

Denise
Rodwell

Hawkesbury City Council
Business Paper
Ordinary Meeting

Meeting Date 8 SEPT 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."*

MINUTES OF MEETINGS

ORDINARY MEETING - 11TH AUGUST, 1992

SPECIAL MEETING - 19TH AUGUST, 1992

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 11th August, 1992, commencing at 7.30pm.

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

The Reverend Canon H.Rawson, St.Matthews Anglican Church, Windsor, representing the Hawkesbury Ministers Fraternal, gave the opening prayer at the commencement of the meeting.

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

An apology for absence was received from Alderman C.A.Paine.

- 273 RESOLVED on the motion of Alderman Calvert seconded by Alderman Sheather that the apology be accepted.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 274 RESOLVED on the motion of Alderman Calvert seconded by Alderman Books that the Minutes of the Ordinary Meeting of Council held on 14th July, 1992, having been circulated amongst the members of Council, be confirmed.
- 275 RESOLVED on the motion of Alderman Mackay seconded by Alderman Keegan that Standing Orders be suspended to allow two presentations to be made.

The Mayor advised that Council had been presented with an award by the New South Wales Local Government Recycling Awards 1991-2 for the Best Overall Recycling Performance : Outer Metro West Region, sponsored by the Environment Protection Authority of New South Wales. The Mayor displayed the award at the meeting.

Alderman Parsons arrived at this stage, the time being 7.40 p.m.

The Mayor then introduced Mrs.Jean Peare, President of the Hawkesbury City Sister City Association, who in turn introduced the six Tamba and six Hawkesbury students involved in the current student exchange programme. The Mayor presented Certificates to the 12 students.

The Mayor congratulated Mrs. Peare and the Sister City Association for working so hard and for their efforts in promoting the Hawkesbury Sister City relationships, which, the Mayor stated, are a great asset to the community.

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

MAYORAL MINUTE

1. 1992 OLYMPIC GAMES - BARCELONA GP90/13

- 277 RESOLVED on the motion of Alderman Sledge seconded by Alderman Sheather that Council express its appreciation by forwarding a letter to the Australian Olympic Council congratulating the various officials and competitors for their excellent efforts and for a job well done.

SECTION 2 - NOTICE OF MOTION

By Aldermen R.P.Stubbs, R.G.Calvert, W.J.Mackay, C.A.Paine and P.E.Rogers GC280/004 PT 01

Moved by Alderman Stubbs seconded by Alderman Calvert that, following the outcome of discussions between the Minister for Health and the deputation from Council and the Wentworth Area Health Board, and given the commitment by the Speaker, Hon. Kevin Rozzoli, Member for Hawkesbury, that "the Government has consistently stated that joint ventures will only occur in certain areas, and then only on a basis acceptable to the community" :-

- 1) Council hold a plebiscite on the proposed private model for the construction of a new Hawkesbury Hospital at the earliest opportunity.
- 2) The Minister and the N.S.W. Department of Health be invited to contribute to the cost of the plebiscite and the preparation of the "Yes" case.
- 3) The Wentworth Area Health Service be invited to participate in the plebiscite process.

- 278 AN AMENDMENT was moved by Alderman Books seconded by Alderman Williams that Council reaffirm its position to the Premier, Minister for Health and Member for Hawkesbury that it requests the immediate recommencement of construction of the Hawkesbury Hospital. In doing so, the Government provide a hospital that provides equity of access for all residents of the district.

The amendment was carried.

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

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 2 - PLANNING AND DEVELOPMENT

7. REPLACEMENT OF AN EXISTING 18M HIGH COMMUNICATIONS TOWER WITH A 40M HIGH COMMUNICATIONS TOWER - LOT 609, DP222231 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN. DA165/92

Item 13 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was dealt with in conjunction with Item 7 above.

Alderman Rogers tabled a letter for file from Mr. & Mrs. Robe, resident of Bowen Mountain, objecting to the proposal.

- 279 RESOLVED on the motion of Alderman Williams seconded by Alderman Calvert the matter be deferred until after the meeting of residents and Prospect's Communications Engineer has taken place.

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

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

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

1. The development shall be carried out generally in accordance with the plans and Environmental Impact Statement dated 11th May, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the access to the site.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. In addition, bunding of dirty areas and provision of a first flush system substantially as proposed in the EIS is to be provided to ensure that polluted water does not leave the site. Provision is to be made during the construction phase to minimise discharge of water borne pollutants from the site by the provision of suitable silt traps or structures. Full details of works shall be submitted for approval with the building application.
5. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
6. All truck and heavy vehicle access to and from the site shall be from Macquarie Street, thence via Argyle Street, Fairey Road and Speedwell Place.
7. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

8. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application. Preference will be given to the use of dark toned, non-reflective material so as to cause the structures to blend with the landscape of the site and its surroundings.
9. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
10. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
11. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application. A trade waste agreement shall be entered into with Council prior to discharge of trade waste from the premises.
12. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
13. A detailed plan of landscaping shall be submitted for consideration by the Divisional Manager Environment and Development with the building application. Such landscaping is to include plants which will adequately screen the development and are tolerant to the conditions prevalent at concrete batching plants. Landscaping is to be completed prior to the occupation of the building and maintained for the life of the development.
14. Operating hours shall be limited to 6.00am to 6.00pm, Mondays to Fridays and 6.00am to 4.00pm, Saturdays. Any alteration of these hours will require Council consent.
15. The 2 (two) allotments shall be consolidated into 1 (one) allotment prior to occupation of the building.
16. Full details of all noise control measures shall be submitted for consideration by the Divisional Manager of Environment and Development with the building application.

17. Noise control measures as specified shall be implemented prior to operations commencing.
18. Air pollution control measures as specified in the EIS shall be implemented prior to operations commencing.
19. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 15 (fifteen) cents per tonne of all materials transported to the subject site, and 15 (fifteen) cents per tonne of all materials transported from the subject site. In respect of the said contribution the following provisions shall apply:-
 - i) the said contribution shall be calculated and paid monthly from the date on which the development consent became effective;
 - ii) the said contribution will be indexed and adjusted annually from the date the consent became effective in accordance with the Consumer Price Index applicable to each year ending 30th June, commencing the 30th June, 1992, for the duration of the development consent and the said adjustments to the contribution shall take effect from and including July each year commencing the 30th June, 1993, for the duration of the consent;
 - iii) on or before 14th (fourteenth) day of each month the applicant shall deliver or procure delivery to the Council of the true certified copy weighbridge or other returns or records showing the true quantities of materials transported to and from the property during the immediately preceding month and the Council will then as soon as it can conveniently do so issue to the applicant or its consenting assignee an invoice for the contribution payment for the month, which payment the applicant or its consenting assignee will pay to the Council within 14 (fourteen) days of the date hereof;
 - (iv) the Council has the right to inspect and have the original records relating to any of the deposited material including numbers and types of trucks and load quantities transported to and from the property audited by any person nominated by its own internal accountant at any time as and when he may by written request so require; and

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 8TH SEPTEMBER, 1992

REPORTS FOR DETERMINATION

17. LEASE/MANAGEMENT OF UPPER COLO RESERVE.
GC270/010 PT01

At its meeting of 11th August, 1992, the Council resolved inter alia that:-

"Al. Mr Roy Rotherham be appointed as caretaker of the Upper Colo Reserve for a trial period of 12 (twelve) months with 15% (fifteen) collected from camping fees being paid to Council."

Since Council's decision, a draft Deed of Agreement has been developed with Mr Rotherham in relation to the appointment, however, Mr Rotherham has now advised that he wishes to withdraw his interest in this matter. The other submission received during the advertising period of the proposal to lease or manage the Reserve was received from Ms J Bush and Mr R Nicholas who reside on property adjacent to the Reserve. This submission was also reported in detail to Council at its meeting on 11th August, 1992. As the Council will recall, their submission addressed the two principal requirements of the Expression specification document. That is, there is potential for self-funding to be achieved through the collection of camping fees and the applicants are in a position to offer a level of service similar to that which could be achieved by a resident caretaker/manager. Details of the submission lodged by Ms Bush and Mr Nicholas is reproduced below.

"Submission from Ms Jennifer Bush and Mr Richard Nicholas

The applicants reside on the property adjoining the Upper Colo Reserve and therefore hold a strong interest in any development which may occur on the Reserve. Since installation of the gate across the access road in December, 1991, the applicants have, without payment, opened and closed the gate on a regular basis.

The applicants have requested that funds be expended on improving the Reserve prior to them commencing duties. This includes the provision of some tables and chairs, fireplaces/barbeques in addition to minor repairs to the existing amenities block to return it to a satisfactory condition.

The applicants have agreed to continue to open and close the access gate, collect camping fees, supply firewood, maintain the toilet block and the ground in a clean and tidy condition as well as monitoring the Reserve to ensure behavioural problems are minimised. To assist in the collection of

fees, the applicants have requested some type of Council identification, ideally an item of clothing and/or photographic identification with the Council logo or name imprinted thereon. This will also assist in the issuing of infringement notices if required.

The applicants are also willing to promote the Reserve in conjunction with the use of their own property, which now has development consent for "retreat style" accommodation. Further tourist type activities on the property are planned, and the applicants have indicated they have approached Tourism Hawkesbury to discuss promotion of their ideas and current accommodation approval.

It is proposed to lock the access gate between 8.00pm and 9.00pm during summer. The observation by the applicants of access by vehicles after this time is highly associated with non desirable activities. Should an emergency arise once the gate is locked, the applicants have indicated that they will be in a position to telephone for emergency assistance and permit entry/exit of vehicles as required. Prior to the gates being opened the next morning, camping fees would be collected. Proposed camping fees would be at \$3 (three dollars) per adult or a fixed rate per tent with all fees collected being paid to Council. Whilst no clear indication exists as to visitor numbers, the applicants believe, based on observation, that sufficient fees will be collected to offset their required contract fee. The required fee has been set at \$15,000 (fifteen thousand dollars) for the first twelve months.

The applicants are prepared to enter into a twelve month contract to manage the reserve, with a further period to be reviewed at the expiration of the initial term."

Ms Bush and Mr Nicholas have verbally indicated they remain prepared to enter into a 12 (twelve) months contract on the basis of their previous submission.

IT IS RECOMMENDED THAT:-

- A.1. Ms Jennifer Bush and Mr Richard Nicholas be appointed as caretakers of the Upper Colo Reserve for a trial period of 12 (twelve) months for a contract fee of \$15,000 (fifteen thousand dollars) with all income collected from camping fees to be paid to Council.
2. Council delegate authority to the applicants to collect camping fees and the power to issue infringement notices for littering and offences under the Dog Act, with suitable identification to be supplied.
3. A Deed of Agreement be entered into detailing responsibilities of the Caretakers and to set performance criteria.

4. An amount of \$2,500 (two thousand five hundred dollars) be drawn from Section 94 Contributions for the provision of grounds improvement, including fireplaces, tables/chairs and barbeques.
5. Minor maintenance be carried out to the amenities block to return it to an acceptable standard.
6. A sign be erected at or near the intersection of the Upper Colo and Putty Roads advising that camping is permitted at Upper Colo Reserve and advising of the camping fee.
7. All necessary documents be completed under Seal of Council.
- B. Council facilitate a public meeting with the view to long term planning for the Upper Colo Reserve.

Peter

18. HAWKESBURY DISTRICT CONCERT BAND -
REPLACEMENT OF UNIFORMS. GF8/1 PT8

The Hawkesbury District Concert Band has written to Council advising that they are travelling to New Zealand on 27 September, 1992, as part of a cultural exchange with the AOTEA Youth Orchestra. The Band has stated that their uniforms are in a poor state of disrepair and that the cost of replacement of these uniforms is in the order of \$7,000. The members have raised \$3,500 and have requested Council to consider sponsoring the Band with the remaining funds required.

Whilst in New Zealand, the Band have indicated that they will be unofficial ambassadors for Hawkesbury City at many community and school concerts. The Band will also present a marching display at either the New Zealand Rugby League or Union preliminary finals on 3rd and 4th October, 1992. The Band will also be attending an official reception in Auckland on 5th October, 1992, and have offered to extend this Council's good wishes to the Mayor of Auckland.

Council has in the past, supported the Band by providing \$1,000 donation in the Budget each year. Whilst there was an allocation in 1991, these funds were not utilised.

The Hawkesbury District Concert Band provides its services to many community functions and civic receptions. In light of this request and the presentation of the Hawkesbury in Auckland, it is considered that Council should make a donation of \$3,000 being the 1991, 1992 and 1993 budgetary allocations. The Band should be advised that no further funds will be made available for their Organisation in 1993.

✓ IT IS RECOMMENDED THAT a donation of \$3,000 (three thousand) be made to the Hawkesbury District Concert Band for the replacement of their uniforms and that the Band be advised that Council will be unable to make a further donation in 1993. The Financial Statement Form 2A, 30th September, 1992, be adjusted in accordance with this donation.

19. HOME ACTIVITY - UPHOLSTERER - GREGORY STREET,
NORTH RICHMOND. DA207/92

Council is referred to Item 2 in the Planning and Development Section.

Subsequent to the Committee meeting, a discussion has taken place between the Divisional Manager Environment & Development, a number of objectors, and with a Solicitor acting on behalf of local objectors.

Matters have been raised which, if confirmed, would throw some doubt on the ability of the applicant to comply with the definition of "Home Activity", particularly insofar as interference with local amenity. The matters include:

- run off from washing process killing grass on neighbour's property;
- burning off waste products with consequent odour and smoke nuisance;
- advertising in paper which suggests business is more than just a home activity;
- significantly greater traffic than indicated by applicant;

- conflict in noise indicated by applicant to Council than that actually being experienced;
- emission of vapours.

The Solicitor has indicated that the objectors are preparing statutory declarations in respect of their claims and that they will be submitted in the near future. It was indicated to the objectors that these matters would be investigated.

✓ IT IS RECOMMENDED THAT Council not determine the application at this time pending a further report on investigation of complaints from objectors.

20. RELOCATION OF WINDSOR POLICE STATION AND POSSIBLE COURTHOUSE SITE. GC281/12 PT1

In 1986, Council acquired land in Macquarie Street opposite the Function Centre for the purpose of developing an office block, including the relocation of the Department of Social Security. This was undertaken following discussions with the Commonwealth Department of Administrative Services, to arrange accommodation for most of the Commonwealth Government agencies. They later decided to relocate to premises in George Street, opposite the hospital.

The land is in a good location bounded by Macquarie, Day and Forbes Streets, all services are available with a traffic light controlled intersection at Day and Macquarie Streets, and is adjacent to the new hospital site. This new hospital site will incorporate a future ambulance station and helipad.

The New South Wales Fire Brigade has agreed, in principle, to relocating the Windsor Fire Station onto part of the site, with the frontage to Forbes Street.

The existing Windsor Police Station has a number of accommodation problems and is partly flood affected. There are also some difficulties in the location of the Police Station and Courthouse. A site for a new courthouse has been owned by the State for some time in Bosworth Street, Richmond.

It is seen that the Windsor site is a good location for both the Police Station and Courthouse. It should be noted that these facilities are developed by two separate Government agencies.

During a recent visit by the Police Commissioner, the matter was raised and there has subsequently been enquiries from the Police Property Branch.

At this time, it is recommended that the Council advise that it would be prepared to make available, at the appropriate valuation, (and this could include payment over time or lease) that part of the land necessary for relocation of the Police Station and Courthouse and authorise negotiations with the two Government Agencies.

✓ IT IS RECOMMENDED THAT Council advise it sees merit and agrees, in principle, with the location of a Police Station and Courthouse facility on land it owns in Macquarie Street, Windsor, and is prepared to make such land available at the appropriate valuation. This may include payment over time or lease if the project can be brought forward.

21. ALCOHOL FREE ZONES. GP070/001

Correspondence has been received from the Windsor Police Patrol regarding the alcohol free zones which expire on the 30th September, 1992, prior to the next meeting of the Council. The police have requested that the zones be approved for a further twelve months as required by the Local Government (Street Drinking) Amendment Act. The locations requested are:-

- 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 Car Park, Richmond
- Bells Line of Road, North Richmond, in front of the State Bank Plaza

- Windsor Mall, Windsor

Police indicate that since the declaration of the zones last year, there has been a significant decrease in street crime of 9.8%, and this reduction is attributed to the zones, together with the policing and enforcing.

✓ IT IS RECOMMENDED THAT:-

1. Council agree to the request of the Windsor Police Patrol, in extending the alcohol free zones as listed for a further 12 (twelve) months from 30th September, 1992.
2. Council advertise its intentions to re-establish the alcohol free zones in accordance with the requirements of the Local Government (Street Drinking) Amendment Act, 1990.

22. PLACE OF PUBLIC WORSHIP - LOT 108, DP755258, N° 249
WOLLOMI ROAD, ST. ALBANS - GROVEWOOD HOMES (J.
LAWLAR). DA170/92

Refers to Item 5 in the Planning and Development Section of the General Purpose Committee.

An embankment has been constructed across a gully to give access to the proposed church site. The embankment is approximately 30 metres wide at the base, 7 metres wide at the top and varies in height from approximately 6-10 metres from the natural floor of the gully.

From inspection, the embankment appears to have been constructed directly on top of the sand which constitutes the natural floor of the gully. The material used in the construction of the embankment has been excavated from the bank of the gully adjacent to the embankment and consists of weathered shales, sand, clay and sandstone boulders. It is estimated that there is approximately 14,000³m of material in the embankment.

It is considered that due to the sand floor on the gully, the embankment would not contain a large amount of water for a long period, as it would percolate through the sand until such time as the natural water table was reached. However, if the dam was breached or a piped overflow provided, the consequences of large flows would include scouring of the downstream side of the embankment and subsequent silting of the wetlands. Inundation of the area upstream of the embankment for varying periods would also have a detrimental affect on the existing eco-system of that part of the gully.

To enable further consideration of this application, the applicant should provide a detailed report to justify the construction of the embankment as an access road. The report should also address the alternative of a low level crossing to gain access to the Church. Design calculations should include runoff predictions for rainfall events of varying intensities and durations, hydraulic analysis of flow rates underneath the embankment and the consequences on the downstream wetlands as well as detailed design of the overflow and scour protection necessary to protect the embankment wall. An assessment of the environmental impact caused by inundation of the area upstream of the gully should also be provided.

✓ IT IS RECOMMENDED THAT consideration of the application be deferred pending receipt of information indicated in the report.

Remove material & restore area

Water Resources / Soil Conservation — ask them to act quickly if possible.

REPORTS FOR INFORMATION

7. LOCAL GOVERNMENT BOUNDARIES COMMISSION.

GB10/1 PT1

The Local Government Association has advised that the Department of Local Government has invited both the Local Government & Shires Associations to nominate names for appointment to the Boundaries Commission.

Each Association is required to submit a panel of four names from which the Minister will select representatives.

The term of the appointment is five years and background information about candidates' Local Government experience is required with each nomination.

All nominations must reach the Associations by no later than Monday, 28th September.

*Check with
Mabel.*

The Commission usually meets every month in Sydney, with additional meetings in Council areas where enquiries are involved. Two or three days at a time may be required for each of the detailed meetings, with a sitting fee paid, plus reimbursement of travelling costs.

DRAFT LANDFILL DEVELOPMENT CONTROL PLAN, 1/91

INTRODUCTION

The plan is known as the Landfill Development Control Plan, 1992. This plan applies to all land within the City of Hawkesbury as illustrated on the maps marked "Hawkesbury Local Environmental Plan" 1989, deposited in the office of the Council of the City of Hawkesbury.

The plan was prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and Part III of the Environmental Planning and Assessment Regulations, 1980. The plan was adopted by Council on and came into force on the

AIM

The plan is in response to increasing policing problems associated with unauthorised landfill works taking place, particularly on flood liable lands.

The plan aims to provide guidelines and identify requirements for the filling, reshaping and/or alteration of land. This plan also aims to ensure that such filling of or reshaping of land does not adversely affect existing ecosystems, cause adverse visual impact and/or sterilise lands or surrounding properties.

The plan applies to all landfill or land reshaping operations where the proposed fill material is in excess of 900mm natural ground surface level or where the site area is in excess of 400 square metres.

OBJECTIVES

The objectives of the plan are to:-

- a) allow filling of land where it enhances the development and/or use of properties;
- b) ensure that no adverse impact results on local drainage or floodway characteristics in a catchment from landfill works;
- c) ensure that fill material is satisfactory in terms of compaction, type and characteristics in order to mitigate against potential problems such as landslip, soil erodability, sedimentation or siltation of watercourses natural drainage lines;
- d) ensure that no significant adverse visual impact arises by controlling the fill type, form, bulk and scale of landfill works;
- e) ensure that appropriate environmental measures are applied to landfill/earthwork sites in order to conserve the landscape and protect the surrounding environment; and

- f) establish and maintain appropriate site rehabilitation or revegetation techniques for landfill works in order to ensure properties are not sterilised for future landuses and to protect the surrounding environment.

DEFINITIONS

Landfill: The filling of land with clean fill and/or demolition fill which alters the natural ground surface level. This fill material may be imported or obtained from the site.

Clean Fill: The filling of land by soil and/or other extractive material that is not contaminated by demolition material, waste building material, or any leachate, chemical residue, chemical product or putrescible matter.

Demolition Fill: Fill material containing demolition material, building material or non putrescible garbage matter other than trade waste and effluent.

Contaminated Fill: Fill material containing trade waste, leachate or chemical residues, whether gaseous or liquids or putrescible matter which is of a kind that comprises of waste from any industrial, chemical, trade, domestic or business process or operation.

Floodway: Flood liable land where a significant volume of water flows during floods and if even partially blocked may cause a significant redistribution of flood flows.

Tyre Landfill: The placement or layering of whole or shredded tyres in excavated trenches with the excavated material being placed above trenches. The trenches are in turn backfilled with finished clean fill.

RELATED LEGISLATION

Sydney Regional Environmental Plan No. 20 (Hawkesbury-Nepean River).

The provisions of Sydney Regional Environmental Plan No. 20 (Hawkesbury-Nepean River) restrict (a) clearing (b) construction of levee banks (c) draining and/or (d) filling upon land which is classified as a "wetland" under the plan, except with Council consent and the concurrence of the Department of Planning following the submission of a development application and accompanying Environmental Impact Statement.

Clean Waters Act 1970

The Clean Waters Act 1970 may apply in cases where fill material is placed in a position likely to pose an impact in terms of water pollution, siltation/sedimentation of natural watercourses or localised drainage.

Environmental Offences and Penalties Act, 1989

The Environmental Offences and Penalties Act 1979 may be initiated in situations where individuals or corporations have breached the Act by unauthorised waste disposal/land fill operations in a manner which impacts or is likely to impact on the environment.

Rivers and Foreshores Improvement Act 1948

The Rivers and Foreshores Improvement Act 1948 required that concurrent approval also be received from the NSW Public Works Department (tidal waters) or the Department of Water Resources (non-tidal waters) prior to the commencement of landfill works upon lands situated below high mean water mark and/or riverbanks or foreshores.

Contact should be made with either the NSW Public Works Department or the Department of Water Resources for additional advice and approval.

Waste Disposal Act 1970

The filling of land may require an additional licence or certificate of registration as a solid waste landfill depot, under the Waste Disposal Act 1970. Contact should be made with the Waste Management Authority for future information on such licencing requirements.

