funds to Councils through the local capital works program. The program recognises the important role that local Councils can play in providing local employment opportunities, while at the same time creating assets which will be of enduring benefit to local communities;
- (4) Ald Maggie Deahm represent WSROC at the Tertiary Awareness Program working party meetings during 1993;
- (5) WSROC write to the State Government and State Members of Parliament in the region outlining its disappointment in the State Government's submission on Badgerys Creek Airport to the Federal Parliamentary Public Works Committee. That WSROC request the State Government to:
 - (a) adopt an employment-led approach to urban growth in Sydney's west and break the nexus between the provision of infrastructure for Badgerys Creek Airport and a development of the South Creek Valley mini city;
 - (b) conduct detailed research into the demand conditions for Badgerys Creek Airport;
 - (c) support WSROC's submission for the accelerated development of Badgerys Creek Airport; and
- (6) should any member Councils fail to take up local capital works program funds in the designated time frame, they notify WSROC of this fact and the funds should then be spent in those areas which did not receive first round funding - Baulkham Hills, Penrith, Hawkesbury, and Blue Mountains - in any second round of funding.

Ald Maggie Deahm/Ald Mark Latham
CARRIED

4.2 REPORT FROM THE ENVIRONMENT POLICY COMMITTEE (003/19)

Ald Shanks spoke to the report, and pointed out that there are currently only two projects in the environment policy area. The first, dealing with the Materials Recovery Facility (MRF) will be dealt with elsewhere in the agenda. The Metropolitan Strategy is one which requires WSROC's ongoing attention.

Ald Shanks mentioned that the organisation's applications for funding under the environmental trusts and other programs had been unsuccessful. However, the committee has resolved to continually look at prospects to secure alternative sources of funding for projects which have not been included in WSROC's program budget.

MOVED that the Chair of the Environment Policy Committee, after consultation with the Chair of other policy committees, be delegated authority to approve WSROC's final submission on the Metropolitan Strategy.

Ald Diana Shanks/Ald Bob Downing
CARRIED

4.3 REPORT FROM HUMAN SERVICES POLICY COMMITTEE (003/23)

Ald Kathie Collins advised delegates about the committee's work on the regional social plan, and pointed out that the first part of this planning work should be on health issues. After unemployment, health is arguably the most important problem confronting Western Sydney.

Mr Alchin read from a memo concerning the State Government's Community Services Grants Program. The thrust of the memo was to suggest a change in WSROC's course of action with regard to the program.

MOVED that:

- (1) the reallocation of work days proposed by the Human Services Policy Committee to implement the recommendations of the *Urban Consolidation and Social Justice* workshops report be endorsed as follows:
 - (a) 15 work days within the Human Services program budget in 1992/93 for the completion of recommendations 1-12;
 - (b) a maximum of 25 days for implementation of Recommendation 13, which is to hold a Regional Forum to address human service provision issues in relation to both established residential and new release areas.
- (2) WSROC delegate authority to the Chairman of the Human Services Policy Committee, Ald Kathie Collins, to make further representations regarding the Community Services Grants Program.

Ald Kathie Collins/Ald Jim Morris
CARRIED

4.4 REPORT ON LOCAL GOVERNMENT RESOURCES POLICY COMMITTEE (003/22)

There was no discussion of this item.

4.5 REPORT FROM THE TRANSPORT POLICY COMMITTEE (003/21)

Ald Chris Aquilina spoke to the report. He spoke about the RTA's road transport - *Future Directions* Study, and, specifically, WSROC's inability to present a submission in response to that study. WSROC had sponsored a seminar as part of another of its projects at which an RTA representative had spoken on *Future Directions*. However, the preparation of a submission in response to the study was beyond WSROC's budget. Regrettably, most Councils also failed to make a submission on this most important work. Fairfield City Council had made a minor submission. This is disappointing given that the study raises important policy proposals, for example, that congestion taxes or tariffs be imposed. WSROC must ensure that it is in a position to present submissions in response to major policy papers emerging from the State Government.

MOVED that the information be received and noted.