GENERAL LANDFILL APPLICATION REQUIREMENTS

A landfill management plan is required to be submitted with a development application for the filling, reshaping or alteration of land and must address, in detail, the following requirements, where relevant:-

- depth of landfill;
- fill type, quality and volume of landfill material and the location from where the fill material shall be imported from;
- the height, scale and bulk of the fill;
- proposed batter slopes and finished contour levels;
- existing natural ground surface contour levels (mAHD);
- proposed compaction standard and measures;
- proposed land reshaping slopes/gradients;
- provision for surface run-off drainage;

- short-term and long-term impacts on environment;
- landfill stability, geotechnical specifications;
- surface and subsurface drainage;
- soil conservation measures;
- final land use of the site;
- existing and proposed types of vegetation for stabilisation purposes;
- impact of the filling/cutting and associated retaining walls;
- cross-sections of finished fill contour levels.
- location of water courses on the site and adjacent properties;
- run-off detention/retarding basin and other stormwater pollution control measures;
- existing flood level depths;
- creation of easements for channel/floodway systems; and
- flooding effects and associated flooding velocities.

TYPES OF LANDFILL DEVELOPMENT OR WORKS AND ASSOCIATED RESTRICTIONS

CONTAMINATED LANDFILL

The placement or temporary stockpiling of contaminated landfill is prohibited in all land to which this policy applies, except land identified in Schedule N^o 1.

DEMOLITION LANDFILL

The placement of demolition landfill, e.g. building material waste is permissible for specific sites where adverse impacts are unlikely, but will be subject to appropriate restrictions on the placement or development of buildings upon such landfill.

The placement of demolition waste e.g. brick or concrete is also possible for the creation of flood free vehicular access provided the fill material is satisfactorily compacted and treated to prevent run-off or siltation problems, and in addition will not adversely impact upon the local drainage characteristics of the catchment.

The filling of demolition material on sites situated in floodways or subject to high flood velocities will generally only be allowed where such fill is either placed in trenches and is satisfactorily covered and compacted with a satisfactory level of clean fill or where large concrete demolition waste is placed at the batter toe of foreshore/river banks near high mean water mark to help mitigate against bank erosion processes.

TYRE LANDFILL OPERATIONS OR WORKS **RESTRICTIONS ON TYRE LANDFILL DEVELOPMENTS**

The filling of land by the placement or layering of whole or shredded tyres shall be restricted to lands above the 1 in 100 year flood frequency level except in cases where flood liable lands are only subject to very low velocity back-up water flooding, and where satisfactory provision is made for tyre retention measures.

The tyre retention measures are required to minimise the long-term upward movement of tyres and the possible tyre floating problems into watercourses during periods of flooding.

TYRE LANDFILL RESTRICTIONS IN BUSHFIRE ZONES

The problems of poor tyre landfill compaction may, if unsatisfactorily treated, lead to associated trapped air pockets in backfilled trenches. This may in turn lead to prolonged underground burning/combustion problems. Further, the stockpiling or exposure of tyres also represents an unacceptably high fire hazard, particularly in lands classified as a "high bushfire risk area". The filling or placement of tyres shall be prohibited in lands classified as being within a "high bushfire hazard/risk area" in accordance with Council's Bushfire Mitigation Policy 1986.

The development of tyre landfill operations in lands classified as a "medium bushfire hazard risk" area shall be subject to consent and will only be permitted, where in the opinion of Council, the landfill is situated upon relatively flat, cleared land, with good vehicular access to minimise the bushfire risk.

GENERAL LANDFILL PRINCIPLES AND RESTRICTIONS

GENERAL LANDFILL RESTRICTIONS ON FLOOD LIABLE LANDS

The filling, reshaping or alteration of the natural surface level is prohibited upon land below the 1 in 10 year flood frequency level or in floodways where such development or works may adversely affect the river morphology or floodwater movement. Council will consider waiving this restriction where landfill works are associated with flood restoration or mitigation.

The filling, alteration or reshaping of land above the designated 1 in 10 year flood frequency level is permissible, subject to Council consent.

**RIVERBANK/FORESHORE RESHAPING,
REGRAIDING AND STABILISATION RESTRICTION
AND REQUIREMENTS**

The reshaping or regrading works of riverbank/foreshores below and above high water mark may lead to adverse downstream river and bank stability effects such as changes in soil erosional and depositional processes and their location, bank slumping or landslip problems. The development of raised river banks or levees from associated filling works may, in certain cases, aggravate flooding effects in higher reaches of a stream by impeding water flows causing backup water flooding or increased flood levels on the opposite bank. Depending on stream characteristics and the extent of levee work, this effect may be marginal or significant.

The filling, reshaping or regrading of foreshore/riverbank lands will require a report by a qualified expert in respect of the proposed works and the associated implications on the river ecosystem. This report should incorporate the type, quality and quantity of such landfill works with analysis of the river/foreshore ecosystem and morphology, hydraulic capacity, flood levels, water flow velocities, channel protection/energy dissipation requirements, detention and storage calculations, spillways, overflows and maintenance of water resources, sediment and pollution control.

The filling, reshaping or regrading of foreshore/river bank lands is only permissible in situations where no material is removed from the property since removal of sediment materials is classified as an "extractive industry" and is a prohibited purpose in 7(d1) environmental protection zones and in the river system.

The concurrence from the NSW Public Works Department (tidal) or the Department of Water Resources (non-tidal waters) under the Rivers and Foreshores Improvement Act will also be required for the filling, regrading or reshaping of foreshore lands below or above high mean mark.

GENERAL TYRE LANDFILL PRINCIPLES/REQUIREMENTS

1. The final land reclamation or finished contour surface levels (after backfilling of trenches) of tyre landfill operations or works must be a satisfactory minimum height above the enclosed tyres to help assist in tyre retention and compaction.
2. The top 1 metre of finished surface level should be topsoil in order to ensure site regeneration.
3. The placement of tyres in trenches must not exceed the existing natural contour/ground level.
4. The minimum finished surface grade for tyre landfill developments must be 2% in order to allow satisfactory surface run-off and overcome potential ponding or waterlogging above finished tyre trenches/cells.

5. The individual tyre landfill trenches or cells should include a lateral drain to allow subsurface drainage.
6. The provision of sedimentation detention basins may be required for tyre landfill works in order to trap sediments associated with run-off from disturbed areas.
7. The development of a detention basin and associated diverse channels may be required to direct upstream run-off from disturbed areas.
8. The placement of a bundwall around the site may be required to help direct run-off from the disturbed excavation/landfill areas.
9. The finished surface level will be subject to appropriate site regeneration. The site regeneration works must include the spreading of topsoil and a combination of tubestock and seeding to help establish vegetation cover. The interim site revegetation program should include quickgrowing ground cover, particularly Japanese millet (in spring/summer) and Ryecorn (in autumn/winter).

TEMPORARY STOCKPILES

The temporary stockpiling of fill material must also be identified in the development application with supporting maps to address the following matters/issues: -

1. location and configuration of fill stockpiles;
2. landclearing and other proposed preparation requirements;
3. proposed depth of stockpiled materials;
4. proposed soil erosion/sedimentation mitigation measures;
5. possibility of potential leachates resulting from fill stockpiles and their potential effect on the surrounding land, and ecosystems;
6. quality, quantity and characteristics of stockpiled fill material; and
7. proposed period of stockpiles.

LIMITED CONSENT

The filling, reshaping or associated alteration of land will be subject to a 12 month limited consent period in order to guarantee timely completion of works. This 12 month limited period includes all landfill works and final site rehabilitation works.

Council may extend this limited consent period for landfill developments where circumstances warrant. Should an extension be required, applicants are required to lodge a written request for an extension prior to the expiry of the limited consent date.

SITE REHABILITATION MEASURES

The filling, reshaping and/or alteration of land will also require the implementation of site rehabilitation measures including temporary and long-term soil conservation measures and revegetation works. The soil conservation measures should prevent soil erosion and sedimentation arising from the flow of overland run-off off the site and/or from the disturbance of the land surface during the landfill works.

The soil conservation measures used during landfill development works should include one or a combination of the following:-

- a) sandbags;
- b) haybales;
- c) quick vegetative ground cover;
- d) sediment basins; and/or
- e) sediment traps.

Sediment Traps

A sediment trap is a structure, usually relatively small, designed specifically to collect sedimentary material in a drainage line. This structure may be built in a gully above another larger structure to prevent it becoming filled with sediment and has the additional advantages of reducing flow velocity and minimising channel scouring.

Sediment Basins

The pondage of a large sediment trap, formed by the construction of a barrier or dam, built at a suitable location on a drainage line to entrap gravel, sand, silt or other material carried off by run-off.

Revegetation Works

The filling of land is conditional upon the preparation for and implementation of revegetation measures. The development and associated implementation of revegetation measures involves addressing the following issues: -

- Topsoil replacement measures and bank/soil stabilisation (contour ripping) measures

- Surface preparation and cultivation measures
- Tree, shrub and grass types/species
- Sowing/planting techniques and timing
- Temporary vegetation e.g. cover crops
- Procedures for topdressing or respreading of spoil dump surfaces with topsoil or alternative materials
- Fertiliser application (types, rates, timing)
- Specialised revegetation methods e.g. mulching, covercrops, jute meshing

SUITABLE PLANT SPECIES

Waterlogging Tolerant Species

Melaleuca armillaris (Bracelet Honeymyrtle)

- also wind tolerant, salt tolerant, fast growing.

Banksia robur (Swamp Banksia)

- also wind tolerant - well drained, moist acidic soil.

Callistemon citrinus 'Endeavour' (Endeavour Bottlebush).

Grevillea hookerana (Hookers Grevillea)

- slightly waterlogging tolerant, fast growing.

Hakea salicifolia (Willow-leaved Hakea)

- moderately salt tolerant and wind tolerant, moderately waterlogging tolerant.

Lambertia formosa (Mountain Devel, Honey flower)

- waterlogging tolerant, wind tolerant, salt tolerant.

Leptospermum petarsonii (Lemon-Scented Tea Tree)

- moderate waterlogging, salt tolerant, fast growing.

Melaleuca quinquenervia (Broad-leaved Paper Bark)

- very waterlogging tolerant, moderately salt tolerant. wind tolerant.

Toxodium distichum (Swamp Cypress)

- waterlogging and wind tolerant, fast growing.

Tristaria laurinha (Water Gum)

- waterlogging tolerant, wind tolerant.

Wind Tolerant Species

Banksia ericifolia (Heath-leaved Banksia)

Banksia robur (Swamp Banksia)

Callistemon citrinus 'Endeavour' (Endeavour Bottlebrush)

Coprosma repens 'Marble Queen' (Marble Queen Coprosma)

Cotoneaster lactea (Cotoneaster)

Epacris longiflora (Native Fuchsia), Heath)

Euonymus japonicus 'Ovatur Aureus' (Evonymus Dward Golden Japanese Laurel)

Euphorbia milil (Crown of Thorns)

Perjoa sellowiana (Pineapply Guava Feijoa)

Lambertia formosa (Mountain Devel, Honey flower)

Melaleuca armillaris (Bracelet Honey Myrtle)

Melaleuca nesophilal (Purple Paper bark)

Metrosideros excelsa (New Zealand Christmas Bush)

Nerium oleander (Oleander)

Pyracantha angustifolia (Orange Firethorn)

Lavrus tinus (Laurustinus)

Banksia serrata (Old Man Banksia)

Cornus capitata (Himalyaan Strawberry Tree)

Lupressus torulosa (Brutan Cypress)

Lagunaris patersonia (Norfold Island Hibiscus)

Olea europea (Fruiting Olive)

Pittosporum rhombifolium (Orange-berried Pittosporum)

Schinus molle)Peppercorn Tree)

Taxodium distichum (Swamp Cypress)

Salt Tolerant Species

Banksia ericifolia (Heather-leaved Banksia)

Callistemon citrinus 'Endeavour' (Endeavour Bottlebrush)

Coprosma repens 'Marble Queen" (Marble Queen Coprosma)

Cotoneaster conspicuus 'Decorus - Low Growing cotoneaster)

Cotoneaster lactea (Cotoneaster)

Dodonea viscosa purpea (Hop Bush)

Hakea laurina (Pincushion Hakea)

Hibiscus "Surfrides" (Hawaiin Hibiscus)

Juniper conferta (Juniper)

Laurus nobilis (Bay Tree Laurel)

Leptospermum x lambethii (Lambeth Tea Tree)

Leptospermum petersonii (Lemon-scented Tea Tree)

Melaleuca armillaris (Bracelet Honey Myrtle)

Metrosideros excersa (New Zealand Christmas Bush)

Nerium oleander (Oleander)

Pseudopanax lessonii (Houpara)

Raphiolepis x delacourii (Pink Indian Hawthorn)
Rosmarinus officinalis (Rosemary)
Taxus baccata (English Yew)
Viburnum tinus (Laurustinus)
Westringia fruticosa (Coast Rosemary)
Xylosma senticosa (Shiny Xylosma)
Banksia serrata (Old Man Banksia)
Callistemon salignus (White or Willow Bottlebrush)
Laguriaria patersonia (Norfold Island Hibiscus)
Melaleuca quinquenervia (Broad-leaved Paperbark)
Stenocarpus sinuatus (Firewood Tree)

SCHEDULE NO. 1

CONTAMINATED LANDFILL/WASTE SITES

1. South Windsor Tip -

Lot 188, DP 45754 The Driftway, South Windsor.

2. East Kurrajong Tip -

Lot A, DP 359372 Corner of Singleton Road/East Kurrajong Road, East Kurrajong.

INFORMATION ON LAND FILL USING TYRES

Alternative Solutions.

(1) Chopped tyres can be incorporated into an interface level of asphalt between a deteriorated road and its new surface. This simple but effective approach to tyre recycling has been used in Pennsylvania U.S.A.. (BIOCYCLE, Vol.30, No.2, Feb 1989, p.34.)

(2) Shredded tyres can be used to adsorb cadmium, mercury and lead to neutralise soils contaminated by industrial effluent. (A.G.Rowley, F.M.Husband, A.B.Cunningham, WATER RES, Vol.18, No.8, 1984, pp.981-984.)

*Env. Invest. Jant. DOP.
look at existing tyre dumps.
Bruce Simmons*

Physical Pollution.

Tyres floating up to the surface is the 'eternal problem that plagues landfills.' ('Pre-empting a waste problem', Anon. WASTAGE, Vol.17 No.1 Jan 1986 p.81+.)

Chemical Pollution.

(1) A study has been published indicating that waste depots sited on river plains produce more highly concentrated leachate than those sited in dry upland areas:

'The leachate contained less dissolved oxygen, more dissolved solids, more soluble trace elements, and was more acidic than the leachate derived from the upland landfill.' ('Chemical effects of selected trace metals from landfill leachates on ground water quality', E.G.Vogl, E.E.Angino, HAZARDOUS WASTE HAZARDOUS MATTER, Vol.2, No.2, 1985 pp.159-175.)

(2) Unfortunately tyres are not just rubber, but contain various fillers, anti-oxidants and flame retardants. The problem according to Dr. Paul Faigl, a physical chemist and research scientist, is that over the long term, organic materials in the soil can combine with anti-oxidants and the high sulphur content of the tyres to produce highly toxic unsaturated hydrocarbons. He went on to say that if the underlying strata is porous the ground water could become seriously contaminated.

For detailed information Dr. Faigl can be contacted professionally C/- C.H.A.S.T., Room 723, Carslaw Building, University of Sydney, 2006.

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*file.
regarding tyre fill matter in
common C.P.C. quarter will be
asked of details given by David
Hughes last year. I think John
O'Grady & Ray Clifford have other
files*

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For detailed information Dr. Faigl can be contacted professionally C/- C.H.A.S.T., Room 723, Carslaw Building, University of Sydney, 2006.

RESOLVED on the motion of Alderman Books seconded by Alderman Calvert that:-

1. Council defer this proposal for 3 (three) months as there has not been sufficient details submitted by the applicants, particularly in the area of waste water management, traffic, noise and smell to enable a proper consideration by Council.
2. Council form a Sub-committee of 2 (two) Aldermen and 2 (two) senior staff to discuss with Mr. Harvey the possibility of finding a suitable site where National Livestock Brokers can be relocated.
3. Aldermen Books and Calvert be elected to the Sub-Committee.
4. The Committee approach the Education Department seeking its good offices for a resolution.

- (v) The Council will pay all of the said contribution payments into specially identified trust accounts for payment towards the rehabilitation, restoration, repair and/or maintenance of State, Regional and Local roads used by trucks transporting material to the site. ✓

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

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

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

Alderman Stubbs declared an interest in this matter.

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

Moved by Alderman H Williams seconded by Alderman Rogers that Council not prepare a Draft Local Environmental Plan to permit a 65 (sixty five) lot Community Title Tourist Accommodation Subdivision on the grounds that :-

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

5. The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.
6. The proposal is contrary to the recommendations of Council's Floodplain Management Committee.

The motion was lost.

- X
- 281 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that Council prepare a Draft Local Environmental Plan to permit a 65 (sixty five) lot Community Title Tourist Accommodation Subdivision and that this be preceded by a Local Environmental Study.

16. DRAINAGE EASEMENT - TOWNHOUSE DEVELOPMENT - 622 GEORGE STREET, SOUTH WINDSOR. DA207/91

- 282 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that:-

- A. Council proceed to seek agreement from the various parties to the following:-
1. The downstream owners, namely Wayling and Martin, must agree to the creation of a drainage easement 3.0m (three point zero) wide on their land. (Cost of creating easements is approximately \$500 (five hundred dollars)).
 2. The Horacek's/Pearview Pty Ltd must supply and lay a 625mm (six hundred and twenty five) diameter pipe in the yet to be created drainage easement, from Horacek's boundary to the pit near the intersection of Bradley and Woods Roads. (The approximate cost is \$22,000 (twenty two thousand dollars)).
 3. The Horacek's agree to pay Council's legal costs in arranging the abovementioned drainage easements.
 4. The Horacek's create a 2.5m (two point five) wide drainage easement near the boundary of their land to facilitate interallotment drainage as shown in the drainage plan.

- B. A Section 94 fund be established of the upstream owners so as if there were upstream development the extra \$14,000 (fourteen thousand) Mr. Horacek is required to put in could be refunded to him from Section 94 contributions.
- C. As an alternative to A and B, the applicant be given the opportunity to supply Engineer's plans to use on site detention to drain the site.

17. TREE REMOVAL - LOT 3, DP228704, N° 51 PEBBLY HILL ROAD, MARAYLYA - MR B AND MRS P DELAPORTE. P1625/250 PT1

Moved by Alderman Williams seconded by Alderman Rogers that the application for tree removal by Mr B & Mrs P Delaporte be refused but that approval be granted for the removal of a dead section of one tree and complete removal of one other tree which has a structural fault midway up the main trunk.

The motion was lost.

- 283 RESOLVED on the motion of Alderman Calvert seconded by Alderman Mackay that approval be granted for the removal of 3 (three) trees on Mr. B. & Mrs. P. Delaporte's property subject to the trees being replaced by 6 (six) more trees on a more appropriate part of their property to the satisfaction of the Divisional Manager Environment and Development.

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

- 284 MOVED by Alderman Parsons seconded by Alderman Keegan that:

- A. Council note the change in procedures in relation to applications for resited buildings.
- B. Existing resited dwellings within the City and in James Meehan Street and surrounding locality be inspected with the aim of their completion and/or enhancement.
- C. Approval of the resited dwelling for No. 64 James Meehan Street be granted subject to appropriate conditions by the Divisional Manager Environment and Development.

An amendment was moved by Alderman Rogers seconded by Alderman Stubbs that :

- A. Council note the change in procedures in relation to applications for resited buildings.
- B. Existing resited dwellings within the City and in James Meehan Street and surrounding locality be inspected with the aim of their completion and/or enhancement.
- C. Approval of the resited dwelling for No. 64 James Meehan Street be granted subject to appropriate conditions by the Divisional Manager Environment and Development.
- D. The applicant, prior to the undertaking of any further work on site, lodge with Council an irrevocable bond in the sum of \$5,000 (five thousand) to be held for the purpose of compliance with Council's conditions as provided for in the resolution herein. That such bond, or part thereof be released on completion of the works to the satisfaction of the Divisional Manager Environment and Development.

The amendment was lost.

The motion was then put and carried.

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

- 285 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that the application be deferred for further report.

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

- 286 MOVED by Alderman Books seconded by Alderman Keegan :

- A. That a Local Environmental Study in terms of the Environmental Planning and Assessment Act be carried out.
- B. That Council advise the applicant that it is prepared to prepare, "without prejudice", a Draft Local Environmental Plan with a view to the feasibility or otherwise of rezoning the site to permit the development. Also additional emphasis be placed on flood free access discussions between the applicant, Council staff and relevant Government Authorities.
- C. An appropriate bond be lodged with Council as assessed by the General Manager.

An amendment was moved by Alderman Rogers seconded by Alderman Williams that:-

- A. A Local Environmental Study be undertaken in accordance with the Environmental Planning and Assessment Act.
- B. Council reaffirm its resolution on the 14th April, 1992, in that:-

"the applicant be advised that Council has serious reservations about this proposal in terms of traffic generation, lack of flood free access, water supply, sewerage, potential air pollution and inadequate hospital facilities."
- C. Council advise the applicant that it is prepared to approve, in principle only, that a Draft Local Environmental Plan be undertaken with a view to identifying the desirability and appropriateness or otherwise of rezoning the site to permit the development. Further, the applicant to give detailed attention to addressing Council's identified concerns in "B" herein in the preparation of the Draft Local Environmental Plan.
- D. The applicant lodge with Council an irrevocable Banker's Guarantee in the amount determined by the Divisional Manager Environment and Development and that such guarantee be available to Council to meet any claims or shortfalls arising from the engagement of Independent Consultants. Further, in addition that the applicant pay to Council such amounts that are determined by the Divisional Manager Environment Development from time to time to meet the professional fees of the Independent Consultants so engaged in the preparation of the said Plan.

The amendment was lost.

The motion was then put and carried.

SECTION 3 - FINANCE

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

Alderman Stubbs declared an interest in Cheque N° 11536.

Alderman Sheather declared an interest in Cheque N° 11672.

2. RENEWAL OF LEASE - UPPER HAWKESBURY POWER BOAT CLUB. GC283/81 PT1

Moved by Alderman Rogers seconded by Alderman Williams that:-

1. Application be made to the Minister for Local Government and Co-Operatives for the leasing of part of the Clubhouse located at Governor Philip Park, Windsor to the Upper Hawkesbury Power Boat Club, subject to the following principle terms and conditions:-
 - (i) The term of the Lease being 5 (five) years.
 - (ii) Commencing annual rental of \$4,000 (four thousand dollars), with the rental to be reviewed to the Consumer Price Index on the first, second and fourth anniversary of the commencement of the Lease. The rental is to be reviewed to market on the third anniversary of the commencement of the Lease.
 - (iii) The lessee being responsible for all outgoings associated with the operation of the Clubhouse plus 25% (twenty five) of water rates and charges levied in respect of Governor Phillip Park.

- (iv) The Club is required to take out adequate Workers' Compensation Insurance to cover all employees, contractors and sub-contractors engaged by the Club and a minimum \$2 (two) million dollars Public Risk Insurance indemnifying both the Club and Council.
 - (v) The lessee is responsible for all reasonable legal expenses in the preparation of the documentation. ✓
2. The Seal of Council be affixed to all necessary documentation in this matter. ✗

287 AN AMENDMENT was moved by Alderman Calvert seconded by Alderman Parsons that:-

- 1. Application be made to the Minister for Local Government and Co-Operatives for the leasing of part of the Clubhouse located at Governor Philip Park, Windsor to the Upper Hawkesbury Power Boat Club, subject to the following principle terms and conditions:-
 - (i) The term of the Lease being 5 (five) years.
 - (ii) Commencing annual rental of \$2,000 (two thousand dollars), with the rental to be reviewed to the Consumer Price Index on the first, second and fourth anniversary of the commencement of the Lease. The rental is to be reviewed to market on the third anniversary of the commencement of the Lease.
 - (iii) The Club is required to take out adequate Workers' Compensation Insurance to cover all employees, contractors and sub-contractors engaged by the Club and a minimum \$2 (two) million dollars Public Risk Insurance indemnifying both the Club and Council.
 - (iv) The lessee is responsible for all reasonable legal expenses in the preparation of the documentation.
- 2. The Seal of Council be affixed to all necessary documentation in this matter.

The amendment was carried.

The amendment became the motion which was put and carried.

7. LEASE/MANAGEMENT OF UPPER COLO RESERVE
GC270/010 PT01

Alderman Williams declared an interest in this mater.

288 RESOLVED on the motion of Alderman Sheather seconded by Alderman Calvert that:-

- A.
1. Mr Roy Rotherham be appointed as caretaker of the Upper Colo Reserve for a trial period of 12 (twelve) months with 15% (fifteen) collected from camping fees being paid to Council.
 2. Council delegate authority to the applicants to collect camping fees and the power to issue infringement notices for littering and offenses under the Dog Act, with suitable identification to be supplied.
 3. A Deed of Agreement be entered into detailing responsibilities of the Caretakers and to set performance criteria.
 4. An amount of \$2,500 (two thousand five hundred dollars) be drawn from Section 94 contributions for the provision of grounds improvement, including fireplaces, tables/chairs and barbeques.
 5. Minor maintenance be carried out to the amenities block to return it to an acceptable standard.
 6. A sign be erected at or near the intersection of the Upper Colo and Putty Roads advising that camping is permitted at Upper Colo Reserve and advising of the camping fee.
 7. All necessary documents be completed under Seal of Council.
- B. Council facilitate a public meeting with a view to long term planning for the Upper Colo Reserve.

289 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Report of the General Purpose Committee Meeting held on 28th July, 1992 as recorded on Pages 1 to 43 of the Minutes of the General Purpose Committee, be adopted, with the exception of :-

Section 2 - Planning and Development

7. Replacement of an Existing 18m High Communications Tower with a 40m High Communications Tower - Lot 609, DP 222231 Lieutenant Bowen Road, Bowen Mountain. DA 165/92

9. Establishment & Operation of a Concrete Batching Plant & Associated Facilities - Lots 19 & 20 DP 806993 Nos. 4-5 Speedwell Place, South Windsor - Boral Resources (NSW) Pty Ltd - A Mercer DA 140/92

13. Proposed Rezoning - Part Portions 18 & 19 Parish of Hawkesbury, Greens Road, Lower Portland - David Hooker - Padaso Pty Ltd LEP 8/92

18. Building Application - Resited Dwelling - Lot 23 DP 246385 No. 64 James Meehan Street, Windsor - Adrian Loel BA 603/92

20. Rezoning Application - Integrated Leisure Tourism & Residential Development "The Legends", Applicant : Masterplan Consultants Pty Ltd. Owner : Hambeldon Park Pty Ltd & Mrs J Krivanek. LEP 3/92

Section 3 - Finance

7. Lease/Management of Upper Colo Reserve GC 270/010 PT 01

which have already been considered by Council - Minutes Nos. 279, 280, 281, 284, 286 and 288.

SECTION 4 - REPORTS FOR DETERMINATION1. INSURANCE QUOTATIONS 1992/93. GT20/36 PT1

290 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that :-

1. Council renew the specific categories of insurance as detailed in the report for the term 20th August, 1992, to 20th August, 1993.

2. MMI General Insurance be appointed as Council's Compulsory Third Party Insurer for the term 20th August, 1992, to 20th August, 1993.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION
UNDER SEAL OF COUNCIL. GC283/87 PT01, GC283/106
PT01

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

Residential Lease Cottage at N^o 38 Mulgrave Road, Mulgrave to Mrs Helen Dixon for a period of 12 (twelve) months at a commencing weekly rental of \$110 (one hundred and ten dollars).

Residential Lease Lease of Unit 8 John Tebbutt Mews to Mesdames D and V Robertson and Mr L Robertson for a term of 6 (six) months at a commencing weekly rental of \$180 (one hundred and eighty dollars).

3. STAFF MATTERS. EPJG

- 292 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the resignation be accepted and a reference be issued under the Common Seal of Council.

4. USE OF WINDSOR WHARF - WINDSOR PRINCESS.
DA138/91 PT2

Moved by Alderman Mackay seconded by Alderman Parsons that Condition N^o 7 of the Consent be varied to provide for the payment of a commencing annual contribution by Depagi Pty Ltd of \$5,000 (five thousand dollars), for the use of Windsor Wharf facilities, with the amount to be reviewed annually to the Consumer Price Index.

An amendment was moved by Alderman Books seconded by Alderman Minturn that Condition N^o 7 of the Consent be varied to provide for the payment of a commencing annual contribution by Depagi Pty Ltd of

\$12,500 (twelve thousand five hundred) for the use of Windsor Wharf facilities, with the amount to be reviewed annually to the Consumer Price Index.

Alderman Keegan foreshadowed a further amendment.

The amendment was lost.

293 **A FORESHADOWED AMENDMENT** was moved by Alderman Keegan seconded by Alderman Books that :

- A. Condition N^o 7 of the Consent be varied to provide for the payment of a commencing annual contribution by Depagi Pty Ltd of \$5,000 (five thousand dollars), for the use of Windsor Wharf facilities, with the amount to be reviewed annually to the Consumer Price Index. ✓
- B. With a review of the operation after a period of 6 (six) months.

The foreshadowed amendment was carried.

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

Alderman Sheather asked that his name be recorded as being against the motion.

5. DEPARTMENT OF SPORT, RECREATION AND RACING 1992/93 - CAPITAL ASSISTANCE PROGRAMME.
GC21/47 PT7

294 **MOVED** by Alderman Sheather seconded by Alderman Rogers that the stated priorities 1 (one) to 11 (eleven) for assistance under the Capital Assistance Programme be endorsed and that Council's contribution come from 1993 Loan Funds. ✓

An amendment was moved by Alderman Books seconded by Alderman Calvert that Item N^o 5 from the Windsor Polo Club be changed to the Bowen Mountain Sporting Committee for the construction of multi-purpose court, shelter shed, toilets, store room, barbecue, carpark and grassed area.

The amendment was lost.

The motion was then put and carried.

6. COUNCIL MEETING PROCEDURES. GC280/003 PT01

- 295 RESOLVED on the motion of Alderman Sheather seconded by Alderman Parsons that reports from committees be received by the Council in two stages, those for receipt and those for adoption. Those for adoption be the committees of the Council comprised wholly of members of the Council and/or staff. All other committees have their reports received, and a separate request and separate report is made to the Council dealing with any matters for adoption that seek the Council resources or action.

7. ACCEPTANCE OF BONDS - SUBDIVISION WINDSOR DOWNS, PRECINCTS 3 & 5 - THE ANGLISS GROUP. SA83/90 PT1 & SA85/90 PT1

- 296 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that subject to the payment of application fees of \$1,000 (one thousand dollars), Council agree to accept security in the form of bank guarantees as follows:-

1. Completion of roadworks excluding bulk earthworks and drainage lines for Windsor Downs, Precincts 3 and 5 in the sum of \$526,000 (five hundred and twenty six thousand dollars);
2. Construction of sewer reticulation for Windsor Downs, Precincts 3 and 5 in the sum of \$158,000 (one hundred and fifty eight thousand dollars);
3. The work to be completed by 31st August, 1993;
4. Covering Deeds of Agreement prepared by Council's Solicitor be completed by the owner of the property;
5. The cost of the preparation of the Deeds to be paid direct to Council's Solicitor by the owner;
6. Council's Seal be attached to the completed documents.

Further, that Council will release each of the bonds upon completion of the secured works in accordance with plans approved by the Divisional Manager Engineering Operations, including submission of all necessary documentation and certificates. Work-as-Executed Plans for the drainage lines will be required prior to release of the final subdivision plans. ✓

**8. UPPER HAWKESBURY POWER BOAT CLUB AND
DRAG BOAT RACERS OF AUSTRALIA LTD - GOVERNOR
PHILLIP RESERVE. PK/205 PT2, GR30/20 PT1**

297 RESOLVED on the motion of Alderman Mackay seconded by Alderman Calvert that approval be granted:-

1. To those racing dates listed below submitted by the Upper Hawkesbury Power Boat Club and the Drag Boat Racers of Australia Ltd -

a) Upper Hawkesbury Power Boat Club -

10th January, 7th February, 14th March, 28th March, 2nd May (alternate 16th May), 13th June, 27th June, 11th July, 25th July, 8th August, 29 August, 11-12th September, 10th October, 7th November, 19th December.

b) Drag Boat Racers of Australia Ltd -

21st February, 18th April, 30th May, 24th October, 5th December.

2. To exclusive use of the reserve by the Upper Hawkesbury Power Boat Club in respect of 2nd May (alternate date 16th May) and to the Drag Boat Racers of Australia Ltd in respect of each date of its calendar, subject to those organisations paying to Council the contribution rate applying at the time of its exclusive use;

3. To the Drag Boat Racers of Australia Ltd charging entry fees on the following bases:-

a)	normal meeting	-	\$6.00 (six)
	major meeting	-	\$10.00 (ten)
		-	children over 12 (twelve)
			years and pensioners, \$5.00
			(five)

9. METERED WATER STANDPIPES - WOLLONDILLY SHIRE COUNCIL. GW20/8 PT1

- 298 RESOLVED on the motion of Alderman Mackay seconded by Alderman Keegan that Council support the action of Wollondilly Shire Council to ensure that The Water Board take over the standpipes and control of their use.

10. DRAFT GUIDELINES - LIBRARY AMENDMENT ACT, 1992. GL10/2 PT3

- 299 RESOLVED on the motion of Alderman Sheather seconded by Alderman Parsons that the suggested changes as outlined in the Report on the Draft Guidelines, Library Amendment Act 1992, be forwarded to the Library Council of New South Wales.

11. USE OF MOTHERS ROOM, WINDSOR LIBRARY. GL20/4

- 300 RESOLVED on the motion of Alderman Calvert seconded by Alderman Mackay that the mothers room in Windsor Library be named the Greenhills Room and made available for meetings with bookings being made through the Library and that all signage be altered accordingly.

SECTION 5 - REPORTS FOR INFORMATION

1. MINUTES OF TOURISM HAWKESBURY COMMITTEE MEETINGS. GT50/5 PT4
2. COMMUNITY SERVICE'S REPORT. GC140/1 PT1
3. SACKVILLE VEHICULAR FERRY. GT240/9

- 301 RESOLVED on the motion of Alderman Books seconded by Alderman Keegan that a notice be put on site and also in the press prior to the removal of the bins advising when the bins will be removed.

4. RECYCLING SERVICE. GW10/011

5. **REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 11TH AUGUST, 1992. C50-1.**
6. **BILPIN ASSOCIATION. GF8/1 PT8**

- 302 **RESOLVED** on the motion of Alderman Parsons seconded by Alderman Stubbs that the reports in this section be received, with the exception of Item 3 - See Minute No. 301.

SECTION 6 - REPORTS OF COMMITTEES

1994 BICENTENNIAL CELEBRATIONS COMMITTEE MEETING

- 303 **RESOLVED** on the motion of Alderman Stubbs seconded by Alderman Mackay that the Minutes of the 1994 Bicentennial Celebrations Committee meeting held on 8th July, 1992, as recorded on Pages 1 and 2 of the Minutes, be received.

CLARENDON COMMITTEE MEETING

Alderman Sheather pointed out that the words "Sports Council" on Page 2 of the Minutes in the 5th Paragraph should read "Sports Stadium".

- 304 **RESOLVED** on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Clarendon Committee meeting held on 9th July, 1992, as recorded on Pages 1 and 2 of the Minutes, be received.

COMMUNITY ENVIRONMENT COMMITTEE MEETING

- 305 **MOVED** by Alderman Parsons seconded by Alderman Mackay that the Minutes of the Community Environment Committee meeting held on 15th July, 1992, as recorded on Pages 1 and 2 of the Minutes, be received.

An amendment was moved by Alderman Williams seconded by Alderman Stubbs that the Minutes of the Community Environment Committee meeting held on 15th July, 1992, as recorded on Pages 1 and 2, be received where indicated to be received and adopted where indicated to be adopted.

The amendment was lost.

The motion was then put and carried.

HERITAGE ADVISORY COMMITTEE MEETING

- 306 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Heritage Advisory Committee meeting held on 15th July, 1992, as recorded on Pages 1 and 2 of the Minutes, be received.

LEGAL CONSULTATIVE COMMITTEE MEETING

- 307 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the Minutes of the Legal Consultative Committee meeting held on 4th August, 1992, as recorded on Page 1 of the Minutes, be adopted.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. GENERAL CIRCULAR Nº 8 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22
2. GENERAL CIRCULAR Nº 9 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22
3. WENTWORTH AREA HEALTH SERVICE. DA330/90 PT2
4. PROPOSED ADDITION TO YENGO NATIONAL PARK - NSW NATIONAL PARKS & WILDLIFE SERVICE. P1927/2745 PT1
5. DEVELOPMENT AND REZONING PROPOSAL FOR GLENROY STUD, GLOSSODIA - GLENROY INVESTMENTS PTY LTD. P2312/390 PT1

Reference was made regarding discussions that Glenroy Stud be supported with the "The Legends".

- 308 RESOLVED on the motion of Alderman Books seconded by Alderman Parsons that the applications be dealt with separately.

SECTION 8 - OTHER REPORTS

- 309 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Minutes of the Board of Directors Meeting of Tourism Hawkesbury Inc. meeting held on 16th July, 1992, be received.
- 310 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rogers that the Minutes of the Macquarie Towns Festival Committee Inc. meeting held on 22nd July, 1992, as recorded on Pages 1 to 3, be received.

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

12. GRAHAM PRICE PTY LTD - LEGAL ACTION. P1609/110

- 311 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that Council's Solicitors be advised that it is satisfied with the decision of the Land and Environment Court in legal action against Graham Price Pty Ltd.

13. REPLACEMENT TOWER PROSPECT ELECTRICITY - BOWEN MOUNTAIN. DA0165/92

See Minute No. 279.

REPORTS FOR INFORMATION7. UPPER COLO RESERVE. PK/16 PT2

312. RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the report be received.

QUESTIONS WITHOUT NOTICE

Alderman Rogers referred to a circular he had received on "Major Changes to Private Pools Legislation", and stated that Council now has the obligation in accordance with the Minister's direction as to the administration of this legislation. He asked if Council is gearing up to undertake that administration process.

The Divisional Manager Environment and Development advised that Council is and undertook to provide Alderman Rogers with details.

Alderman Rogers referred to Circular No. 9 to all Members - Item 25 on Passive Smoking, and asked if he could receive a copy of the enclosure regarding the case of Scholem and the Department of Health made available to him and to those colleagues who show interest.

Alderman Rogers referred to to-day's programme on 2BL, advising that the Criminal Justice Commissioner of Queensland has prepared a manual for Managers dealing with both Corporate and Public Sector issues of Public Accountability, Corruption etc., which, he understands, will be made available at the end of this month at a cost of approximately \$30, and asked if Council could obtain a copy for circulation at the relevant time.

Alderman Stubbs referred to repair work carried out on the levee bank at Bardenarang Creek, which has been repaired to a lower level than previously existed. He stated that he believed that there could be a situation which could expose Council to legal damages as a result of flooding.

The Divisional Manager Engineering Operations undertook to take the matter up with Council's Insurance Officer.

Alderman Mackay referred to an open drain on an easement at No. 12 Rose Crescent, Glossodia and asked if the Divisional Manager Engineering Services could report on this matter to Council as to the avenues that can be taken to alleviate the potential dangers.

The Divisional Manager Engineering Operations undertook to report on the matter to the September General Purpose Committee Meeting.

Alderman Mackay stated that he had been advised that the St. John Ambulance has put in plans for a septic treatment system at the St. John Ambulance Hall at the Clarendon Showground and asked how long an approval process on this type of application would take.

The Divisional Manager Environment & Development advised that the approval process is only a matter of a couple of weeks.

Alderman Mackay stated that the line marking in some sections of Freemans Reach Road, particularly around the Breakaway where all the humps are is declining and asked if this could be attended to.

Alderman Parsons referred to his previous request regarding the "Welcome to Windsor" sign down near the bridge coming from Wilberforce to Windsor which is in a state of disrepair and asked if a more permanent sign could be provided rather than painting on the wall. He suggested that the money could come out of the contributions set aside for landscaping of The Terrace closure. He asked if someone could look into this matter.

The Town Clerk/General Manager undertook to advise Alderman Parsons as soon as possible.

Alderman Williams pointed out that it may be recalled that when the Service Station in Richmond Road was being discussed, the spokesman for the applicants assured Council that the character, scale and colour scheme of the Service Station would be sympathetic to the ambience of McQuade Park, including St. Matthews, and asked if it is felt that those undertakings have been met.

The Mayor undertook to have a look at the premises.

Alderman Sheather referred to the line markings on Sackville Ferry and asked if an investigation could be carried out of signage on the boom gates or near there indicating that parking must be carried out between the marked lines and as close as possible.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr. Geoff Farrance referred to the Local Traffic Committee's report in regard to traffic accidents. He referred to Blacktown Road and Bourke Street and stated that Council had at one stage made representations for some traffic lights.

The Divisional Manager Engineering Operations undertook to follow the matter up with the Roads & Traffic Authority.

Mr. Farrance said that something was to be done about Chapman Road and Windsor Road.

The Mayor stated that this would be referred to the Local Traffic Committee.

Mr. Farrance referred to the proposed rezoning at Lower Portland and Council's resolution to look at a Draft Local Environmental Plan for 65 titles and stated that the application calls for 75 titles.

The Mayor advised that Council had resolved to-night for 65 lots.

Mr. Farrance advised that when the Noise & Environmental Committee and the Community Environment Committee had been joined together, it was agreed that the people that came from the Noise & Environmental Committee had been given policy directions and all their resolutions had been resolutions to be adopted. With the resolution of Council to-night the function of those people who are now on the Environment Committee, will be abrogated.

The Mayor stated that those policy matters can still be put to Council in a different method. The Minutes of the Committee will still come to Council and they will be received, but anything that Committees want to be adopted will be sent to Council in a letter form and they will come before Council and will be dealt with in the same way. It will be much clearer to the Committees and the Council.

Mr. Farrance advised that there is a letter coming to Council from the Pitt Town Progress Association in regard to the problem of stormwater and flood mitigation problems at Bardenarang Creek, basically asking for an inspection by Council as there are some major differences as to what has been done and what was supposed to have been done.

The Mayor said that this will be inspected and Alderman Stubbs has asked for a report back on the matter.

Mr. Ian Burns-Wood, Proprietor of Settlers Arms Inn at St. Albans stated that he had been informed last Saturday by the Macdonald Valley P. & C. that they intended to operate a food stall at the Shahzada event for some 9

days. He asked if permission had been granted to the Association for such a stall to be operated on Council property across the road from the Settlers Arms Inn, and if so the hours of operation. Also if such permit has been granted, why was not he as the proprietor of the Settlers Arms, informed or consulted.

The Divisional Manager Environment & Development undertook for Mr. Burns-Wood to be advised by to-morrow afternoon.

Mrs. Jan Barkley referred to the Town Clerk/General Manager's Report regarding the proposed changes to Council Meeting procedures and asked when the review is being organised that the Officers and the Aldermen be kept in mind if it gets to a point where only the items that are up for adoption get presented to Council. If the information in the Minutes is not reported in the Business Paper, the background is lost. She asked that this be kept in mind as the reporting of the Minutes is a very important part in keeping the Aldermen abreast of what is being done.

The Mayor stated that this will be addressed in the review.

A member of the gallery representing Miss Denise Miller, spoke in respect of Glenroy Stud, and stated that the family have been landholders in the area for 40 odd years. They wanted to express disappointment at the hearings of the objections as well as the request to take up the opportunity of sharing the cost of the environmental study that could have included the area of the Glenroy Stud. They feel it would be in the spirit of co-operation and good neighbouring relations if some part of the agreement could have been reached in sharing the cost of the Environmental Study. It would appear that the Local Environmental Study could have been extended.

The Mayor stated that the reason that this did not happen was because the Council have decided that it wanted to look at both applications separately and when the Glenroy application comes before Council, every opportunity will be given to discuss it at that time.

The meeting terminated at 12.02 a.m.

Submitted to and confirmed at the meeting of Council held on 8th September, 1992.

.....Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 19th August, 1992 commencing at 7.30 p.m.

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

An apology for absence was received from Alderman M.G.Parsons.

- 313 RESOLVED on the motion of Alderman Mackay seconded by Alderman Books that the apology be accepted.

Alderman Williams arrived at the meeting at 7.43 p.m. and Alderman Keegan arrived at 7.57 p.m.

TOWN CLERK/GENERAL MANAGER'S REPORT

1. ORGANISATIONAL RESTRUCTURE - AWARD RESTRUCTURING. GO40/5 PT1

- 314 MOVED by Alderman Sheather seconded by Alderman Books that the report including the implementation for the organisational restructure and award restructuring be adopted.

An amendment was moved by Alderman Rogers seconded by Alderman Minturn that the matter be further considered on the receipt of a further report dealing with the productivity and efficiency outcomes arising from the Award Restructuring and Organisational Review process.

Alderman Williams arrived at this stage, the time being 7.43 p.m.
Alderman Keegan arrived at 7.57 p.m.

The amendment was lost.

The motion was then put and carried.

- 315 RESOLVED on the motion of Alderman Sledge seconded by Alderman Keegan that a vote of thanks be given to the staff for the patience they have had in this restructuring.

The meeting terminated at 8.43 p.m.

Submitted to and confirmed at the meeting of Council held on 8th September, 1992.

.....Mayor

NOTICES OF MOTION

ORDINARY MEETING - 8TH SEPTEMBER, 1992

By Alderman H. Williams

Alderman P.E. Rogers :

1. That the time for public comment on the Scheyville Local Environmental Plan be extended to 30th November, 1992.
2. That the LEP and the associated documents be more widely exhibited at such suitable places and at such times as to be reasonably accessible to people from all parts of the City.
3. That copies of the LEP documents be made available for sale to the public and for distribution to recognised environmental groups with an interest in the matter.
4. That the exhibitions be designed so as to explain simply and clearly the procedures for the preparation of an LEP, the import of the exhibited documents, the import of submissions from the public and, generally, the meaning of what is on display.
5. That Council convene and widely advertise a public forum to be held in late September/early October, to be chaired by a person of clear impartiality, and attended by all relevant Council Officers and Consultants.

By Alderman P.E. Rogers

Alderman H. Williams :

That Council, in accordance with its twice affirmed policy on the North West and South West Sector development proposals, make no decision about the Scheyville LEP until such time as :

- a. There is proper information available from the Western Sydney Air Pollution Monitoring Programme and from the current studies of issues related to the quality of water in the Hawkesbury River system,

- b. There are in place administrative and legal arrangements to ensure that future development is carried out in strict accordance with the findings or recommendations of these programmes and studies,
- c. Until considered conclusions have been drawn from the forthcoming Integrated Transport Strategy and the new Metropolitan Strategy, to both of which the State Government was committed by the former Premier.

(BACKGROUND INFORMATION in support of the above Notice of Motion - see Pages 4 to 10 attached.)

By Alderman R.G. Calvert :

That Council make representations to the Member for Hawkesbury and the New South Wales Police seeking the re-opening of the North Richmond Police Station.

By Alderman H. Williams :

That Council, in accordance with resolutions made at the strategic planning event in June, 1992, reject proposals that will cause significant increases in residential population and not adopt LEPs for such proposals until :

- a. It has developed a clear understanding of the various constraints upon population growth in the City and
- b. Has adopted policies informed by that understanding.