Ald Chris Aquilina/Ald Mark Latham
CARRIED.

5. MATTERS FOR DISCUSSION AND DECISION

MOVED that items 5.1 and 5.2 be discussed in closed session at the conclusion of the meeting.

Ald Mark Latham/Ald Kathie Collins
CARRIED

5.3 TRANSPORT CORRIDOR BUS OPERATION

(023/1)

Ald Newton expressed concern that WSROC and Western Sydney Councils have not been addressing transport issues when they arise. Nor have we been responding quickly enough to these matters. It is important that the development of transport corridors is pursued with some vigour and that we change the views of a range of organisations in this regard. If action is not taken now, transport planning will go on the "backburner" for another ten years. Ald Newton argued that the development of a transport strategy for Western Sydney and in particular the link from Parramatta through Hoxton Park was of critical importance because of its association with future employment growth.

WSROC must be proposing an integrated system. It must present a cohesive case and present innovative solutions. Light rail may technically be attractive as a means of providing transport in these corridors. However, practically, it presents real difficulties.

Ald Newton urged WSROC to pursue this matter. It would allow him to report back to Fairfield City Council. It may be the catalyst for Council to reconsider its decision to withdraw from the organisation.

The Chairman noted that the next meeting of WSROC's Transport Policy Committee was scheduled for 21st October, and she invited Ald Newton to attend that meeting to further discuss his views.

MOVED that:

- (1) the Board receive and note the letter from Ald Paul Newton, Fairfield City Council;
- (2) Ald Newton be advised that WSROC has a project in its work plan investigating public transport as well as a transport corridor study; and
- (3) the Transport Committee be asked to consider the issues raised by Ald Newton in relation to the public transport and transport corridor studies.

Ald Paul Newton/Ald Diana Shanks
CARRIED

6. INFORMATION ITEMS

6.1 EXPENDITURE WARRANT

MOVED that the expenditure warrant for the period 1st July to 31st August, 1992 be received and noted.

Ald Paul Lynch/Ald Les Sheather
CARRIED

6.2 OPERATING STATEMENTS

MOVED that the line-item operating statement for the period 1st July to 31st August, 1992 be received and noted.

Ald Paul Lynch/Ald Mark Latham
CARRIED

6.3 WSROC GROUP APPRENTICES LTD

(05/15)

MOVED that the report be received and noted.

Ald Paul Lynch/Ald Mark Latham
CARRIED

6.4 WESTERN SYDNEY INFORMATION TECHNOLOGY CENTRE LTD (05/14)

MOVED that the report be received and noted.

Cllr Larry Bolitho/Ald Paul Lynch
CARRIED

6.5 WESTERN SYDNEY REGIONAL INFORMATION AND RESEARCH SERVICE (03/11)

MOVED that the report be received and noted.

Ald Joy Anderson/Ald Paul Lynch
CARRIED

6.6 WESTERN SYDNEY RECREATION AREA ADVISORY BOARD

Ald Downing drew delegates' attention to an invitation for representatives of WSROC Councils to inspect the Western Sydney Recreation Area at 2.00 p.m., Saturday, 14th November, 1992. The assembly point will be at Gate 7 to the Eastern Creek International Raceway, which is off Horsley Road at the southern end of the raceway.

Ald Collins spoke about the Recreation Area Advisory Board's interest in developing a showground within the area. The showground is probably too large for one or two councils to take on. However, an expression of interest from a number of Western Sydney Councils would be a feasible proposition. Ald Collins urged delegates to return to their councils and discuss the possibility of jointly proposing the development of a showground.

MOVED that the information be received and noted.

Ald Bob Downing/Ald Kathie Collins
CARRIED

6.7 PRESS COVERAGE

Ald Aquilina asked whether Councils were sending copies of local papers to the WSROC office. The Executive Director indicated that most councils were forwarding newspapers from their area to the WSROC Office.

Ald Aquilina also drew delegates' attention to an error in the press clipping concerning the decision of Fairfield Council to withdraw from WSROC.

MOVED that the information be received and noted.