By Alderman R.P.Stubbs :

Due to the current demand and need and with the oncoming Summer and associated storms, Council proceed with the construction of a bus shelter in Kable Street on the south east side of the George Street intersection, with funds being provided from the Capital Works Programme.

By Alderman R.G.Calvert :

That Council compile a register of sites where :-

- a. fill material is required;
- b. fill material is available;
- c. material can be stockpiled for subsequent use;

and that the register be suitably promoted to the community.

Report to the Ordinary Meeting 10th December, 1991 - Item 12 (File P160).

"REPORT"

The State Government has recently released the Department of Planning South Creek Valley Regional Environmental Study, 1991. The study aims to identify land suitable for short to long term residential housing development in the South West Sector of the Sydney Region.

Location

The South Creek Valley Sector site is situated approximately 50kms west-south-west of the Sydney CBD and 30kms south-west from the Parramatta CBD. The site comprises approximately 16625 hectares and is situated in the South Creek catchment. The South Creek catchment is located within the Hawkesbury-Nepean River Basin. The total catchment area is approximately 490km². The site includes floodprone land (4330 hectares) and lands reserved for Sydney's Badgery Creek second airport site (1564 hectares).

Major Factors Affecting Planning in the South Creek Valley Sector

Relationship to the Metropolitan Strategy for the Sydney Region

The South Creek Valley Environmental Study 1991 aims to identify land suitable for residential development in accordance with the Metropolitan Strategy 1988. The Strategy provides guidelines for residential development in the Sydney Region for a 4.5 million population (which is now expected to be reached by approximately the year 2006). Land in the South West Sector is nominated for potential residential development ie. Bringelly Sector including the South Creek Valley residential release area and parts of Luddenham, Horsley Park and Cobbitty.

South Western Sydney Strategy

In February 1990 the Minister announced that a Regional Environmental Study would also be undertaken of the Macarthur South area comprising land between Campbelltown and Pitt Town. Investigation being undertaken in South Creek Valley, Macarthur South and Rouse Hill development area throughout 1990 raised a number of issues of significance in future planning development in the Sydney region. The most important of these are:

1. Water Quality: the ability of current sewerage treatment and drainage technology to cope with the cumulative impact of major urban development on the Hawkesbury-Nepean River Catchment and the compatibility with conservation of the river system.
2. Mineral Resources: the extent of economic reserves of coal and methane gas resources in South Western Sydney, particularly in Macarthur South and the ability of underground mining and urban development to proceed together; and

3. Equality: the impact of further urbanisation in South Creek Valley and Macarthur South on air pollution in the Sydney basin.

The South Western Sydney Strategy was announced prior to the State Government making major commitments to residential expansion in South Creek Valley and Macarthur South. It includes the simultaneous release of the South Creek Valley and Macarthur South Regional Environmental Studies and exhibition of a draft regional environmental plan for the equivalent of 12,000 - 15,000 lots in the South Creek Valley Sector suitable for residential housing development. The Strategy explicitly recognised two key planning objectives for urban development, including the South Creek Valley Sector, ie:

1. that urban development will proceed in a manner which is sensitive to the environment; and
2. that sufficient stocks of residential land will be available to maintain supplies for various land marketers.

Prior to further consideration of major issues relating to residential expansion in south western Sydney the State Government is already committed to 12,000 - 15,000 lots. Existing supplies of zoned or "committed" land under the 1990/91 - 1994/95 Urban Development Programme additional to the 12,000 - 15,000 lots and associated development housing lots are considered more than sufficient for the housing demands in the South Western Sydney Region, prior to completion of further studies into air quality and water quality.

Objectives of Study

Housing

- * Provide affordable housing in a variety of types and tenures for all income groups.
- * Increase the supply of multi unit housing.

Economic Development and Employment

- * Guarantee adequate and well distributed employment opportunities for the future labour force.
- * Ensure economic development is compatible with the protection and enhancement of both urban amenity and the environment.
- * Provide adequate serviced land and infrastructure in appropriate locations.
- * Encourage more equal distribution of office jobs close to homes of the workforce.

Social Development

- * Provide a range of local, district and regional community services and facilities in phase with population growth in new areas.
- * Maximise accessibility by public transport to new and established community facilities and human services.

Environment

- * Improve the quality of the region's water and air in both new and established areas.
- * Conserve representative evidence and examples of the overall historical pattern of the region.
- * Employ cost effective energy distribution systems both in land use and transport.
- * Maintain the quality of land resource ie stock degradation and soil erosion downstream.

Transport

- * Provide for the safe and efficient movement of people and goods.
- * Improve the cost effectiveness of the region's transport network.

Recreation

- * Provide recreation facilities and services which meet the diverse and changing needs of the local population.

Public Finance

- * Make the development of urban infrastructure and services as cost effective as possible.

Major Issues and Strategies

Air Quality

The Study identifies that prevailing winds come from the north east in spring and summer and from the south west in autumn and winter seasonal periods. Further, various studies have conclusively shown that four types of significant air drainage flows affect the South Creek Valley Sector, namely:

1. a local south to north flow towards Richmond;
2. a westerly regional flow caused by air flowing down from the Blue Mountains generally above the local flow;
3. a flow from the south west originating from the Illawarra escarpment, the Mittagong ridge and Lake Burragorang area; and
4. a south easterly spill overflow caused by the Hawkesbury Basin filling up as a result of cold air drainage and overflowing into the Parramatta River Valley at Blacktown.

Local Air Pollution

Air quality data obtained from the Study's Air Track system show that significant pollutant transport within the sector was carried out by drainage flows. These drainage flows had significant concentrations of reactive organic compounds and nitrogen oxides present despite the paucity of emission sources in the locality.

Photochemical Smog

The Consultants report indicates there has been a marked reduction in general, in the frequency with which the ozone health standard is exceeded in the Sydney Basin, but at the same time there has been a significant increase in emissions of nitrogen oxides. Monitoring of air pollution data for ozone pollution between the late 70s and the present shows consistency in the change of the rates and spatial distribution of the hydrocarbon and nitrogen oxide emissions and the chemistry of ozone production.

The report further indicates that the rate of smog production increases markedly with increasing temperature. In the Hawkesbury Basin summer temperatures are approximately 5° hotter than elsewhere in the Sydney Region. With the result that, for a given precursor concentration, ozone will be produced about 30% more rapidly in the Hawkesbury Basin than elsewhere in the Sydney Basin. The limited pilot study in relation to air quality and photochemical smog shows that even without further growth in Western Sydney, more stringent emission controls for Sydney are required to bring back emissions into compliance with the existing health standard for NSW of 0.112 parts per million for ozone.

The pilot study identified that:

- * the data previously published by the State Pollution Control Commission (SPCC) underestimated the current severity of photochemical smog in the Sydney region;
- * there were major deficiencies in knowledge of the distribution of photochemical smog in Sydney. This lack of knowledge is likely to disadvantage proposals to urban and industrial involvement of the Western Sydney Region;

- * ozone gas is the principal component of photochemical smog. Recently, the Environmental Protection Authority of Victoria commissioned a review of the effects of ozone on human health. This finding was that the public health standard for ozone should be lowered from the current 0.12ppm to 0.08ppm (1 hour average). The State Pollution Control Commission has already measured ozone in Western Sydney at 0.2220ppm on one occasion;
- * in the absence of further pollution controls urban growth during the next twenty years is set to cause rises up to 50% in ozone concentrations in some parts of Western Sydney;
- * on current projections it is likely that haze levels will increasingly degrade the visual amenity of the Western Sydney Region. During air pollution episodes in the mornings, the layer of haze closer to the ground will become more opaque and in the afternoon the sky may appear white rather than blue;
- * the landform of Western Sydney constitutes a large basin, namely the Hawkesbury Basin. The pattern of winter flow characteristic of the region together with this topographical form, results in a tendency for pollutants either emitted within the basin or transported into it by winter from the east to be retained in the basin rather than being dispersed. Thus, the capacity of the Hawkesbury Basin to assimilate polluted emissions is less than that of the eastern sectors of the Sydney air shed.

Water Quality

The study further acknowledges that South Creek contains a high concentration of nutrients (nitrogen and phosphorus) with associated very low assimilation rates under the present conditions downstream of the St Marys Sewerage Treatment Plant. During low flow conditions most of the flow in South Creek is treated sewage. The evidence of increased nutrient loads and poor water quality is in the growth of adequate plants and algae.

The study identified that 56 sewerage treatment works currently discharge effluent into the Hawkesbury-Nepean River System. The study states, "...that cumulative impacts from the disposal of sewage and urban run-off in the Hawkesbury-Nepean River Catchment by existing and committed developments in Rouse Hill, MacArthur South and the South Creek Valley are likely to be adverse and serious....", particularly if current treatment practices are to continue.

In response to the study findings, the Water Board has indicated that treated sewage from any new developments in the South Creek Valley Sector will not, at this stage, be discharged into South Creek and that urban stormwater run-off will be treated before it is discharged.

The Water Board has indicated a programme will be undertaken to upgrade its 23 existing Hawkesbury-Nepean River Sewage Treatment Plants to produce a higher quality effluent. This may assist the dilution of treated sewage prior to discharge into the river.

The Water Board is also in the process of developing total water cycle management plans which will address stormwater run-off, sewage and sludge disposal, water supply and landuse issues. A range of innovative sewage effluent treatment and stormwater run-off schemes which may reduce the amount of nutrients being discharged into the river and will also be examined.

The Board operates an existing sewage treatment plant at West Camden, which will be upgraded to cater for 40,000 equivalent persons by 1992 and scheduled to cater for 90,000 (EP) by 1998. This plant has sufficient capacity to allow connection for the first stages of the South Creek Valley release area.

Notwithstanding this, the total development of land equivalent to 12,000-15,000 lots in the South Creek Valley release area will require additional sewage treatment capacity in excess of that already proposed for West Camden Sewage Treatment Plant and the new proposed treatment plant in the Valley. Finalisation of the total water cycle management plans will help determine the provision of sewage infrastructure and whether or not the West Camden Sewage Treatment Plant is temporary or long-term.

Floodplain Management

The study states that the site is markedly affected by flooding, as indicated by the physical characteristics of the catchment. The South Creek bedslope downstream of Camden Valley Way is generally less than 1%. This, together with the flat terrain, leads to extensive floodplains, particularly in the vicinity of the confluence of Kemps Creek and downstream of the main Western Railway line. Floodplain width along South Creek varies between 100-800m in the Valley and generally between 300-600m.

Development of the South Creek Valley Sector Release Area is likely to significantly alter the stream flow regime of South Creek and its tributaries.

Major anticipated impacts on the stream flow regime include large increases in surface stormwater run-off volume and velocity due to increased impervious surfaces leading to shortening of catchment flood response times with corresponding increases in flood levels in the Valley. The Creek's physical characteristics could also be affected by stream bank erosion and depositional changes and river ecology altered.

The Willings and Partners, South Creek Catchment Study concluded that flood mitigation measures such as retarding basins and grassed floodways are required on tributary streams in selected catchments in the release area. The study also

recommends that South Creek be left in a relatively natural condition in order to further assist/achieve flood control/mitigation within the sector that would result in future flood levels at the junction of South Creek and the Western Freeway not exceeding current levels.

Council has already resolved that it is opposed to any further release of land for development in the North West Sector until various studies and strategies are in place. It is considered that the resolution should be extended to the South West Sector because of information within this report."

REPORT OF GENERAL PURPOSE COMMITTEE

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

25TH AUGUST, 1992

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 25th August, 1992 commencing at 9.30 a.m.

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

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

2. BOUNDARY ROAD RECONSTRUCTION - WINDSOR RODAD TO COMMERCIAL ROAD. GG21/97 PT2

COMMITTEE'S RECOMMENDATION

THAT IF THE APPLICATION for funding under the Extended 3 x 3 (three by three) Programme is unsuccessful, Baulkham Hills Shire Council be requested to confirm their commitment to having this project undertaken, following which a further application be made to the Regional Road Consultative Committee for the provision of funding for the project.

3. WOODS RESERVE ROAD - DISPUTED BOUNDARIES. GR2350 PT1, S90/72, P2350/20, P2350/80

Mr.Kimber, Surveyor, and Mr.L.Boland, one of the property owners, addressed the Committee.

The Town Clerk/General Manager advised that a letter had been received from Mr.King this morning in which he requested that the matter be deferred as he could not be present to-day.

ADDITIONAL REPORT

A question was asked regarding a proposed subdivision of Mr. Boland's property and any associated road widening requirements.

Mr. Boland has consent to subdivide his property into three allotments and the original conditions relating to road works were:-

1. Construction of a half width sealed pavement (minimum 3.5 metres wide seal) over the frontage of that land fronting the north south section of Woods Reserve Road connecting to the existing seal in Avoca Road.
2. Construction of a full width sealed pavement (minimum 4.0 metres wide seal), together with formed shoulders, table drains and any necessary drainage over the frontage of Lots 1 and 2 to Woods Reserve Road not covered by the above condition, and the construction of a sealed turning area fronting Lot 3.
3. The dedication, free of cost to Council of road widening, 8 metres wide in the section of Woods Reserve Road fronting Lots 1 and 2, running in a south westerly direction and additional road widening for turning and parking areas marked "A" and "B" on the amended plan, to the requirements of Council's Manager of Engineering Services.
4. The formation of the car park/turning area marked "A" on the amended plan with a gravel surface.

Mr. Boland has since requested the reconsideration of Conditions 1, 2, 3 & 4 of the Approval.

In accordance with a more flexible approach to the engineering conditions attached to rural subdivisions, the original conditions to the subdivision were amended to:-

1. Road widening 5 metres wide is required in Woods Reserve Road over the full length of the eastern and south western boundaries of the site. In this regard, no variation to the existing dam wall is required, nor is there any need to adjust the wall in the foreseeable future.
2. A 4 metre wide compacted gravel pavement, together with formed shoulders, table drains and any necessary drainage is to be constructed over the frontage of Lots 1 and 2, the access to Lot 3 and connecting to the existing road formation fronting Lot 3 within Woods Reserve Road as widened.

It is considered that these conditions are still currently applicable.

COMMITTEE'S RECOMMENDATION

X
THAT MR. BOLAND retain his present boundary and Mr. King be allowed to retain his new fence on his boundary. Further that Messrs. King and Boland remove the large fence post and instal a smaller one with a reflective device to indicate the access road.

4. AIR CONDITIONING - WINDSOR LIBRARY. GL020/025
PT01

COMMITTEE'S RECOMMENDATION

THAT THE WORK CURRENTLY being undertaken to replace the cooling tower
be approved and that the funding of the works be reported in the Quarterly
Financial Statement. ✓

Alderman Keegan arrived at this stage, the time being 6.30 p.m.

Report of the Local Traffic Committee Meeting held on Friday, 14th August, 1992, in Council Chambers at 10.00am

PRESENT:

Members - Alderman P Minturn, Chairman
Sergeant G Thompson, NSW Police Department
Mr G Kevill, Roads & Traffic Authority
Mr G Hatch, Ministry of Transport

Also Present - Mr A Hastie, Manager of Design & Survey
Mr K Berzins, Manager of Land Use Policy

APOLOGIES:

Mr R Searle, Office of K R Rozzoli, MP
Mr J Christie, Office of P Gibson, MP

CONFIRMATION OF MINUTES:

The minutes of the meeting of 17th July, 1992, were circulated and confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. INTERSECTION STONE TERRACE/BELLS LINE OF ROAD -
ROADS & TRAFFIC AUTHORITY. 1004/R PT1

Committee's Recommendation

That the Committee raises no objection to the works shown in the plans prepared by Council's Engineers (Figure 3), however, further investigations should be undertaken as to the use of the "road widening" area, near Stone Terrace, for a bus pick up and drop off point.

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

Committee's Recommendation

That it be deferred until the next meeting when the Draft Windsor Traffic Study will be discussed in detail.

3. GEORGE STREET, WINDSOR - PARKING RESTRICTION
(THOMPSON SQUARE) - NSW POLICE DEPARTMENT -
WINDSOR HIGHWAY PATROL. GT230/02 PT2

Committee's Recommendation

That the signage be clarified so as to differentiate between the 90° parking zone and the parallel parking zone.

4. DIGHT STREET, RICHMOND - RAAF. 421/R PT1

Committee's Recommendation

That the matter be deferred until more detailed investigations are undertaken.

5. RAILWAY ROAD SOUTH, MULGRAVE - HEAVY TRAFFIC
VOLUME. 1822/R

Committee's Recommendation

That traffic counts be undertaken and results presented to the next meeting.

3. GENERAL BUSINESS:-

Correspondence

6. WILLIAM STREET, RICHMOND - TRAFFIC CONDITIONS -
T O'BRIEN. 2340/R PT1

Committee's Recommendation

That traffic counts be undertaken, especially between 2.30pm - 5.30pm, and the alignment of the road be defined by survey. Advice also be obtained from the State Rail Authority as to their future plans for their site on the Corner of William Street and Bourke Street.

7. INTERSECTION BOUNDARY/OLD PITT TOWN ROADS, BOX
HILL - PROPOSED WARNING SIGNS - BAULKHAM HILLS
SHIRE COUNCIL. 256/R PT1

Committee's Recommendation

That "Stop Sign Ahead" and "Four Way Intersection" signs be installed on Old Pitt Town Road at its approach with Boundary Road, Box Hill.

8. GENERAL STORE, PITT TOWN ROAD, McGRATHS HILL -
PEDESTRIAN TRAFFIC - NSW POLICE DEPARTMENT -
RICHMOND HIGHWAY PATROL - ON BEHALF OF MRS J
KENT. 206/R PT1, GT230/2 PT2

Committee's Recommendation

That investigations be undertaken by Council staff to determine land ownership in relation to where the cars are currently parking. If cars are parking on private land, then negotiations occur with landowners in an endeavour to solve the problem.

9. BELLS ROAD, GROSE VALE - REDUCTION OF SPEED
LIMIT - NSW POLICE DEPARTMENT - RICHMOND HIGHWAY
PATROL - ON BEHALF OF T A GILLIES. 206/R PT1, GT230/2
PT2

Committee's Recommendation

That the matter be referred to the Roads and Traffic Authority.

10. CATTAL ROAD - P CASH. 2019/R PT2

Committee's Recommendation

That the matter be investigated by the Police Department and the Roads and Traffic Authority and the results be reported back to the Committee.

11. THE TERRACE, WINDSOR - TRAFFIC CONDITIONS -
PHIPPS/WOODFORD/PULSFORD/BOWD/GAZAL. 2019/R PT2

Committee's Recommendation

That it be deferred until the next meeting when the Draft Windsor Traffic Study will be discussed in detail.

12. STEWART STREET, SOUTH WINDSOR - CHILD WARNING
SIGNS IN THE VICINITY OF GREENHILLS CHILD CARE
CENTRE - HAWKESBURY CITY COUNCIL. 1950/R

Committee's Recommendation

That Council staff examine the most appropriate option for the site and report to the next meeting.

13. GEORGE STREET/RIFLE RANGE ROAD/COLONIAL DRIVE,
SOUTH WINDSOR - TRAFFIC FACILITIES. 731/R, 1833/R,
382/R

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority for their consideration, with the preferred option being the installation of traffic lights at both intersections.

OTHER BUSINESS

1. Mr Hatch tabled a letter from the Fire Brigade - North Western Region, requesting parking restrictions in March Street, Richmond. The matter will be listed in the agenda for the next meeting.
2. Sgt Thompson indicated that there was a safety problem in that part of Macquarie Street which fronted the newly constructed Red Rooster building. It was resolved that existing "No Stopping" signs be relocated and the No Standing area be extended to cover that section of Macquarie Street adjacent to the entry/exit of the Red Rooster site.

3. Sgt Thompson advised that the cars travelling towards Windsor along Macquarie Street were causing a traffic problem when turning right into Forbes Street. It was resolved that a "No Right Turn" sign be erected in Macquarie Street in the vicinity of the Forbes Street intersection.
4. Sgt Thompson advised the Committee that several serious accidents had occurred at the Richmond Road/George Street lights. The majority of accidents involved south bound vehicles in George Street, turning right at the intersection. It was resolved that the matter be referred to the Roads and Traffic Authority for their investigations with a request for an addition of a "turning" arrow on the signals.
5. Mr Berzins also advised the meeting that on Wednesday 5th August, 1992, representatives from the Police Department, Roads and Traffic Authority, Council and Mr Rozolli's office conducted a joint inspection of Bells Line of Road. The aims of the inspection was to review the appropriateness of the speed signage. Agreement was reached on the following changes:-
 - a) reduction in length of the existing 100km speed zone between Chapel Street, Richmond, and the North Richmond Bridge. Also reduction in the speed limit to 80km;
 - b) extension of the 60km zone to the south of Kurmond by 400m, (on the basis of the proximity of the school crossing);
 - c) reduction in the 100km speed limit between Mill Road, Kurrajong, and Hermitage Road, Kurrajong, to 90km; and
 - d) extension of the 80km zone by 400m in the vicinity of Bowens Creek Road, Bilpin.

COMMITTEE'S RECOMMENDATION

THAT ITEMS 1 to 13 of the Local Traffic Committee's Report be received, the recommendations be adopted and that the item "Other Business" be received.

Report.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

SECTION 2 - PLANNING AND DEVELOPMENT

wp
14/9
ph/s

1. THREE TWO STOREY AND SIX SINGLE STOREY DUPLEXES - LOTS 2086-2094, N^oS 2-9 PAINE PLACE AND N^o 43 BOUNTY CRESCENT, BLIGH PARK - MR R BRAND. DA'S152/92 - 160/92

Owner: Department of Housing
Area: Varying sizes from 497m² to 617m²
Zoning: Hawkesbury Local Environmental Plan,
1989 - Residential 2(a)
Advertising: Advertised with four submissions, objecting
to the proposal including one petition
containing thirteen signatures
Date Received: 2nd June, 1992

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused because:-

1. The external appearance/design of the proposal will detract from the visual amenity of the neighbourhood.
2. The contiguous nature of the proposal is considered to be an overdevelopment of the area.
3. Not in the public interest.

Mem 14/9 to go back to GPC

Defer 29/9

2. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING - LOT 63 DP242486, 10 GREGORY STREET, NORTH RICHMOND. DA207/92

Owner: Mr & Mrs N Fowler
Area: 1043m²
Zoning: Hawkesbury Local Environmental Plan,
1989 - Residential 2(a)
Advertising: Advertised with three submissions objecting
Date Received: 6th July, 1992

Mr. Fowler, the applicant, addressed the Committee.

Mr. Clark, an objector, addressed the Committee.

Alderman Parsons tabled a letter from a neighbouring resident, which the Town Clerk/General Manager read to the Committee and which is quoted below :

"I Sigrid Wilson of 12 Gregory Street being a directly adjoining neighbour of Niel & Margaret Fowler, have absolutely no objection to Mr. Fowler continuing in his business as upholsterer at ... Gregory Street. It is of no consequence to any one else. He neither distracts or is in any way disruptive in his business. I have been a direct neighbour for almost 5 yrs and see no reason why a licence should be denied him to further conduct his business."

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.45 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers and L.C.Sheather.

THAT CONSENT BE granted, subject to:-

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

"the activity or pursuit does not -

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

or dwelling to indicate the name and occupation of the resident thereof)."

3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. All raw materials and finished goods to be stored within the building and all work performed to be confined in the building.
5. No signs shall be displayed on the footpaths, pedestrianways or roadways.
6. Operating hours shall be limited to 8.00am to 4.00pm, Mondays to Fridays. Any alteration to these hours will require approval.
7. A fire extinguisher appropriate for glues and solvents used in the home activity shall be kept within the garage at all times.
8. The consent shall lapse if the current operator ceases the home activity on the site.
9. Should condition 2(i) above be not adhered to, further works may be required to alleviate interference. Such will be carried out forthwith and to the satisfaction of the Divisional Manager Environment and Development.

Defendant Gm 29/9

WP
(4/9)
STUMP
3. TOWNHOUSE - LOT 7 DP38394, N^o 131 LENNOX STREET,
RICHMOND - YAMAGA HOLDINGS PTY LTD (D CHRISTOU).
DA212/92

Owner:	Yamaga Holdings Pty Ltd
Area:	3665m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised in accordance with Council policy with 1 submission received
Date Received:	7th July, 1992

Mr.G.Pandu, an adjoining owner, addressed the Committee as an objector.

ADDITIONAL REPORT

The Committee required an additional report in relation to the previous approval on the land.

Development Application N^o 265/91 originally approved the construction of 8 townhouses on the subject property. Council's resolution made no reference to the relocation of buildings in order to minimise noise or overshadowing.

In respect of noise, Condition N^o 13, of the original approval did address this issue, and read as follows:-

"13. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the Building Application. Such fencing shall be to a height of 1.8m (one point eight), at least lapped and capped in quality and particular attention being given to eliminate as much noise as possible in the vicinity of the access "handle" and adjoining dwellings."

This condition has been reiterated in the recommendation for this application.

In respect of overshadowing, an analysis has been carried out to determine the extent of shading on the adjoining properties to the South. The buildings are located 9m from the Southern boundary and as the first floor level is stepped, this level is setback 11m. In addition, the development is not two storey in its entirety as it is "broken up" by single storey carports at regular intervals.

The shadow analysis demonstrates that the properties to the South of this development will be shaded at their rear for a length of 8m. This is considered an acceptable level of shading, given that it is "broken up" due to the nature of the development. As a result, the location of the buildings is satisfactory and it is not considered that a relocation of buildings is necessary.

IT IS RECOMMENDED THAT the information be received.

COMMITTEE'S RECOMMENDATION

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

1. The development shall be carried out generally in accordance with the plan submitted on 7th July, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. 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. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
4. No excavation or site works shall be commenced prior to the issue of the building permit.

5. A contribution of \$1,727 (one thousand seven hundred and twenty seven dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of townhouse development.
 6. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
 7. Landscaping shall be maintained to Council's satisfaction.
 8. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3m (three) in height shall be removed without the approval of the Divisional Manager of Environment and Development. Such approval to be sought subsequent to the pegging of building works.
 9. Parking shall be provided for 22 (twenty two) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
 10. New boundary fences shall be provided at the applicant's expense. Such fencing shall be to a height of 1.8m (one point eight), at least lapped and capped in quality and particular attention being given to eliminate as much noise as possible in the vicinity of the access "handle" and adjoining dwellings.
 11. The window of the dining room shall be replaced with glass doors to enable access to the rear courtyards.
 12. Compliance with all conditions of DA265/91.
 13. The free-standing carport shall be provided with a pitched roof. Plans indicating this are to be submitted with the building application.
- B. A further report be submitted to the Ordinary Meeting in relation to the location of the previous approval.

John
14/9

4. EXTENSION TO HOLDING YARDS & REPLACEMENT OF AMENITIES - LOT 3, DP538816 MULGRAVE ROAD, MULGRAVE - NATIONAL LIVESTOCK BROKERS. DA210/92

Owner: Ms M E & Ms A M Y Clarke
Area: 1.917ha
Zoning: Hawkesbury Local Environmental Plan, 1989 - Industrial 4(a)
Advertising: Windsor High School Principal and P & C Secretary advised by letter
Date Received: 7th July, 1992

Mr.C.Harvey of National Livestock Brokers, addressed the Committee.

Mr.T.O'Hanlon, representing the Windsor High School P. & C. Association and Mr.A.Deece, Principal, Windsor High School, addressed the Committee as objectors.

Alderman Keegan left the meeting at this stage, the time being 10.53 a.m.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.00 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, H.J.M. Books, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers and L.C.Sheather.

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

1. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit access to the site with a minimum width of 6m (six).
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No advertising structures to be erected, displayed or affixed on any building or the land without prior approval of Council under Ordinance 55 of the Local Government Act. These details shall provide for onsite detention and treatment as well as appropriate disposal.
4. Separate details of the proposed method of treatment of liquid wastes shall be submitted concurrently with the building application for consideration and approval.

5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
 6. All waste material to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 7. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act, 1989, and regulations thereunder to the satisfaction of the Divisional Manager Environment and Development.
 8. An adequate on-site area for parking and loading is to be constructed with an all-weather surface to the satisfaction of the Divisional Manager Environment and Development. Plans are to be submitted along with the building application.
 9. All carparking, loading and manoeuvring areas on-site are to be sealed or alternatively treated with suitable dust suppressant.
 10. Access during weekdays is restricted to the Cunneen Street entrance.
 11. Arrangements satisfactory to the Divisional Manager Engineering Operations are to be made for the disposal of drainage from the site.
 12. A plan of landscaping is to be submitted for approval by the Divisional Manager Environment and Development, prior to any works being carried out on-site. Landscaping is to be completed and maintained for the life of the development.
 13. The use shall only take place on 2 (two) week days per week.
 14. No noise amplification shall be used on the site.
 15. Compliance with any requirements of the Environment Protection Authority especially in regard to waste water.
- B. That Council assist in the future relocation of the operation to a more appropriate site.

Alderman Books left the meeting at this stage.

EW2
11/9

5. PLACE OF PUBLIC WORSHIP - LOT 108, DP755258, N^o 249
WOLLOMBI ROAD, ST ALBANS - GROVEWOOD HOMES (J
LAWLAR). DA170/92

Owner: The Association of the Franciscan Order of
Friars - Minor
Area: Approximately 16ha
Zoning: Hawkesbury Local Environmental Plan,
1989 - Environmental Protection
7(d)(Scenic)
Advertising: Adjoining owners notified with one
submission received
Date Received: 10th June, 1992

Mr.G.Wilson, an objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

X
A FURTHER REPORT be submitted to the Ordinary Meeting on the earthworks that have already been carried out with a recommendation on what action should be taken by Council, and the immediate need to pipe the gully. Such report to include aspects relating to the environment, sensitivity and historic nature of the area.

The applicants be asked to remove
the embankment and take immediate
action to restore the area

WP
14/9

6. INTEGRATED HOUSING - LOTS 30-34, DP794424 & LOTS 53-
59, DP802290 LAND BOUNDED BY ARTHUR PHILLIP DRIVE,
GRAINGER AND FULTON PLACES, NORTH RICHMOND
(KEMSLEY DOWNS) - DEFENCE HOUSING AUTHORITY (MR
HEATH). DA219/92

Owner: Defence Housing Authority
Area: Total site area 9669m²
Zoning: Hawkesbury Local Environmental Plan,
1989 - Residential 2(a)
Advertising: Advertised with no submissions
Date Received: 21st July, 1992

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted, subject to:-

1. The development shall be carried out generally in accordance with plans submitted with the application dated 21st July, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. The internal driveways shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.
5. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape. Details to be submitted concurrently with the building application.
6. All fences behind the building alignment to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
7. A detailed plan of landscaping shall be submitted and approved with the building application. Such landscaping is to be completed prior to the occupation of the building and adequately maintained.
8. Provision of a clothes drying area. Details to be submitted with the building application.
9. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway areas.
10. Construction of Council's standard residential, heavy duty footway to Lot 1.
11. Construction of the access road within the communal open space to the satisfaction of the Divisional Manager Engineering Operations together with the construction of concrete path paving within the pedestrian access to Fulton Place.
12. Construction of a separate driveway access along the access to Lot 1 shall be provided to Lot 7. Details to be submitted concurrently with the building application to the satisfaction of the Divisional Manager Engineering Operations.
13. Construction of interallotment drainage to serve each house not draining directly to a public road.
14. The driveway to Lot 14 being located clear of the existing pit in Grainger Place.

15. A contribution of \$32,813 (thirty two thousand eight hundred and thirteen dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities.
16. Satisfactory arrangements being made with Prospect Electricity and Telecom for adjustment of any services affected by the location of the proposed driveways. Details to be submitted from the relevant authorities, concurrently with and prior to, the release of the building application.
17. Satisfactory arrangements being made for the manoeuvring of vehicles from Lots 6 and 8. Details to be submitted concurrently with the building application and to the satisfaction of the Divisional Manager Environment and Development.
18. Construction of access and drainage or sewer works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
19. A design, checking and inspection fee of \$500 (five hundred dollars), and \$1.50 (one dollar and fifty cents) per metre of drainage, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.

WP 14/9 (Shumts)

7. LANDFILL - LOT 52 DP585372 N^o 166 CORNWALLIS ROAD,
WINDSOR - N CRABB. DA200/92

Owner:	Crabb & Barnes
Area:	16.3ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising:	Advertised in accordance with Council policy with 1 submission received
Date Received:	29th June, 1992

Mr. Crabb, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

1. The landfill shall be completed generally in accordance with Plan Reference 18228 dated May, 1992.
2. Compliance with any requirements of the Environment Protection Authority (Waste Management Authority of NSW).
3. Compliance with any requirements of the Public Works Department and Water Resources Commission under the NSW Rivers and Foreshores Improvement Act.
4. All fill material to be non-cohesive soil, clean type material such as sandy loam or similar. No contaminated material is to be brought onto the site.
5. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris entering the river during storms or entering the existing pipelines causing blockages.
6. All necessary works being carried out to ensure that flow from adjoining properties is not impeded. In particular, an open drain is to be provided along the northern boundary of the fill and access to the existing pit shown on the plan is to be retained by moving the proposed embankment at this point to the north of the pit.
7. No excavated material (subsoil, topsoil, soil) shall be removed from the site.
8. The landfill shall be completed in stages to minimise the area exposed at any one time. Each section is to be stabilised by grassing immediately each section is completed and before moving onto the next section.
9. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.
10. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
11. The landfill operation shall not take place on the land except between 7.00am and 4.00pm, Monday to Friday.

12. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 20 (twenty) cents per tonne of all materials transported to the subject site. In respect of the said contribution, the following provisions shall apply:-

- i) payment of \$2,160 (two thousand one hundred and sixty dollars) within 3 (three) months of the date of this consent and payment of \$2,160 (two thousand one hundred and sixty dollars) for every succeeding 3 (three) months period until a total of \$17,280 (seventeen thousand two hundred and eighty dollars) has been paid.

13. The access tracks on the property shall be watered at regular intervals to prevent the emission of dust from the site.

14. This consent is limited to a period of 3 (three) years from the date of issue.

- B. That Council staff periodically inspect the site.

Glen
14/9
Rm15
deferred until GPC 29/9
8. CONSTRUCTION OF A 2.5 MEGA LITRE WATER STORAGE RESERVOIR - LOT 1, DP591288 & LOT 1, DP818045 OLD BELLS LINE OF ROAD, KURRAJONG - WATER BOARD (NORTH WESTERN REGION). DA206/92

Owner: Water Board and Parklands Retirement Village Trust
Area: 3000m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a) and Special Uses 5(a)
Advertising: Advertised in accordance with Council's policy and one submission received
Date Received: 2nd July, 1992

COMMITTEE'S RECOMMENDATION

THAT UPON THE APPLICANT agreeing to the following requirements, a conditional consent be issued:-

1. The proposal be carried out in accordance with the documentation supplied with the development application prepared by Mitchell and McCotter Pty Ltd and dated July, 1992, (91097 RP1).

2. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to construction commencing. Such landscaping is to be completed prior to the completion of the reservoir.
3. Landscaping shall be maintained to Council's satisfaction.
4. The new reservoir shall be finished in a colour to match the existing reservoir on the site.
5. Works be undertaken to minimise scouring on and off the site when water is released from both existing and the new reservoir. These works should include devices such as pits and diffusers and be constructed to Council's satisfaction.

(Kms 5) Clem 14/9 Defended Nex GPC 29/9

9. PROPOSED REZONING - LOT 238, DP751665, N^o 1115
SALTERS ROAD, WILBERFORCE - JOHNATHON KEEN &
ASSOCIATES. LEP7/92

Owner:	R P M Colley & A M Kohacek
Area:	21.45ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Not applicable
Date Received:	16th July, 1992

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

ADDITIONAL REPORT

COMMUNITY TITLE LEGISLATION - POLICY FOR
HAWKESBURY CITY. LEP7/92

The time allowed between the General Purpose Committee and the Ordinary meeting business paper has not allowed for a detailed report to be presented to this meeting. However, Council is advised that Community Title does not overcome the LEP, in terms of subdivision allotment sizes although, in conjunction with the LEP, can be utilised as an alternative form of title to that of Torrens and Strata titling.

It is understood that the Community Titles Legislation was enacted to overcome difficulties being experienced with Strata titling, particularly for broad acre, rural subdivision. Strata titling was being used somewhat by subterfuge to allow individual titles for resort type housing, with the Strata Body Corporate managing common land which often were in the form of golf courses, equestrian establishments, etc. The difficulty with Strata titling was that by definition a Strata title was a "cubic space", whereas many of the allotments were proposed to be sold off a proposed plan prior to construction, which meant that the "cubic space" was not existing.

Community Titles enables individual allotments to be sold off a plan prior to any construction taking place, but enables the Body Corporate to control the type and style of development that subsequently takes place. The overall theme of development is approved by Council, and subsequent development is locked into Council approval.

The only example of Community Title, at this time, within Hawkesbury City is John Tebbutt Mews in Castlereagh Road, opposite the Richmond High School. This appears to have been a successful development and it would appear that Community Title is a more desirable form of title for home owners than is Strata Titling. The benefit, of course, is that one receives an individual Torrens Title for their home allotment so that, within reason, they are able to live free of any intervention from the Body Corporate on that allotment, whilst still enjoying the benefits of community use of the common land area. In the case of the John Tebbutt Mews, the community land includes a hall, swimming pool, tennis courts, etc.

Community Titles is seen to be useful in rural subdivisions where the Local Environmental Plan could be used as a density calculator. For example, should a 40ha allotment within a 4ha zone be capable of a 10 lot subdivision, it may be more appropriate to utilise the 10 lots on say ½ to 1ha allotments with the bulk of the land being in common title. This would not increase the density beyond the LEP provisions, but would enable the best house sites because of topographical features to be identified with the common land to be used for some common community purpose, eg. horse paddocks, bushland preservation, etc.

A more detailed report as to the intricacies of Community Title will be presented in the near future.

COMMITTEE'S RECOMMENDATION

- deferral not*
GPC 29/9
- A. THAT COUNCIL NOT prepare a Draft Local Environmental Plan to permit a 16 (sixteen) lot Community Title Subdivision.
 - B. That a report be prepared for consideration for formulating a policy for Community Title Legislation application to the City by the Ordinary Meeting.

14/9

10. TWO LOT SUBDIVISION - LOT 2, DP503713, 18 STANNIX
PARK ROAD, WILBERFORCE. SA80/92

Owner: J McGeady
Area: 6.07ha
Zoning: Hawkesbury Local Environmental Plan,
1989 - Rural 1(b)
Advertising: Not required
Date Received: 1st June, 1992.

Mrs. McGeady, the applicant, addressed the Committee.

Alderman Mackay returned to the meeting at this stage, the time being 3.27 p.m.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused on the grounds that: -

1. The subdivision is not in compliance with the 10ha (ten) minimum allotment requirement for land zoned Rural 1(b) in accordance with the provisions of HLEP, 1989.
2. The application is not in the public interest.

deferred - next GM

Col 14/9

11. TREE REMOVAL - MARKET GARDEN (HYDROPONIC) -
LOT 20, DP28331, N^o 419 TERRACE ROAD, FREEMANS REACH.
MR D & MRS T VELLA. P2003/765

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted for work to be undertaken as requested, subject to the retention of all trees within 5m (five) of all boundary lines, fenced dwelling and driveway entry area. One tree to be removed from dwelling area adjacent to house for safety.

John 14/9
12. GENERAL STORE - HANCKEL ROAD, OAKVILLE.
DA79/92

ADDITIONAL REPORT

At the Committee's request a report on the current uses of the site is as below.

It is understood that the site is already utilised for the repair of motor vehicles and that this use has existing use rights, and may continue.

The approval for the general store included a condition that:-

"The premises are not to be used as a service station or car repair station."

This does not mean that the existing use right, already on the property, for motor vehicle repairs cannot continue. What the condition does mean, is that the site for the general store and the building that will be erected as a result of Council's approval, cannot be used as a service station or car repair station. This does not alter, in any way, the use which was applied for, but merely recognises that dispensing petrol from petrol bowsers is a minor ancillary use to the development, being a general store.

COMMITTEE'S RECOMMENDATION

- ✓*
- A. THAT THE LEGAL advice on general stores containing petrol bowsers be received.
 - B. That a report be brought forward on any current consent or existing use rights.

SW 14/9
13. REZONING TO PERMIT THE REDEVELOPMENT OF AN
EXISTING SERVICE STATION - LOT 13 DP700834, LOT 1
DP609449 AND PT LOTS 11/12 DP977347 N° 's 81-87 BELLS LINE
OF ROAD, NORTH RICHMOND - MARTIN MORRIS AND JONES
PTY LTD. DLEP2/92

COMMITTEE'S RECOMMENDATION

✓
THAT COUNCIL PREPARE a submission to the Department of Planning pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979 to enable the plan to be gazetted.

Col 14/9
14. TREE REMOVAL - MARKET GARDEN - LOT C DP407135 N^o 82 SAUNDERS ROAD, OAKVILLE - MR L & MRS M SAID. P1934/160

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted for work to be undertaken as requested, subject to the retention of trees to the south western and western boundaries and the singular tree adjacent to the existing dwelling. ✓

Item 14/9
15. BLIGH PARK - DRAFT SOCIAL PLAN. GT130/001 PT08

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION within the Draft Bligh Park Report be received. ✓

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17. CLARENDON SHOWGROUNDS - PROPOSED DRIVER
TRAINING AND KART RACING FACILITY. DA345/91

Glenn
11/9

Mr.Foley, of the Hawkesbury Kart Club addressed the Committee on behalf of the applicant.

Mr.Bryden of the Dressage Council of New South Wales, Mr.John Milne on behalf of the Hawkesbury District Agricultural Association, Professor Richard Bawden of the University of Western Sydney, Hawkesbury, and Ms.L.Ingham, representing the residents of Clarendon and the Race Horse Trainers and Owners at Clarendon, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- X
- A. THAT COUNCIL ASSIST the Kart Club in association with the University of Western Sydney, Hawkesbury, on the proposed siting of the Kart Club on the University of Western Sydney, Hawkesbury land.
 - B. That a report be brought forward to the Ordinary Meeting on the feasibility of the alternative site, addressing the following aspects : site access, a lease term and the time frame it would take to get the lease up and running, ground consolidation, and isolation of the infrastructure.

Alderman Mackay left the meeting at this stage, the time being 2.20 p.m.

The matter be deferred for 2 months for negotiations with UWI re use of the Windsor tip.

ADDRESS BY MR. BARRY THOMPSON - FEDERAL AIRPORT CORPORATION.

Mr.Barry Thompson of the Federal Airport Corporation then addressed the Committee on the proposals relating to the airport at Badgerys Creek.

Jan 14/9
18. BUILDING APPROVAL - GROSE VALE ROAD,
KURRAJONG - R E PAULL BA 914/89, DA 249/89

COMMITTEE'S RECOMMENDATION

THAT MR R E PAULL be advised that compliance with the building condition regarding rendering non-habitable the second dwelling on his land at Lot B, 461 Grose Vale Road, Kurrajong is required either at the end of the existing tenancy or the end of February, 1993, whichever is the sooner. ✓

The Committee then adjourned for site inspections, the time being 4.42 p.m.

Jan 14/9
19. LOCAL AREA CARPARKING AND TRAFFIC STUDY
RICHMOND. LEP10/91

COMMITTEE'S RECOMMENDATION

1. Council resolve to prepare a study brief and engage in a consultant to undertake a Carparking and Traffic Study for Richmond Town Centre
2. The Section 94 Current Carparking Contribution Reserve fund the study. ✓
3. That expressions of interest be called for and be further reported to Council.

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 Nos. 12140, 12220, 12477 and 12597.

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.	12001	-	12827	\$3,965,256.50
Trust Fund Nos.	915	-	1028	\$701,813.28
FID General Fund	469184	-	469190	\$718,809.14
98P General Fund	37064	-	37066	\$4,075,000.00
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	25420	-	-	\$200,000.00
				\$9,660,878.92

2. ERECTION OF SECURITY GATES AND FENCING - RICHMOND GOLF CLUB LIMITED. P258/355 PT1

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE application be deferred pending investigation of alternatives for commuter parking before the erection of fencing and gates.

3. HAWKESBURY SPORTS STADIUM LIMITED - CLARENDON. P1829/810 PT1

Mr.S.Ghantous addressed the Committee.

Item 5 of the Supplementary Report was dealt with in conjunction with Item 3 above.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL APPROVE in principle lending finance to the Hawkesbury Sports Stadium Ltd. subject to further investigation by Council as to :

1. What legal arrangements can be made.
2. A full financial analysis be undertaken.
3. The method of Company or Committee to operate the facility be reported to Council.

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

Alderman Stubbs left the meeting at this stage, the time being 3.54 p.m.

ADDRESS BY MR. BRIAN HARDIMAN, HAWKESBURY TOURISM INC.

Mr. Brian Hardiman reported to Council on the activities of Tourism Hawkesbury.

Alderman Mackay left the meeting at this stage, the time being 4.30 p.m.

4. REQUEST FOR USE OF LOGO. GP 90/7 PT 01

COMMITTEE'S RECOMMENDATION

/ THAT RICHMOND AND District Chamber of Commerce be granted permission to use the Council logo on its letterhead.

5. HAWKESBURY SPORTS STADIUM LIMITED - CLARENDON.
P1829/810 PT1

See Item 3.

QUESTIONS WITHOUT NOTICE

Alderman Rogers advised that he had a request from a constituent who is seeking to do a layback for a driveway into his property and was advised by Council that he would have to pay \$130/\$150 or thereabouts in relation to insurance before construction could commence. The owner was concerned on a hardship basis that it was difficult to pay and Alderman Rogers sought clarification as to whether it was a standard imposition. He asked if this could be waived in hardship cases if an application is submitted and if this could come back to him for the Ordinary Meeting.

The Divisional Manager Engineering Operations advised that where people are constructing laybacks or a vehicular access across the footpath, Council does require Public Liability insurance to safeguard anybody doing themselves an injury. He undertook to take the matter up with Council's insurance and report back to Council.

Alderman Williams asked if he was to drive to Woods Reserve at the weekend and collide with the fence post on what appears to be a road, what would be the legal position now.

The Town Clerk/General Manager advised that there would probably be a provision under the Motor Traffic Act that he would be entitled to travel on what was open as a public thoroughfare and if he hit the fence, and the fence is properly erected, it would probably be his fault and he should consult with his lawyer.

Alderman Paine referred to the notice to the Aldermen regarding the meeting with the Independent Members on the Hawkesbury Hospital and asked if all Aldermen were invited.

The Mayor advised that Alderman Keegan, herself and two members of the Crisis Committee would be attending the meeting. Wentworth Area Health Board is not being represented and the Town Clerk/General Manager is unable to attend.

Alderman Paine stated that the restaurant on the Common seems to be closed and sought advice in this regard.

The Mayor undertook to arrange for the Divisional Manager Corporate Services to advise Alderman Paine.

Alderman Paine stated that over the long weekend in October there are about 4 events staged for Clarendon and asked if provision is available for traffic movements, parking, etc.