Ald Paul Lynch/Ald Mark Latham
CARRIED

7. OTHER BUSINESS

7.1 HAWKESBURY/NEPEAN POLLUTION LEVY (06/1)

- # Ald Dwyer read a statement issued by the Mayor of Penrith, Ald Bill Gayed, concerning press reports that residents in the Hawkesbury/Nepean Catchment would be subject to a \$60 per household levy per annum to clean up the river. The thrust of the statement, a copy of which is attached to the minutes, was to oppose such a levy.

Ald Calvert said that Hawkesbury City Council is also opposed to the imposition of a levy. Residents of Western Sydney are already paying their \$80 levy like other residents in Sydney and should not be called upon to pay an additional amount. We should get our share of the \$80. Ald Sheather also opposed such a levy, noting that 97% of water within the Sydney region comes from the Warragamba Dam. As a consequence, water flows in the Hawkesbury/Nepean river are depleted, thereby increasing the risk of pollution in the river system.

MOVED that WSROC endorse the statement issued by the Mayor of Penrith as its position on the proposed Water Board levy.

Ald Mark Latham/ Ald Bob Calvert
CARRIED

7.2 SECTION 94 CONTRIBUTION PLANS (017/43)

Mr Alchin advised delegates that WSROC's efforts to secure an extension of the deadline for preparing Section 94 contribution plans from 17th December, 1992 to 30th June 1993 had been successful. A letter had been received from the Minister for Planning, the Hon Robert Webster, MLC, noting his intention to recommend to Cabinet that legislation be passed to grant the extension.

MOVED that the information be received and noted.

Ald Bob Downing/Cllr Larry Bolitho
CARRIED

8. DATE OF NEXT MEETING

Members noted that the next meeting will be held at 7.00 p.m., Friday, 4th December, 1992 at Holroyd City Council.

ITEMS DISCUSSED IN CLOSED SESSION**5.1 MATERIALS RECOVERY FACILITY FEASIBILITY STUDY (06/13)**

Ald Downing and the Assistant Director briefed delegates on problems with the conduct of the study.

MOVED that:

- (1) WSROC endorse the decisions and actions of the Steering Committee and Secretariat to date;
- (2) WSROC delegate authority to the Chairman, on the advice of the Vice-Chairman, Treasurer, Chairman of the Environment Committee and Chairman of the MRF Steering Committee to:
 - (a) terminate the current contract with TIA Solid Waste Management Consultants Inc. and Camp Scott Furphy Pty Ltd.
 - (b) sign a new contract between WSROC and either TIA Solid Waste Management Consultants Inc. or Camp Scott Furphy Pty Ltd. or choose not to sign either contract;
 - (c) sign the Deed of Release between WSROC, TIA Solid Waste Management Consultants Inc. and Camp Scott Furphy Pty Ltd.

Ald Bob Downing/Ald Diana Shanks
CARRIED

5.2 SPONSORSHIP OF TRAFFIC FACILITIES (003/18)

Ms Sue Park briefed delegates on the conclusions from this study, and, in particular, a proposal to secure private sponsorship of road safety improvements.

MOVED that:

- (1) WSROC proceed with the development phase of this project;
- (2) WSROC formulate a submission to the Roads and Traffic Authority for seed funding; and
- (3) the Board receive regular reports on the development of the project.

Ald Chris Aquilina/Cllr Larry Bolitho
CARRIED

Stephen Alchin
Executive Director

Ald Maggie Deahm
Chairman

PRESS STATEMENT BY THE MAYOR OF PENRITH

9th October, 1992

Levy to clean up the Nepean/Hawkesbury Rivers

"Councils in the Nepean/Hawkesbury Catchment area should not be forced to bear the cost of cleaning up the Nepean/Hawkesbury River system by themselves alone," the Mayor of Penrith, Alderman Bill Gayed said.

"Penrith's major concern with the Nepean River is the effect that growth of Sydney is having on water quality. This is a concern for the whole of Sydney. That this growth is being located in the catchment is not a decision which the Councils make. Managing that growth is a metropolitan problem."