The Town Clerk/General Manager advised that as long as these matters are reported to the Inspector of Police, the Inspector will make arrangements as to what he considers necessary for additional traffic Police.

Alderman Sheather referred to Pound Paddock and stated that the golf course has been turfed and the park is still being used as a dumping paddock. Also a car had gone through the fence.

The Divisional Manager Engineering Operations undertook to take the matter up with the relevant authorities.

Alderman Williams referred again to the large oil spills from the garbage collection truck - one in George Street and one in Catherine Street - and asked if it is known what is causing it.

The Town Clerk/General Manager stated that the garbage trucks are maintained daily. He undertook to have the matter investigated.

The Mayor referred to representations which all the Aldermen had been receiving regarding the Shahzada ride at St.Albans, the St.Albans Inn and the P. & C. Association, and advised that an Officer from Council had gone up there to-day to try and resolve the problem.

The Town Clerk/General Manager referred to discussions he had had with Mr. Burns-Wood, who wanted the P. & C. Association to operate from as early as they liked in the morning and give him the evening from 4 p.m. onwards. All that has been done, as has been done in the past, is that Council has just raised no objection to them being on the Reserve. There would be a problem if Council asked them to close at 4.00 p.m. It is hoped that the matter can be negotiated successfully.

The meeting terminated at 7.27 p.m.

REPORTS FOR DETERMINATION

1. STAFF MATTERS. EDPIIS, CPCH

The following resignations have been received:-

- Ian Stubbs, Patrol Officer, Environment and Development, effective on 7th August, 1992.
- Carrolyn Hagan, Word Processing Operator, Corporate Services, effective on 1st September, 1992.

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

2. FINANCIAL ASSISTANCE GRANT 1992/93. GG21/74 PT3

The Minister for Local Government has advised of the Financial Assistance Grants for 1992/93.

The total grant to be received is \$2,833,320. This grant consists of two components ie fiscal equalisation and local roads' expenditure.

The following table illustrates the changes of total financial assistance grant received in 1991/92 as compared to that of 1992/93.

		<u>Variance</u>	
		<u>1991/92 - 1992/93</u>	
	<u>1991/92</u>	<u>1992/93</u>	<u>Amount</u> <u>%</u>
	\$	\$	\$
1. Fiscal Equalisation	2,180,400	2,034,400	(146,000) (6.7%)
2. Local Roads	673,826	798,920	125,094 18.57%
TOTAL	2,854,226	2,833,320	(20,906) (7.3%)
3. Special Needs (One- Off) - The Driftway, Londonderry	799,882	--	N/A N/A

It should be noted that the financial assistance grants to NSW Local Government for 1992/93 have an overall increase of 3.02% over 1991/92 as compared to the Council's reduction of 7.3%.

The Financial Assistance Grant for 1991/92 had included an additional amount of \$799,882 untied road grant for the expenditure on The Driftway, Londonderry. This grant had been reduced by \$44,756 as an overall reduction of the 1991/92 Financial Assistance Grant as reported to the Council's Ordinary meeting on 9th June, 1992.

IT IS RECOMMENDED THAT the above report be received for information.

3. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/058 PT01, GC283/070 PT01

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

Lease of dwelling
on public road

Lease to Mrs B Lavender (protected tenant)
for premises located on Part Lot 20 Slopes
Road, North Richmond commencing 1st
February, 1993, at a weekly rental of \$50
(fifty dollars).

Renewal of Lease

Exercising of 3 (three) year option by tenants
of Shop 8 Wilberforce Shopping Centre,
Messrs F C Lao and Y Tran. Commencing
annual rental of \$11,700 (eleven thousand
seven hundred dollars) plus 11.54% (eleven
point five four) of outgoings for Wilberforce
Shopping Centre. Rental to be reviewed to
CPI on first and second anniversaries of the
Lease.

Deed of Agreement

Variation to lease in respect of Crown Reserve
Nº 81554 leased by Richmond Golf Club
Limited.

4. COMMUNITY FACILITIES - EXPENDITURE SECTION 94 FUNDS. GT200/1 PT3

Preparations have taken place to allow Council to meet the new requirements applying to the collection and expenditure of Section 94 Funds. Among funds, previously collected, is an amount designated for community facilities. At the time of writing this report, this figure was \$455,439.61. The developments from

which these funds have been collected exclude Bligh Park. Council previously received a report on Bligh Park funds and adopted recommendations regarding expenditure of those funds. This report proposes that priority be given to the following projects from the amount currently held by Council and from amounts which will be levied up to the implementation of the new regulations.

1. North Richmond Childcare Centre Extensions -

The present building is fifteen years old and was constructed to meet licensing requirements and the type of use, at that time. What was originally developed as a pre-school became a long day childcare centre when Commonwealth operational subsidies became available for this purpose. This was also in response to community needs, with priority being given to children from families of working parents. There is a need to extend the present building and to alter the entry to avoid the problems of the falling pine nuts from the tree in Elizabeth Street. Additional kitchen and office space and a staff room are needed to meet the requirements of the Department of Community Services. It is proposed to provide entry from the carpark of the adjoining Neighbourhood Centre. The Management Committee has been consulted and Council's assistance would be appreciated as the Centre operates on a break-even budget and major capital expenditure is beyond their current and future resources. It has been estimated that an amount of \$90,000 will meet the cost of this work along with some necessary alterations to the drainage to accommodate the extension.

2. Colo Heights Community Hall -

Repairs have been carried out to the asbestos roof and yet further damage has occurred. Correspondence from the Management Committee requests Council's assistance in overcoming the problems associated with the old building. Following further inspections of the site, it is recommended that a new building be constructed in front of, and linked to, the existing toilet block, with a covered walkway. Estimated construction costs for a low maintenance type building is \$180,000 with an additional \$10,000 for safe removal and disposal of the old building. If this proposal is acceptable to Council, it is recommended that removal of the old building proceed as soon as possible and that the small relocatable store building be made available for use by the pre-school until the new building is completed.

3. McGraths Hill Neighbourhood Centre -

As previously reported to Council, the resited cottage in Phillip Place, is not completely suitable as a neighbourhood centre. Its use is limited due to the layout of the building and maintenance costs are both excessive and continuous. It is recommended that Council subdivide this lot, which also holds the shops, and sell the cottage in Phillip Place, if following community consultation, a suitable alternate site can be found for the construction of a small neighbourhood centre. Estimated construction costs of \$210,000 would be offset by the sale of the old building and that part of Council's property at the rear of the shops. This would return about \$120,000 to Council, with the net cost of the proposal \$90,000.

4. Mobile Skateboard Ramp -

Council has broken new ground with the installation of the skateboard ramp at North Richmond in the grounds of the neighbourhood centre. This project was made possible with assistance from the NSW Department of Sport, Recreation and Racing. Early indications are that this will prove to be most popular and well used. Complaints have been received of illegal and dangerous use of parking areas, footpaths and roads by skateboard riders. Requests have been received from young people from other parts of the City for a similar facility. It is recommended that a mobile ramp be purchased, to allow this to be used, in turn, at a number of different venues. This type of ramp is designed to be loaded and unloaded using hydraulic equipment on a special trailer. Purchase price, with additional safety factors and delivery is quoted as \$32,500.

5. Wilberforce Community Buildings -

Further consideration will be given to improving the community buildings and children's centres at Wilberforce, should additional funds become available. This would be subject to a future report to Council.

IT IS RECOMMENDED THAT the following expenditure be approved from Section 94 funds:-

North Richmond Childcare Centre	\$ 90,000 (ninety thousand dollars)
Colo Heights Community Hall	\$190,000 (one hundred and ninety thousand dollars)
McGraths Hill Neighbourhood Centre	\$ 90,000 (ninety thousand dollars)

Mobile Skateboard Ramp

\$ 32,500

(thirty two thousand five hundred dollars)

5. COMMUNITY SERVICES GRANTS PROGRAMME. GG21/6

Correspondence from the Local Government and Shires Associations expresses concern over the proposed changes to the Community Services Grants Programme. Under this Programme, community workers are presently funded for Richmond, North Richmond, Glossodia and Bligh Park Neighbourhood Centres as well as Colo Wilderness Mobile Resource Unit and the Forgotten Valley Mobile Resource Unit which operates in the area from Wisemans Ferry, St Albans and the MacDonald Valley. Other programmes are also funded to meet community needs.

The Associations have made representations to the Minister for Community Services in support of current arrangements which support preventative programmes and activities. The proposed guidelines will concentrate on provision of crisis services by calling for tenders from groups, organisations and individuals to meet the new programme objectives. The Department proposes that current funding arrangements will cease on 30th June, 1993. This is a matter of concern to those organisations which are receiving funding under the current guidelines.

IT IS RECOMMENDED THAT a letter be written to Mr Jim Longley, Minister for Community Services, recommending that within the Community Services Grants Programme, provision be made for funding services and activities to the general community.

6. TOTAL FIRE BAN DISTRICTS. GF010/022 PT01

The City of Hawkesbury currently is covered by three weather climatic districts and as such, if a Total Fire Ban is declared in any of those three districts, then the ban applies to the whole of the City area. This is confusing to residents who, in a lot of cases, would not be aware that the City is in other than the metropolitan weather district, and could even extend to action being taken against them for breach of a fire ban when declared in the areas of Hunter or the Mountains.

The Department of Bush Fire Services has written requesting the Council's comment, and in doing so, have suggested that Local Government areas are better, where appropriate, placed in the one weather climatic district.

The most appropriate for Hawkesbury would be the metropolitan area, due to its association through employment, tourism, radio and television networks. The Fire Control Officer concurs with this proposal.

IT IS RECOMMENDED THAT the Council advise the Department of Bush Fire Services that it concurs with the City of Hawkesbury being included entirely in the metropolitan climatic district.

**7. BLAXLANDS RIDGE VOLUNTEER BUSH FIRE BRIGADE -
EXTENSION OF FIRE SHED. GF10/2 PT1**

The Blaxlands Ridge Volunteer Bush Fire Brigade have recently advised Council that they have successfully completed to lock-up stage, the extensions to the fire shed at Blaxlands Ridge. The total cost of the extensions without a concrete floor were estimated to amount to \$11,380 and through voluntary effort, donations and savings made, there is a shortfall of approximately \$4,000 for concrete and steel mesh for the slab, to include the floor and complete the extensions.

The Brigade has requested that Council provide an interest free loan, repayable over a four year period, to enable them to fund this shortfall.

Fund raising activities for the Brigade, over a twelve month period would raise approximately \$7,000, which would be quite adequate to meet the repayments of the loan.

It is felt that providing loan funds to enable the Brigade to construct a concrete floor for their shed extensions should be supported and the funds be provided from Working Funds and adjusted in the next Financial Statement.

IT IS RECOMMENDED THAT an interest free loan of \$4,000 (four thousand dollars) repayable by annual instalments of \$1,000 (one thousand dollars) be made to the Blaxlands Ridge Volunteer Bush Fire Brigade for the provision of the concrete floor at Blaxlands Ridge Brigade Station.

8. HAWKESBURY SPORTS STADIUM LIMITED - CLARENDON. P1829/810 PT1

The report to the General Purpose Committee of the 25th August, 1992, detailed the request by Hawkesbury Sports Stadium Limited for funding towards the cost of constructing an Indoor Sports Stadium at Clarendon along with some of Council's former resolutions in regard to the Development of this Complex.

The Department of Lands being the owner of the property on which the Complex will be constructed required as part of the original concept plan the entering into a lease between Hawkesbury Sports Stadium Limited and Council and subsequently required the Ministers consent. The draft Lease prepared by Council's Solicitors and submitted to the Department was approved subject to some minor alterations. This Lease provided terms and conditions relating to the use of the land and the requirement of an Annual Lease Fee of \$100 incremented yearly by the consumer price index, along with a proportion of profits and Council's outgoings in relation to the property. The proportion of the profits were to be determined by Council prior to the execution of the lease but anticipated to be formed on the basis of the ratio of funds provided by each of the parties.

The current membership of Hawkesbury Sports Stadium Limited is as follows:-

Council Member	Alderman McKay
Council Employee	L M Weatherstone
Hawkesbury District	Mr P R Abbott
Amateur Basketball Association	
N S W Basketball Association	Mr P McGannon
(Baskcorp)	Mr C Daley
Community representatives	Mr J O Perrottet
	Mr B J Ghantous

Correspondence recently received from Baskcorp had indicated that Hawkesbury Sports Stadium Limited may wish to remove their representatives from that Company, since they no longer have any financial commitment to the construction of this Complex. Rather than decreasing the membership it may be more appropriate that the membership be increased by two representatives of Council and retain the existing Directors. Both of the Baskcorp representatives would provide considerable assistance to the Company in that Mr Daley is an employee of the Council and that Mr McGannon being a Director of the Penrith Basketball Stadium as well as a qualified Accountant has considerable experience and played a major part in the development of the Penrith Stadium.

Hawkesbury Sports Stadium Limited is a company limited by guarantee and became incorporated in 1989. The extent of the guarantee is limited to \$100 payable by each of the Directors. This Company was originally established by Baskcorp as a Management Company to develop and construct the indoor stadium, followed by the operations management, when completed, in terms of the Memorandum and Articles of Association.

A further option for the Management of the Sports Stadium would be for Council to establish a Community Management Committee under the Associations Incorporation Act 1984, and delegate powers under Section 530A of the Local Government Act for the care, control and management of the Indoor Stadium. This would require a constitution to be developed and approved by Council and would ensure that Council had adequate control over the management and operations of the Centre. There may also be some taxation advantages for the establishment of a non-profit company as distinct from that which applies to the existing Company limited by guarantee.

In regard to the lease required by the Department of Lands, this would necessitate further negotiation with the Department to satisfy their requirements to the use of the site occupied by the Stadium if the new structure was adopted.

If Council were to support this management structure then, essentially, it would be providing an Indoor Stadium on the Clarendon site and retaining overall control of the facility. It is further suggested that membership of the Hawkesbury Sports Stadium Limited become members of the newly incorporated body and continue the development of this Sporting Complex.

Funds were allocated under the 1988/89 Capital Assistance Programme by the Department of Sport Recreation and Racing of \$40,000 towards the development of this Complex. Owing to the delay in the development of this Stadium the funds have not been utilised, however, the Department has indicated that provided the funds are expended before the 30th June, 1993, on capital works for the project, then there will be no objection to utilisation of the funds in this manner. It is anticipated that if Council supports this project then these funds could be expended by the specified date.

In reference to the Study undertaken by L R M Australia for the development of an Aquatic Sports Centre (Fitness Centre) at Clarendon, the estimated cost based on 1990 values was a total of \$5,135,700 being \$3,912,000 in Stage 1. Due to the level of funds required for this particular project, Council resolved that this would be referred to forward financial planning and, in the short term the construction of the Hawkesbury Sports Stadium should continue.

The level of population which was required to support this particular project was much greater because of the financial commitment than is necessary for the development of the Hawkesbury Sports Stadium. The Aquatic & Fitness Centre was a development which included indoor pool, gymnasium, hydrotherapy pool and associated amenities.

In view of the extent of funds requested it is considered that Council should become responsible for building the total project with the care, control and management being delegated under Section 530A to an Incorporated Management Committee under the Associations Incorporation Act, after construction. If Council supports this concept, it is proposed that the plans and specifications which have been prepared for the former building application be reviewed and a detailed costing prepared and submitted to a further meeting of Council along with a detailed financial analysis of the project and funding proposals.

IT IS RECOMMENDED THAT:-

1. Council agree in principle to the development of an Indoor Sporting Stadium at Clarendon.

2. That detailed cost estimates be prepared for the construction of the Sports Stadium including the site works relating to the road works and entrance to the Showground.
3. That 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.
4. That the grant of \$40,000 (forty thousand dollars) from the Department of Sport, Recreation and Racing under the 1988/89 Capital Assistance Program be expended on this project before the 30th June, 1993, and the Department of Sports, Recreation and Racing be advised of Council's decision.
5. That the Hawkesbury Sports Stadium Limited be advised of Council's decision in this matter and that the Directors of that Company be invited to become members of the newly incorporated body.

Glen 14/9

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

Following the General Purpose Committee Meeting of 25th August, 1992, it was agreed that the possible siting of the proposed Driver Training and Kart Racing facility at the South Windsor Tip site be further investigated in relation to a number of issues including that of leasing.

Subject site is within a total area of land of 17.78 hectares which is currently leased by Council, from the University of Western Sydney - Hawkesbury, for the purpose of a Waste Refuse Depot. Under the provisions of the conditions of the lease document, the term is for a period of fifteen years maximum or until filled if earlier, commencing from the 1st January, 1990. The rental payable by Council is \$500 plus a tipping rate of \$1 per ton with the rent and tipping rate to be reviewed

every three years. (Based on previous tipping quantities the actual rental payable equates to approximately \$13,500 per annum).

It is understood from the submissions made by the Hawkesbury City Kart Club that they propose to pay a rental for a venue to accommodate their Driver Training and Kart Racing facility in the order of \$25,000 per annum to be adjusted annually thereafter.

In view of the lease which exists between the Council and the University, preliminary discussions have taken place with representatives of the University to ascertain whether there would be any objection to a sub-leasing arrangement between Council and the Hawkesbury City Kart Club for the specific use as proposed.

The University have advised that they agree there is a basis for further negotiation regarding a sub-letting agreement so as to accommodate the proposal within the site. It is anticipated that details of such agreement can be finalised within a reasonable time frame after which the matter will be further reported to Council.

IT IS RECOMMENDED THAT consideration of the matter be deferred for a period of 2 (two) months to allow further negotiations to proceed with the University of Western Sydney - Hawkesbury, in relation to the use of the South Windsor Tip site.

10. FLASH FLOOD WARNING SYSTEM FOR SYDNEY, NEWCASTLE AND WOLLONGONG. GC180/6 PT1

The Department of Public Works has recently (June, 1992) released details of a proposed flood warning system that will provide early warning of possible flash flooding in the above region.

The advance prediction of the location, size and timing of impending flooding is an important aspect of Floodplain Management.

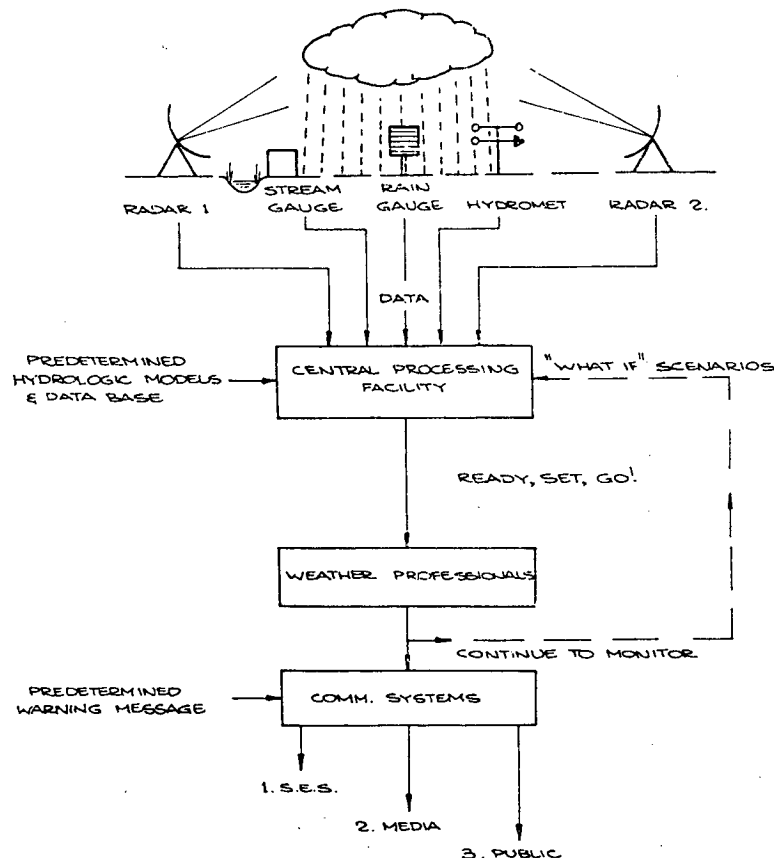
The flood warning systems that operate successfully on the major rivers in NSW are, in most cases, not appropriate for urban creeks where the time of concentration for flooding is often very short.

To address this inability, the Department of Public Works, on behalf of the NSW Flood Warning Consultative Committee commissioned an international consulting group, ISMES, to carry out feasibility studies for a flash flood warning system.

The study found that a warning system was feasible, based on the integrated use of weather radars, conventional weather recording instruments and modern computer technology currently used in the storm belts of America.

The total system (fig 1) when in place, would address weather monitoring, flood prediction, data processing, warning disseminations and emergency responses.

Fig.1



FLASH FLOOD WARNING SYSTEM

FIG. 1

An important feature of the scheme will be the "Ready - Set - Go" system of alerts and warnings.

The "Ready" level will warn that severe weather and flooding is possible over positions of urban NSW within six hours.

This warning will be issued to the SES, Police, media and general public.

At the "Set" level, an alert that severe weather and flooding is probable in a more localised area within two hours is again issued.

"Go" will represent a warning that severe weather and flooding is eminent (within sixty minutes) at a site specific location.

Once the system is established and mature (3 to 5 years) the performance level of the three phases is expected to be 50%, 75% and 90% respectively.

The total estimated cost for the system is \$16 million and based on estimated benefits of flash flood warnings only, it will provide an estimated benefit cost ratio in excess of 2.25.

IT IS RECOMMENDED THAT the information on the flash flood warning system be received.

11. ROADS & TRAFFIC AUTHORITY - FUTURE DIRECTIONS CONSULTATION PROGRAMME. GR120/25 PT1

The Roads & Traffic Authority is presently conducting a community consultation programme in regard to options emanating from the Road Transport Future Direction Study. The programme is to assist the government in developing a set of future road transport policies.

In 1989, the Roads & Traffic Authority's external review identified the need for a comprehensive State Road Network Plan, which would involve a review of transport policies and where they were leading road transport. A comprehensive report on the review, titled "Road Transport Future Directions Report on Options"

was produced by consultants in June, 1991. The study looks at a period where the population of NSW and the ACT will have grown from 6.2 million to 8.5 million over an estimated time period of 20 - 30 years.

The two principal study objectives of road transport future directions are:-

1. To guide transport policy and development - provide a guide to long term transport policy development by outlining a set of problem scenarios based on a range of assumptions, and identify their ramifications.
2. The development of the strategies to achieve the desired transport futures - provide the government and the RTA with a means to examine further options for land transport and the State road network.

The key issues identified, which relate to land transport future policies are:-

- a) Population growth and urban development -
 - Future population and employment levels and their location.
 - The affect of land use decisions on transport.
 - The affect of increases in Sydney's population levels on congestion and journey length.
- b) Public transport -
 - The need to provide improved public transport services and to improve the integration between land use planning and transport planning to ensure early development of public transport.
 - The required improvements to bus and rail services in order for these services to be more responsive to travellers needs and to reduce the imperative for households to rely on car transport totally.
- c) Road safety -
 - The community expectation on action to control accident rates.
 - Potential for increased accidents increases with population and travel.
- d) Transport and the environment -
 - Transport policies to achieve an ecologically sustainable future.
 - The environmental impacts of road proposals on adjacent land use.

- e) The value of transport infrastructure to the economy.
 - The lost economic output resulting from the lack of strategic capacity.
- f) Economic and technological change -
 - The effect of economic and population growth and transport pricing on travel and demand for transport infrastructure.
 - Road transport is a major consumer of the Nation's petroleum.
 - The development of future technologies applicable to land transport.
 - The use of private sector funding.
- g) Institutional deficiencies -
 - Co-operation between government land-use and transport agencies.
 - Streamlining linkages between the planning agencies and the operating and funding agencies for land transport.
- h) Freight and commercial movements -
 - Need for access to important centres of economic activity.
 - Efficient and effective connections between centres as well as those within the major centres to allow the growth of commercial vehicles.
- i) Asset upkeep -
 - The systems and resources required to maintain the road system according to appropriate standards.
 - Maintenance needs on major roads is strongly influenced by the number of truck movements.
 - Current funding levels for maintenance will not be sufficient to keep the road network at the present standards.
 - The level of maintenance expenditure will vary from area to area and with the level of activity on the roads.

The general findings of the study identified the continuation of the existing trends in land use and transport development or a new set of conditions referred to as total transport management. The table below summaries the two alternatives.

Table 1. Overall Study Results

OUTCOMES, COMPARED WITH TODAY		
Road Transport Policy Approach Measures	Alternative Scenarios	
	Current Trends	Total Transport Management
Operational		
• travel demand (person-km)	+67%	+50%
• congestion in Sydney	+600%	+25%
• public transport's peak share in Sydney	+19%	+33%
Environmental		
• CO ² (greenhouse) emissions	+23%	+8%
• air quality decline	+36%	+12%
• fuel consumption	+23%	+14%
• accident costs	+68%	+43%
Financial		
• RTA's annual performance	-\$480M	+\$520M
• State government annual transport performance	-\$1350M	-\$300M

Road Transport Future Direction Study identified three key factors that influenced travel demand at the strategic level:-

Land Use - including the level and distribution of both population and employment.

Pricing - including the prices charged to the various users of the road network ie; public transport fares, motoring costs, parking charges, tolls and the prices for rail travel and freight.

Transport networks - including the road network as well as the public transport network and the level of service provided.

Of the two options outlined earlier, that is, continuing existing policies or changing to new ones, the elements of the current trends are as follows:-

Land Use - the continuation of low density suburban development and continued dominance of Sydney compared to other centres.

Pricing - the continuation of current road user charges including the 3 x 3 fuel levy.

Road network - the development and management of the urban networks to meet commuter demands, with priority for public transport as well as the development of rural road infrastructure to support growth and demand.

Public transport - improvement to the urban public transport network in accordance with demand.

The implications of continuing with the current trends are:-

- Increased urban sprawl.
- No attempt to reduce car travel.
- Significant reductions in air quality.
- Significant increases in car travel and associated congestion.
- RTA unable to cope with the costs of developing and maintaining the major road system.

The alternative is to move to the "Total Transport Management" option which would include the following elements:-

Land Use - more efficient land use pattern which would include a greater urban consolidation in Sydney and decentralisation to Newcastle, Wollongong and other selected urban centres of the state.

Pricing - by applying a higher set of road user charges there would be the opportunity to support environmental benefits of containing Sydney's growth.

Road network - the development and management of urban networks with priority for commercial and freight vehicles and for public transport rather than for commuters in cars.

Public transport - improve the public transport network to accommodate the increased level of demand.

Bicycles - development of strategic regional bicycle routes and provision of cycle storage and parking.

Environment - the adoption of local land use and transport management practices to improve environmental quality.

The implications of implementing a total transport management policy would be:-

- increase in the cost of private car commuting
- constrain urban sprawl of Sydney
- limit the development area of Sydney
- support the development of key rural centres
- reduce air pollution
- reduce congestion compared with current trends option
- generate appropriate funds to improve and repair the road system

As part of the community consultation programme, Council has been requested to respond to a number of questions:-

- Q.1. How would the various options set out in the brochure impact on Council's areas of concern?
- Q.2. Could you identify problems that you see associated with the individual options set out in the brochure.
- Q.3. Could you identify the benefits associated with the individual options set out in the brochure.
- Q.4. Are there any modifications to the options in the brochure you would like to see made.
- Q.5. As far as you are concerned, are there any other options than those set out in the brochure that should be included?
- Q.6. If you have any particular comments on the documents, other than the options, please include them in your submission.

IT IS RECOMMENDED THAT the Authority be advised that the principals of total transport management are supported, however, this needs to be in the context of overall land-use planning (at a Metropolitan and State level) and not just that associated with transport.

To increase the cost of private car commuting without total adequate public transport is unacceptable and unrealistic. While areas like Hawkesbury are being requested to provide land for the first time home buyer, increasing private commuting costs in isolation of total and integrated planning is unacceptable.

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12. KURRAJONG
HOURS. P243/

An application has been made to the Licencing Court to vary the trading hours of the hotel as follows:-

Present hours - 11.00am - midnight, Mondays to Saturdays
11.00am - 8.00pm, Sundays

Proposed hours - 11.00am - 3.00am (on succeeding day), Mondays to Saturdays
11.00am - 8.00pm, Sundays

Council has received complaints from nearby residents about the current hours of operation. It is considered that the extended late night hours will exacerbate community dissatisfaction.

Whilst the hotel is on land zoned as Commercial, the surrounding neighbourhood is of a residential nature. At 3.00am even the best behaved patrons create noise in the form of car engines, slamming doors and noises which, depending on conditions, could be audible and create local nuisance.

IT IS RECOMMENDED THAT Council indicate its objection to the Licencing Court to the proposed extension of trading hours.

Form 14/9
13. SEC

Section 94 of the Environmental Planning & Assessment Act (1979) enables Councils to levy contributions from developers for public services and public amenities required as a consequence of development.

In April 1992, the Department of Planning brought out a Section 94 Contributions Plan Manual. The manual has been introduced by State Government to ensure greater accountability by local government in the levying and spending of Section 94 Contributions.

There is new legislation which requires that a Section 94 Contributions Plan must be in place by 17 December 1992 if Councils wish to levy Section 94 Contributions on new developments.

A draft Section 94 Contributions Plan is currently being prepared and the documentation is nearing completion.

The key features of the draft Contributions Plan are as follows:-

- The purpose of the plan for which contributions may be required (eg open space, carparking);
- Identification of the land to which the plan applies;
- Prediction of anticipated types of development and linking this to the need for additional public services and/or amenities;
- Formulae to be used in the calculation of contributions for public amenities and public services;
- Contribution rates for different types of development;
- Method and timing of payment of contributions;
- Schedule of works, commencement, staging and expenditures;
- Details of public availability of financial information; and
- Methods to be used by Council to monitor and update formulae for calculation of contributions, such as indexing on an annual basis.

To enable the community to comment on the draft plan, it is recommended that it be placed on exhibition so that submissions can be received.

IT IS RECOMMENDED THAT the draft Section 94 Contributions Plan be placed on exhibition.

14/9
14/9

14. OLD WINDSOR POST OFFICE - PROPOSED EXTERNAL WINDOW DISPLAY CASE. DA340/91

At its meeting of the 10th March, 1992, Council refused an application for the alteration of some windows of the Old Post Office fronting the Mall.

The applicant subsequently appealed to the Land and Environment Court against Council's refusal, with the Court subsequently upholding Council's decision.

At the time of the refusal Council also resolved:-

"That the applicant be invited to apply for, and that Council agrees, in principle, to a false display window case to be mounted over the existing window and wall to provide an advertising and display facility."

The applicant has now requested approval for the display facility, and has submitted a drawing and photograph indicating dimensions and location on the building.

The proposal is consistent with Council's previous resolution and is recommended for approval.

IT IS RECOMMENDED THAT approval be granted to the installation of an externally mounted display window case in accordance with the drawings submitted, subject to the following conditions:-

1. The display window case being used only for the current tenancy of the shop as a real estate agency's office.
2. On removal of the window case any damage to the wall be "made good" to the satisfaction of the Divisional Manager Environment and Development.

gen 14/9
15. DEVELOPMENT ADVERTISING POLICY. GT090/001 PT01

Due to planning legislation, building legislation and Council policies, certain applications require advertising. Following a recent decision of Porter -v- Hornsby Shire Council in the Land & Environment Court, all building applications are currently advertised. It is understood that legislation is being considered within the new Local Government Act for this to be rationalised. Notwithstanding the Court case, there is some discretion with Council as to what building matters it advertises.

It is considered that if the professional staff assessment is (pursuant to Section 313 (o) of the Local Government Act) that a building is unlikely to have an effect on adjoining land and buildings, then it should not be advertised. For example:

- . houses, farm buildings, etc. on large rural properties;
- . single storey houses on residential properties that conform with established patterns;
- . minor ancillary structures such as carports, gazebos, patios, swimming pools, etc.

Even applications such as above, however, should be advertised if, in the opinion of the professional staff, there is likely to be some adverse effect.

The policy recommended is as follows:-

Development and building applications will be advertised to adjoining owners except:

- . **In rural areas** - applications for normal single occupancy residential development, dual occupancy, and development ancillary thereto.
- . **In residential areas** - normal single occupancy residential development and single storey dual occupancy that conforms with established building patterns, and development ancillary thereto.
- . **In commercial, industrial and special use zones** - no advertising.

There are additional statutory advertising requirements for, e.g., designated development, local environmental plans, development control plans, demolition of heritage items, etc.

In adopting any advertising policy, Council should accept that senior staff have experience and expertise to realise that matters should be advertised, even if not required by policy. This is what has happened in the past, and is believed to be appropriate.

The current practice of advertising all applications is a waste of resources and for minor applications has resulted in criticism to Council for wasting neighbours time for seemingly trivial matters.

The recommendation is consistent with Council's requirements in discussions held at the Strategic Planning weekend.

IT IS RECOMMENDED THAT Council adopt the Advertising Policy as indicated in the report.

16. THE 1994 HAWKESBURY BICENTENNIAL CELEBRATIONS ASSOCIATION INCORPORATED. GC30/12 PT1

It is intended that application be made to the Department of the Arts, Sport, the Environment and Territories for the Bicentennial Committee to be recognised under the Department's Register.

If successful, it would mean that donations made for specific cultural events would be eligible for tax deductibility under Section 78(1)(a) of the Income Tax Assessment Act.

A prerequisite is that the Committee become an Incorporated Body. It is considered that if Council resolves to delegate specific functions to this Committee under Section 530A of the Local Government Act, this will maintain Council's interest in the proposed events and allow the Committee to apply to the Department of Business and Consumer Affairs to become an Incorporated Association under the Associations Incorporation Act (1984).

A draft constitution has been prepared and it is considered this meets Council's intentions in regard to this matter.

IT IS RECOMMENDED THAT Council delegate authority under Section 530A to The 1994 Hawkesbury Bicentennial Celebrations Association Incorporated to carry out necessary functions to meet the objects in the proposed Rules of the Association.

REPORTS FOR INFORMATION

Glen
14/9
1. VINEYARD - REZONING OF LAND FOR URBAN PURPOSES.
LEP17/90

At its meeting of 9th June, 1992, Council resolved to prepare a draft local environmental plan for land at Vineyard. A submission in respect of Council's resolution was subsequently made to the Department of Planning who has responded as follows:-

"As you would be aware, the rezoning of rural land for urban purposes can only proceed following the release of that land by the State Government and its incorporation on the Urban Development Program. Further, under clause 6(1) of REP 19, the subject land would have to be declared a release area by the Minister for Planning before the exhibition of a draft local environmental plan can take place.

I wish to advise that the Director of Planning would not support the rezoning of Vineyard or issue a Section 65 Certificate, as the abovementioned requirements have not been satisfied at this time.

However, the question of any rezoning of Vineyard will be considered as part of a co-ordinated investigation of future development paths and options for the RHDA. As you are aware the Working Group formed to review future development options and phasing in the RHDA is scheduled to meet on Friday, 14 August, 1992. The Working Group will endeavour to consider the practicalities of urban development at Vineyard in order to take advantage of the area's development potential and accessibility to rail transport. Questions regarding servicing and the potential to include Vineyard in the Urban Development Program can also be addressed at this time."

The matter is the subject of ongoing discussions with the Department. Council will be kept advised of its status.

Glen
14/9
2. DUAL OCCUPANCY AND MEDIUM DENSITY
DEVELOPMENT. DA58/92

At its meeting of 5th May, 1992, Council resolved to make representations to the Minister for Planning in respect to medium density housing, particularly in terms of traffic impact.

The Minister has responded as follows:-

"I refer to Council's letter dated 15th June, 1992, concerning Sydney Regional Environmental Plan N° 12 - Dual Occupancy (SREP N° 12) and its comments on the need for stronger development control for dual occupancy developments.

In particular, I note that Council is concerned about the level of control a consent authority has over access, traffic and carparking.

I am aware that SREP N° 12 and State Environmental Planning Policy N° 25 - Residential Allotment Sizes (Amendment N° 2 - Dual Occupancy Subdivision) (SEPP N° 25) currently prevents Council, as the consent authority, from requiring more than one carparking space per dwelling when determining an application for dual occupancy development. You may like to note that the Governor has agreed to my further amendment to the SEPP which will permit the Council, where justified, to require the provision of two carparking spaces per dwelling where it exceeds 125m² in size.

All dual occupancy proposals require development consent. Consequently, the matters listed in Section 90 provide a comprehensive list of matters to be considered for any development. Additionally, some matters are explicitly expressed in SREP N° 12 and SEPP N° 25 in recognition of the significance for dual occupancy development. I do not consider that any additional matters need to be specifically identified in SREP N° 12 or SEPP N° 25."

Gen 14/9
30 ENVIRONMENTAL TRUST GRANTS 1992. GG021/055 PT1, GG021/057 PT1

Advice has been received from the Environment Protection Authority that selection of the Environmental Trust Grants for 1992 has been finalised.

EDGF

✓ ✓
By Alderman R.G.Calvert GT070/003 PT1 GC280/004 PT01

322 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that Council compile a register of sites where :-

- a. fill material is required;
 - b. fill material is available;
 - c. material can be stockpiled for subsequent use;
 - d. and what type of fill can be used at a nominated site,
- and that the register be suitably promoted to the community.

ADOPTED
9 SEP 1992
ORDINARY MEETING

MICROFILMED

The following projects within the City have been funded:-

<i>Applicant</i>	<i>Project</i>	<i>Grant</i>
Longneck Lagoon Field Studies Centre	Elevated Walkway	\$20,000
NPWS, University of Western Sydney, Hawkesbury and Council	Rehabilitation of Pitt Town Lagoon - Stage I	\$35,000
Council	Revegetation/ stabilisation of Wilberforce Reach	\$30,000

Across the State, 69 projects were funded to the extent of \$2,355,500.

4. COMMUNITY SERVICES REPORT. GC140/1 PT1

Childcare Costs

The Commonwealth Budget increases in funding the National Child Care Strategy, will raise the maximum fee relief assistance for parents with a child under five, from \$4,375 a year to \$4,625 a year and fund 17,000 more childcare places. Council's six Long Day Childcare Centres and Family Day Care will be eligible for additional fee relief subsidy from 1st April, 1993, when the new formula takes effect. However, the projections in the Budget anticipate a higher percentage increase in fee relief funding for private and employer-sponsored day care than for the non-profit Council sponsored centres.

With the Commonwealth granting fee relief to private centres, this particular sector of the industry is expanding. Hawkesbury is receiving applications in accordance with this trend.

One matter of concern is that private centres are concentrating in developing care for children in the 3-5 age range. Our recent centres cater for children from 6 weeks of age. This requires a much higher staff/children ratio with a corresponding increase in operating costs and fees charged to parent users. The Local Government Association has previously supported submissions to the Commonwealth for "a level playing field" approach to eligibility for Commonwealth funding.

Neighbourhood Centres

The neighbourhood centres at Richmond, North Richmond, Glossodia, Blaxlands Ridge and Bligh Park are all continuing to meet the needs of local residents by conducting innovative programmes and activities.

As a result of funding received under the Western Sydney Area Assistance Scheme, the Bligh Park Neighbourhood Centre has expanded its staff to include a full time Youth Worker and a part time Disabilities Worker.

The centres are currently conducting annual general meetings in order to comply with funding guidelines, and to encourage community participation on the Management Committees.

5. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8TH SEPTEMBER, 1992. C50-1.

File			
Rep Date	Referred To	Subject	Comment
12 Sep 89	Tree Planting Programme DME0	Planned areas, storage and maintenance	Report September GPC
8 May 90	Windsor Town Centre DMED	Proposed Development Plan - feasibility including methods of financing.	Awaiting advice from Water Board

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

This is Page of the Minutes of the ORDINARY N° 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 8TH SEPTEMBER, 1992.

Town Clerk/General Manager's Report

Ord. 8/9/92

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 GPC	September
14 Apr 92	Additions to Business Paper TC/GM	Legal-Insurance, policy impact, financial implication- budget, options available, consultations- internal/external	Report Ordinary	September
14 Apr 92	Control of Cats & Dogs DMED	Investigation of Regulations introduced by Sherbrooke Council, Victoria	Report	October 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	October GPC
9 June 92	Tree Planting DME0	Hawkesbury Showground and if trees were to be planted in the original plans	Report GPC	September
11 Aug 92	Open Drain DME0	Easement - 12 Rose Crescent, Glossodia	Report GPC	September
11 Aug 92	Australiana Pioneer Village DMCS	Possibility of increasing funds - 1993 Estimates	Report	October GPC

This is Page of the Minutes of the ORDINARY N° 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 8TH SEPTEMBER, 1992.

11 Aug 92	Public Pumpout DMED	Implementation on Hawkesbury River	Awaiting information from Maritime Services Board
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6. DRIVEWAY CONSTRUCTION - LIABILITY INSURANCE.

GI50/86 PT1

A question was asked at the General Purpose Committee meeting regarding the condition imposed on landholders to provide public liability insurance in the amount of \$5 million when constructing an access to the property.

The general policy of Westpool, of which Council is a member, is to require any contractor working for Council or persons carrying out works on a public road, to be in possession of a public liability insurance cover in the amount of \$5 million to protect Council against the action of an individual injured by the negligence of the person carrying out works.

If the insurance condition was waived in the case of hardship and a pedestrian was injured due to the works being carried out, there is no doubt that an action would be taken, almost certainly including Council, for damages.

It is felt that Westpool would not view favourably, Council waiving the provision of public liability insurance. The alternative for a person not wishing to provide insurance is to use a suitably insured contractor or Council staff to undertake these works.

REPORTS OF COMMITTEES

1994 BICENTENNIAL CELEBRATIONS COMMITTEE MEETING
held on 12th August, 1992

Minutes of the 1994 Bicentennial Celebrations Committee held in the Aldermen's Room on Wednesday, 12th August, 1992 commencing at 7.30 p.m.

PRESENT : Alderman Ted Books, Alderman Warwick Mackay, Mr. Alex Hendrikson, Mrs. Jan Barkley, Mr. Peter Auld, Mr. Ross Miller, Mr. Peter Bruce, Mr. Robert Pont, Ms. Peta Trahar and Ms. Michelle Nichols.

The Guest Speaker was Mr. Brian Hardiman, Tourism Manager, Tourism Hawkesbury Inc.

An apology for absence was received from Mr. Rob Sledge and accepted.

CONFIRMATION OF MINUTES :

RESOLVED on the motion of Alex Hendrikson seconded by Peter Bruce that the Minutes of the previous meeting held on 8th July, 1992, be confirmed.

GUEST SPEAKER

Mr. Brian Hardiman addressed the meeting and indicated the following areas of assistance to the Committee :

1. Addition of 1994 events, as known, in the Calendar of the Australian Tourism Commission, N.S.W., and the Business Convention and Business Bureau.
2. Inclusion of publicity in a letter drop through the Australian Society of Travel and Tourism Writers.
3. Inclusion of publicity in weekly tourism media fax to radio and television stations.
4. Suggestion of contacting the Sydney Philharmonia about staging a special choral event for the Bicentenary.
5. Distribution of future Bicentenary posters to all tourism offices in New South Wales.
6. Investigation of a 'package tour' Bicentenary tourist promotion.

CORRESPONDENCE :

Received :

- Australia Post - Philatelic Commemoration in 1994.
- Alasdair Webster, M.P. - ascertaining Royal Family movements, 1994.
- Alasdair Webster, M.P. - inability to address 1992 meetings and request for copy of minutes.

This is Page _____ of the Minutes of the ORDINARY Nº 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 8TH SEPTEMBER, 1992.

- Department of the Prime Minister and Cabinet to Alasdair Webster, M.P., re Royal Family invitation, which is quoted below :

"Thank you for your letter of 21 July 1992 addressed to Mr Brian Cogan who has now retired from this Department.

Your invitation to a member of the Royal Family to attend the Hawkesbury City's Bicentennial Celebrations in October 1994, and to unveil commemorative sculptures, was much appreciated. It will be kept on record here in the event that a Royal Visit to Australia occurs in 1994.

I am copying this correspondence to the Director of Protocol in the New South Wales Premier's Department, for his information."

Forwarded :

- Alasdair Webster, M.P. - invitation to address Committee.
- Alasdair Webster, M.P. - assistance in approaching Federal Government regarding Royal Family invitation.
- Hawkesbury Race Club - sponsorship of 1994 event.
- Air Shows Down Under - Air Show 1994.
- Ted Brill - invitation to address Committee.
- The Hon.K.R.Rozzoli, M.P., - suggestions of State Government funding.

BUSINESS ARISING :

RESOLVED on the motion of Alex Hendrikson seconded by Alderman Mackay that:

- i. A prospectus be forwarded to Australia Post and Telecom, together with letters further requesting possible commemorative Hawkesbury depictions for 1994.
- ii. The correspondence be received.

SPECIAL ITEMS :

Incorporation :

1. It was decided that the draft constitution be adopted with agreed alterations and that the Committee make application to become an Incorporated Association to be called the "1994 Hawkesbury Bicentennial Celebrations Association Incorporated".

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CORRESPONDENCE FOR INFORMATION

See 14/9
1. VINEYARD/RIVERSTONE DEVELOPMENT COMMITTEE.
LEP3/92

Protesting against the approval of "The Legends" development at Freemans Reach having priority over the Rouse Hill Development. Stating that Riverstone/Vineyard was subdivided in 1890 and has all the appropriate infrastructure and services, including the electric rail system, and asking when this land will be released from rural zoning.

2. GENERAL CIRCULAR Nº 10 - LOCAL GOVERNMENT AND
SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22

1. Elected Member Training - Eligibility for Training Guarantee Purposes
2. Local Government Employment Creation Scheme Proposal
3. Commonwealth Financial Assistance 1992/93
4. Loan Borrowings - Current Concerns
5. Financial Institutions Duty - Appeal Lodged
6. Endangered Fauna (Interim Protection) Act Review
7. SEPP Nº 5 - Housing for Aged or Disabled Persons
8. Seminar on Planning Law and Practice - Tamworth, 14th August, 1992
9. Waste Management
10. Legionella Bacteria Testing
11. Roads and Traffic Authority - Reorganisation
12. Television Aggregation Policy
13. Transport Industry, Sanitary and Garbage (State) Award - Recyclable Materials
14. People With Disabilities are a Valuable Untapped Resource
15. *Women At Work* Program
16. Job Evaluation Project - Outline
17. Job Evaluation Project - Seminar

3. GENERAL CIRCULAR Nº 11 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW. GC70/4 PT22

1. Sydney Olympic Games Bid
2. Chernobyl Children's Fund
3. Proposed Changes to Community Services Grant Program - Details
4. State Children's Services Review
5. Funds for Care Services for Frail Older People
6. HACC - Home Modification and Maintenance Services
7. Change for Kids
8. Insurance Market Position - Clarification
9. Council Liability for Sub-Contractors
10. National Local Government Fellowship

4. UPGRADING OF LEVEL CROSSINGS - VINEYARD, MULGRAVE, CLARENDON - CITY RAIL. 1219/R PT1, 1930/R PT1

Advising the extent of level crossing upgrading work as follows:-

- | | | |
|----|-----------------------------|--|
| a) | Vineyard - Bandon Road | Flashing lights and bells protection were commissioned at this crossing on the 21st June, 1992. |
| b) | Clarendon - Racecourse Road | The road crossing will be widened to 8.5 metres and flashing lights and bells protection installed. This work is scheduled for completion by the end of August, 1992. |
| c) | Mulgrave - Mulgrave Road | The road crossing will be widened to 8.5 metres and flashing lights, bells and boom gates installed for both the road and pedestrian crossings. The work is scheduled for completion in October, 1992. |

Also advising that the St. James Road level crossing will be fenced off as soon as final approval is received from the Minister for Transport and appreciation in Council's undertakings in assisting City Rail to close this crossing.