"The cost should be borne by all Sydney residents."

"Penrith City Council has acted responsibly in pioneering drainage systems which reduce pollution. Maintaining those systems is an ongoing cost to this city."

"We don't object to paying our fair share. We do object to carrying the whole load ourselves. It's Sydney wide."

"We already have to pay a levy for the beaches and ocean outfalls. We simply ask the rest of Sydney to pay their fair share," Alderman Gayed said.

Minutes of the 1994 Bicentennial Celebrations Committee Meeting held in the Windsor Central Library on Wednesday, 14th October, 1992 commencing at 8.05 p.m.

PRESENT : Peter Bruce - Acting Chairman, Alex Hendrikson, Peter Auld, Ross Miller, Robert Pont, Peta Trahar, Brian Hardiman, Rob Sledge and Michelle Nichols - Acting Secretary.

Apologies for absence were received from Alderman Ted Books and Mrs. Jan Barkley, and were accepted.

CONFIRMATION OF MINUTES :

RESOLVED on the motion of Ross Miller seconded by Robert Pont that the Minutes of the previous meeting held on 9th September, 1992, be confirmed subject to the amendment of Item 1 in General Business to read "Alan Carter" instead of "Alan Clark".

CORRESPONDENCE :

Incoming :

1. N.S.W. Rail Transport Museum requesting invitation to meeting to discuss involvement.
2. Australia Post - re souvenir covers for 1994.
3. Ryde City Council - documentation of Ryde's Bicentenary.

Outgoing :

1. Janice Ruse Israel - James Ruse Association.

BUSINESS ARISING :

Concern was expressed regarding a second statue on floodplain in Governor Phillip Park as opposed to just a commemorative plaque. Requires further discussion for next meeting.

REPORTS :

Alex Hendrikson reported on proposed arch in George Street. Alex Hendrikson and Rob Sledge elected as members of "Arch Committee" and will report back at a later meeting.

Alex Hendrikson reported on flags and banners and will invite flag/banner specialists to November Committee meeting.

Michelle Nichols reported on Hawkesbury District Agricultural Association bicentenary plans. Mr. Carl Eilbeck to be invited to the November meeting.

Moved by Peter Auld and seconded by Alex Hendrikson.

GENERAL BUSINESS :

1. Recommended that letter be prepared to accompany leaflet to be sent out to key organisations from the community list, seeking their participation in the 1994 Celebrations. Sub-Committee of Peter Auld and Peter Bruce. Suggested that suitable publicity be sent to the Gazette for publication after each meeting.

Moved by Alex Hendrikson and seconded by Michelle Nichols.

2. Ross Miller advised that on Saturday, 21st November, 1992, the "Pioneer Way" tree planting programme at McGraths Hill will be held from 10.00 a.m. to 1.00 p.m. This programme is sponsored by Rotary Club of Windsor, Australian Mushroom Growers Association and Hawkesbury City Council.

3. Peta Trahar and Ross Miller exhibited the outline of the overall tree planting plans for the Bicentenary.

Recommended that the plan be accepted as the Committee's guidelines, including additions of identifying other tree planting areas in the Hawkesbury.

Moved by Peter Auld and seconded by Alex Hendrikson.

4. Robert Pont to confirm with Hawkesbury City Council regarding funding and proceed with purchasing, planting and brick paving for McQuade Park in line with Peta Trahar's previous recommendations for McQuade Park.

Moved by Alex Hendrikson and seconded by Peter Auld.

5. Rob Sledge suggested the need for a PR person. Michelle Nichols elected as PR representative for the Committee.

Moved by Alex Hendrikson seconded by Peter Auld.

6. Ross Miller to purchase suitable stainless steel plaques at \$1.00 for tree planting.

Moved by Michelle Nichols seconded by Peter Auld.

Discussion took place regarding wording to be used on the plaques. Peter Bruce suggested that Committee bring suggestions to next meeting. Plaque size to be 92 x 60 mm.

NEXT MEETING :

The next meeting will be held on Wednesday, 11th November, 1992.

The meeting terminated at 10.10 p.m.