Glen 11/9 (on file)

5. PROFESSOR RICHARD BAWDEN, UNIVERSITY OF
WESTERN SYDNEY, HAWKESBURY - GO-KART TRACK,
CLARENDON. DA345/91

Stating concern at the profound disturbances to the natural patterns of water flow in the area which would occur due to the significant earthworks required by the proposals. Indicating Clarendon as the site of the University's extensive research programs on waste water treatment, including artificial wetlands, and the national significance of this resource. Also stating concern with any proposal which threatens to disturb the quality of the environmental ambience of the corridor linking the two historic towns of Richmond and Windsor and urging Council to reconsider the present plans in terms of both the social and environmental impact of the proposals.

1

From 1911 to 1917

OTHER REPORTS

Minutes of the Meeting of the Macquarie Towns Festival Committee held in the Aldermans Room, Council Chambers, Windsor, on 26th August, 1992 commencing at 8.00pm.

PRESENT: Alderman R Stubbs, Alderman P Rogers, Alderman C Paine, Flt Lt D Thomas, Mr A Hendrikson, Mrs J Dewhurst, Mr T Brill, Ms E Manning

APOLOGIES: Mrs P Gardner, Mr C Daley, Air Cmd G Michael, AO, OBE, AFC.

RESOLVED on the motion of Mr A Hendrikson seconded by Fl Lt D Thomas that Minutes of the previous meeting be adopted.

TREASURERS REPORT

The term deposit of \$25,500 matures on 7th September, 1992. Savings Investment Account passbook shows a balance of \$848.05 and the bank statement as at 24th August, 1992, shows a balance of \$10,219.61 which includes interest of \$316.94.

Accounts to be paid - T A Markey Pty Ltd Public Liability Insurance \$1973.38 and \$438.05 personal accident - committee members and volunteers. Total \$2,411.43.

Resolved on a motion of Mr A Hendrikson seconded Mrs J Dewhurst that the Treasurers Report be accepted.

CORRESPONDENCE

Out:

Street Parade, Open Air Fair forms, Exhibitions tour
Hawkesbury District Cricket Association - use of Richmond Park
Wing Commander Gadd - Parade participation and hanging of banners
District Commissioner and Division Commissioner, Brownies and Guides - participation - Bed Race, Parade, Kite Day.
HMAS Nirimba - parade participation
Managers - Richmond Bus Co and Westbus - Parade street closure
Manager, Coles Windsor - sponsorship

In:

NSW Police Service - permission Parade
Hawkesbury Hospital Fund Raising Staff Committee - Bed Race and Market Day
Prestige Portables - quote
Dept Arts Sport, Environment and Territories - registration as cultural body
Marguerite Pepper Productions - sound requirements

MATTERS ARISING FROM CORRESPONDENCE

Department Arts Sport Environment and Territories. It was resolved on a motion of Alderman P Rogers seconded by Alderman C Paine that the separate bank account being established, described as "M. T. Festival Donations Account" be renamed "The M. T. Festival Cultural Fund Account" and that donations to this fund are only to be used for arts activities.

Resolved on a motion of Alderman C Paine seconded by Alderman P Rogers that as no active promotion of alcohol was involved, and that a sound engineer was being provided, the offer of the "Team Celebrity Tooheys Blue" stage would be accepted. The stage compere would make announcements thanking Tooheys and Team Celebrity for the donation of the stage.

Resolved on a motion of Mr A Hendrikson seconded by Mr T Brill that correspondence be accepted.

GENERAL BUSINESS

Open Day at University of Western Sydney - Hawkesbury. Several positive comments about the Festival were received from local and near-local visitors. A letter of thanks will be sent to Tim Geyer, Branch Manager, parks and Gardens who assisted the three Committee members manning the information tent.

Programme - this is at the printers and will be finished next week. 8,406 will be distributed through schools and Mr T Brill will assist the Executive Officer.

The disclaimer for the Bed Race forms was dictated.

The Caribou trip for Kite Day winners is set for 31st October or 1st November.

The Festival Launch on 8th October was discussed and Chief Inspector Peacock and spouse, Dr and Mrs Swain, Air Commodore and Spouse, Presidents of both Chambers of Commerce and spouses were added to the list of invitees.

The Parade Sub-committee will meet at SES at 7.30pm on Wednesday 30th September, 1992.

NEXT MEETING

The next meeting will be on Wednesday, 23rd September, 1992, at 8.00pm.

The meeting closed at 9.00pm.

WSROC LIMITED BOARD MEETING

HELD AT 7.00 P.M., ON FRIDAY, 7TH AUGUST, 1992
AT HAWKESBURY FUNCTION CENTRE, DIGHT STREET, WINDSOR

MINUTES

Present: Ald Mark Latham (Liverpool) (Chairman)
Cllr Larry Bolitho (Baulkham Hills)
Ald Kathie Collins (Blacktown)
Ald Leo Kelly (Blacktown)
Ald Joy Anderson (Blue Mountains)
Ald Maggie Deahm (Blue Mountains)
Ald Chris Aquilina (Fairfield)
Ald Nick Lalich (Fairfield)
Ald Bob Calvert (Hawkesbury)
Ald Les Sheather (Hawkesbury)
Ald Brian Keegan (Hawkesbury)
Ald Bob Downing (Holroyd)
Ald Diana Shanks (Holroyd)
Ald John Haines, OAM (Parramatta)
Ald Alan Hyam (Parramatta)
Ald Max Rawnsley (Parramatta)
Ald Kevin Dwyer (Penrith)
Ald Wayne Forno (Penrith)
Ald Jim Morris (Prospect)
Ald Dom Syme (Prospect)
Mr Gary McCully (Hawkesbury)
Mr Lyndon Weatherstone (Hawkesbury)
Mr Barry Smith (Baulkham Hills)
Mr Ron Fennell (Blue Mountains)
Mr Warren Crighton (Fairfield)
Mr Dennis Trezise (Holroyd)
Mr Barry Long (Penrith)
Mr Ray Thorn (Prospect)
Mr Paul Burne (Blacktown)
Mr Barry Husking (Fairfield)
Mr Bob Swords (Parramatta)
Mr Stephen Alchin (WSROC)
Ms Heather Neil (WSROC)
Mr Red Dwyer (Westbiz Services)
Mr Chris Gorrick (APAC Consultants)

Ald Brian Keegan, Deputy Mayor of Hawkesbury City Council, welcomed delegates to the Hawkesbury City area and wished them well.

1. APOLOGIES

MOVED that apologies be received and accepted from Ald Jim Anderson (Blacktown), Ald Paul Newton (Fairfield), Ald Paul Lynch (Liverpool), and Ald Alex Sanchez (Liverpool)

Ald Dom Syme/ Ald Les Sheather
CARRIED

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 5TH JUNE, 1992

MOVED that the minutes of the meeting held on 5th June, 1992 be received and adopted.

Ald Bob Downing/Ald Diana Shanks
CARRIED

3. BUSINESS ARISING FROM THE MINUTES**3.1 LOCAL GOVERNMENT REPRESENTATION ON PROSPECT COUNTY COUNCIL (019/21)**

Ald Morris said that he agreed with the sentiment of the recommendation, though he felt Part 2 of the recommendation should be strengthened to stress the importance of the ownership of Prospect County Council as well as the structure of the organisation. Ald Syme agreed with these observations, but warned that the Speaker of the Legislative Assembly, the Hon Kevin Rozzoli, MP, was cynical in his attitude towards local government representation on Prospect County Council. Ald Lalich also spoke in support of the argument presented by Ald Morris.

Speaking in reply, Ald Morris said the Prospect County Council had met all the criteria set down by the State Government. Moreover, it has achieved these targets without any industrial disputation.

MOVED that:

- (1) WSROC write to the Shadow Minister for Minerals and Energy thanking him for his views and seeking an opportunity to comment on any report he may present to the Shadow Cabinet and Caucus on the Government's electricity legislation; and
- (2) WSROC write to the Speaker and Member for Hawkesbury arguing that the government has not presented conclusive evidence that a change in the structure of Prospect County Council would materially add to the management of that organisation, and pointing out that the ownership of the organisation by the Councils and people of Western Sydney was of paramount importance.

Ald Jim Morris/Ald Dom Syme
CARRIED

3.2 INDUSTRIAL MATTERS (N80)

MOVED that the information be received and noted.

Ald Les Sheather/Ald Kevin Dwyer
CARRIED

4. REPORTS FROM POLICY COMMITTEES**4.1 REPORT FROM THE EMPLOYMENT POLICY COMMITTEE (003/20)**

Ald Deahm introduced the report from the Employment Policy Committee. Ald Deahm spoke about the committee's work on Badgerys Creek Airport, and, in particular, on a need to present a submission to the Public Works Committee of the Commonwealth Parliament on the airport. Mention was also made of the committee's conclusion that WSROC should be writing to the Tourism Commission seeking a change in the regional boundaries of the Commission as they affect Western Sydney. At present, Western Sydney is covered by an office based in Wollongong. Ald

Deahm also spoke of a meeting she and the Executive Director had with the Regional Manager of the Western Sydney Chamber of Manufactures. The meeting was particularly productive, and Ald Deahm forecast a good working relationship between WSROC and the Chamber.

Ald Calvert queried whether there was any advice as to whether additional funds would be available in the forthcoming Commonwealth budget for development at Badgerys Creek. The Executive Director indicated that he was unaware of any speculation to this effect.

Cllr Bolitho noted that there was no mention in the recommendation concerning the regional boundaries of the Tourism Commission. He continued by arguing that work on tourism was one where the Local Government Resources Policy Committee might work under the heading of Resource Sharing. He suggested that any resolution carried by the Board should address these matters.

Ald Syme argued that WSROC should be writing to the Commonwealth Government seeking funding in the budget for expenditure on local projects.

Mr Gorrick spoke briefly about the economic and environment implications of airport development. He also tabled some documentation on this matter. Mr Gorrick argued that a Commercialisation Steering Committee could lead to more development on the airport site than the development that may arise from the current proposals being implemented by the Federal Airports Corporation. In concluding, Mr Gorrick said once an airport commercialisation Steering Committee had been established, there should be no extra costs for Councils.

The Chairman thanked Mr Gorrick for his attendance.

MOVED that:

- (1) the report be received and noted;
- (2) prepare a submission to the Commonwealth Parliament's Public Works Committee on the development of Badgerys Creek Airport; and
- (3) seek a meeting with the Commonwealth Minister for Employment, stressing the value of Badgerys Creek Airport being accelerated.
- (4) allocated \$5,000 for a consultancy to address the feasibility of establishing a Badgerys Creek Airport Supporters' Group and Commercialisation Steering Committee.
- (5) the Board delegate authority to the Executive Director to make representations to the Tourism Commission concerning the Commission's regional boundaries as they affect Western Sydney; and
- (6) the Employment Committee liaise with the Local Government Resources Policy Committee in any work it may be doing on tourism; and
- (7) WSROC write to the Prime Minister seeking a clear allocation of funds in the August budget for labour market programs involving local government.

Ald Maggie Deahm/Ald Bob Calvert
CARRIED

4.2 REPORT FROM THE ENVIRONMENT POLICY COMMITTEE (003/19)

MOVED that:

- (1) the report be received and noted; and
- (2) WSROC endorse the changes to Objective ENV2.1.

Ald Diana Shanks/Ald Joy Anderson
CARRIED

4.3 REPORT FROM TRANSPORT POLICY COMMITTEE (003/21)

Ald Collins endorsed the change in the emphasis being proposed by the Human Services Policy Committee. She argued that a broad definition of "health" was needed. Ald Collins also spoke about the potential loss in grants should proposed changes to the Community Services Grant program be implemented.

MOVED that the information be received and noted.

Ald Kathie Collins/Ald Les Sheather
CARRIED

4.4 REPORT FROM THE LOCAL GOVERNMENT RESOURCES POLICY COMMITTEE (003/22)

Ald Dwyer introduced the report from the Local Government Resources Policy Committee. In so doing, he stressed the success of the recent meeting with the Minister for Local Government. Amongst other things, there had been some discussion about problems with the current system of rate-pegging.

Cllr Bolitho noted that the Minister was happy to see the WSROC councils constitute a pilot for the introduction of a uniform set of performance indicators for councils.

The Chairman also spoke on the issue of performance indicators, arguing that it would be useful to have a set of comparative performance indicators. He argued that it would be useful to convene a meeting of staff involved with the development of such indicators and the outcomes of such meeting should be brought to the attention of the Local Government Association and the Minister for Local Government.

The Chairman also spoke about rate-pegging. He noted that rate-pegging had been raised in meetings with both the Minister for Local Government and the Shadow Minister for Local Government. Both the Minister and Shadow Minister had indicated that it would be impossible to unilaterally suggest changes to the rate-pegging system. However, both seem willing to consider a bi-partisan move to improve the administration of rate-pegging. The Chairman suggested that there was room for WSROC to encourage such a bi-partisan approach. We need to be creative and introduce some discretion into the process. The Chairman noted that work on the rate-pegging submission was outside the organisation's work program. However, he argued that it should be possible to get several council officers together to prepare a submission. WSROC can take the lead in showing both sides that something can be done.

Cllr Bolitho also noted that both the Minister and Shadow Minister seem receptive to the change in the rate-pegging system. He noted that the recommendation in the report did not address the issue of the rate-pegging limit being set without regard to the impact of statutory charges. Often, such charges increase at a rate far in excess of the rate-pegging limit. Council should be able to pass on any increase in statutory charges without affecting their rate-pegging limit.

Board members agreed that it would be useful to approach all interested councils in this matter.

Ald Dwyer suggested that all councils would be interested in preparing a submission on rate-pegging. Ald Sheather said that before going to the State Government, we need to clean up our own act. He was interested to understand the reasoning why the Treasurers had expressed reservations about preparing such a submission. The Executive Director indicated that, to his knowledge, the Treasurers had simply seen the prospect of securing political support for a differential rate-pegging limit around the State as impossible. However, the Executive Director noted that the Treasurers had reached this conclusion without knowing that the Minister, like the Shadow Minister, seems willing to consider such an idea.

The Chairman suggested that the differential rate-pegging system could be based on two factors:

- (1) Population growth - so that councils experiencing population growth above a certain point, say the state average, would be eligible for a higher rate limit than other councils; and
- (2) Efficiency - to qualify for a high rate limit, councils would need to perform in accordance with management standards set down by the Department of Local Government. The Chairman noted that councils would still have discretion to set their rate below the higher limit.

Ald Syme drew delegates' attention to the Local Government Associations' call for the abolition of rate-pegging. Ald Syme also argued that the former Premier, the Hon Nick Greiner, had changed his position on rate-pegging,

The Chairman said that it would be appropriate to get a Working Party together. The Working Party could comprise members of the Local Government Resources Committee and two or three council officers. The Chairman indicated that he would be prepared to put time into drafting of a submission.

Ald Calvert argued that any change to rate-pegging will never be accepted. He argued that councils have been critical how WSROC funds are spent. We should be concentrating on areas where there is some prospect of success. There is no prospect of success in this area. Moreover, people can't afford significant rate increases. In response, the Chairman said there seem to be a measure of bi-partisan support for such changes to the rate-pegging system. Moreover, councils must prove that they have reduced costs and improved productivity before they would be eligible for the higher rate limit.

Cllr Bolitho said that both the Minister and Shadow Minister said that they would receive submissions on this matter. He argued that a differential rate limit would lead to additional costs saving for councils. At present, if councils wish to exceed the rate limit, they must go through an expensive and exhaustive process justifying the increase to a range of parties including the Minister.

Ald Lalich argued that WSROC may be "jumping the gun". Ald Lalich presented arguments similar to those raised by Ald Calvert.

The Chairman indicated that the Treasurers could collect data on the submission and the Executive and Local Government Resources Policy Committee could actually draft the submission. In this way, it would not cost WSROC any money. Cllr Bolitho concurred with these comments and suggested that, as the project would be an "off budget item", Item 4 in the recommendation should be deleted.

Ald Aquilina argued that councils in Western Sydney should not have to be increasing their rates to pay for local services because of growth. Instead, rates from other areas should be transferred to Western Sydney through a system such as financial assistance grants.

MOVED that:

- (1) the report be received and noted;
- (2) the Board note the Minister's interest in reviewing the rate-pegging system;
- (3) WSROC indicate to the Minister that it is keen to lodge a submission, including one which addresses the possibility of different rate-pegging limits across the State;
- (4) the Local Government Resources Policy Committee, in conjunction with the WSROC Executive, and Officers from interested councils, draft a submission to the Minister and Shadow Minister about the possibility of introducing different rate-pegging limits across the State;
- (5) a copy of WSROC's letter to the Minister of Local Government be forwarded to the Shadow Minister to Local Government;
- (6) WSROC write to member councils urging them to participate in work to be undertaken by WSROC in adopting a uniform set of performance indicators for councils' operation.

Ald Kevin Dwyer/Cllr Larry Bolitho
CARRIED

4.5 REPORT FROM THE TRANSPORT POLICY COMMITTEE

Ald Aquilina introduced the report from the Transport Policy Committee. In so doing, he drew attention to the social implications of various transport options. In particular, he was concerned that some of the options being canvassed in the Roads and Traffic Authority's "Future Directions" Report were socially regressive. Full cost recovery will not be an answer to Sydney's transport problems because some areas will benefit while others will not. The only way the transport problem will be resolved is through proper planning.

Ald Syme said that he thought the NRMA's attitudes towards road development were changing and becoming more responsive to community concerns about the impacts of road transport. Ms Neil mentioned that the NRMA had invited her to join its newly established Community Consultative Committee.

Ald Shanks said that she thought many of the proposals in "Future Directions" were soundly based and that they should be promoted.

MOVED that:

- (1) WSROC received and note the report; and
- (2) WSROC seek a meeting with the Shadow Minister for Transport, Mr Langton.

Ald Chris Aquilina/Ald Diana Shanks
CARRIED

5. OTHER MATTERS FOR DISCUSSION AND DECISION**5.1 WSROC STRATEGIC PLAN AND PROGRAM BUDGET: 1992/93 - 1994/95 (N06)**

Ald Deahm said that WSROC must spell out its membership contribution very clearly to member councils. In particular, WSROC will need to ensure that councils understand that the \$28,000 membership contribution in 1992/93 is already partly paid for, as a consequence of the \$26,000 contribution paid by councils for the calendar year 1992. It is for this reason that the contribution is \$28,000 rather than the \$30,000 agreed to by member councils.

MOVED that:

- (1) the Board set council membership contributions at \$28,000 in 1992/93, \$35,000 in 1993/94 and \$40,000 in 1994/95;
- (2) the remaining \$15,000 of the 1992/93 membership contribution fall due on 1st January, 1993, and that the membership contributions for the following years fall due on 1st July, 1993 and 1st July, 1994 respectively;
- (3) the Board adopt the program and line item budget for 1992/93 and forward estimates for the 1993/94 and 1994/95 budgets;
- (4) the program budget and forward estimates be presented in a document to be distributed to all elected members, senior council officer, Federal and State members and other interested parties in the region.

Ald Les Sheather/Ald Bob Downing
CARRIED

5.2 WESTERN SYDNEY AREA ASSISTANCE SCHEME: RANKING OF "REGIONAL" PROJECT APPLICATIONS (03/7)

Ald Anderson expressed her concern that the applications for grant funds submitted by WESTIR Ltd had not been ranked "high" by the meeting of council officers and community representatives. Ald Anderson continued by arguing that councils use WESTIR, though many within councils do not realise the benefits of its service. Ald Syme supported Ald Anderson's observations.

Ald Deahm queried why Town Clerks have been critical of the organisation in the past. Ald Syme said that he believes some Clerks believe that WESTIR is an indirect cost to them.

MOVED that:

- (1) with the exception of the applications lodge by WESTIR Ltd (both of which should be rated "high"), that WSROC endorse the rankings given by council officers and community representatives to applications for funding under the Western Sydney Area Assistance Scheme; and
- (2) WSROC advise the Department of Planning of its views in this matter.

Ald Joy Anderson/Ald Dom Syme
CARRIED

5.3 DECISION BY FAIRFIELD CITY COUNCIL TO WITHDRAW FROM W.S.R.O.C. (019/6)

Ald Syme opened discussion on this matter by indicating that he was disappointed at the decision of Fairfield City Council. Ald Lalich advised the meeting that two people who might have been expected to support WSROC were missing on the night of the vote. This matter was moved without prior warning by Ald White and it is possible that had the other two representatives been present, the vote might have gone a different way. In moving the motion, Ald White had raised concerns about WSROC's position on the status of Fairfield Town Centre as a sub-regional centre, comments about Prospect County Council, and WSROC's relationship with Federal members, notably the member for Fowler, Mr Ted Grace, MP.

The Chairman said that the remarks on Prospect attributed to him in the Western Sydney Business Review and other papers were incorrect. Staff from Liverpool City Council had also attested to this fact. As to the question of the status of Fairfield Town Centre, Ald Latham indicated that the decision had been taken in 1985. The decision was a State Government one and, in any event, there was no one from the present Board of WSROC on WSROC at that time. Ald Latham continued by pointing out that Fairfield now has sub-regional status, and that at a time when the metropolitan strategy is being reviewed and when he, as Chairman of WSROC, is on the State Government Advisory Committee for the Metropolitan Strategy, one might take the view that Fairfield City Council should remain a member of WSROC so that its views can be pushed through the regional organisation. Any decision to withdraw from WSROC would reflect very poor timing.

Ald Aquilina said that the decision by Fairfield Council had centred around Lawrence White's grievances. Ald White is the only one to have pushed these concerns. Ald Aquilina was highly critical of Ald White's arguments and, in particular, his contention that council had never gained the "slightest benefit" from its membership of WSROC. In addition, Ald Aquilina was critical of Ald White's contention that unemployment in Fairfield and the presence of empty shops in the Fairfield Town Centre were a consequence of WSROC's 1985 decision. Ald White's argument that Liverpool City Council had four votes was mischievous. The Chairman had not had to exercise his casting vote on one occasion since taking office last year. Whilst Ald Syme comes from the Liverpool area, he is on WSROC representing the Prospect County Council. Ald Aquilina continued by arguing that Fairfield had drawn many benefits from WSROC. This can be seen from the agenda for the meeting, where there are many issues that need WSROC's input. Ald Aquilina said that Ald Newton, one of the two aldermen who had been absent from the Fairfield Council meeting where their decision to withdraw had been taken, was a strong supporter of WSROC. Ald Aquilina concluded by saying that he would be arguing within Fairfield City Council that, if it wished to take an isolationist stance, then it should be consistent and withdraw from all co-operative bodies, including the Local Government Association and WESPOOL.

Cllr Bolitho argued that if the decision of Fairfield Council is to be overturned, then accusations raised by the aldermen within Fairfield City Council should not be filled by counter accusations. There will always be one or two on every council who, for whatever reason, will have their gripes about WSROC.

Ald Dwyer said that, following his participation in the meeting with the Minister for Local Government, Ald Newton had expressed his strong support for WSROC.

MOVED that:

- (1) WSROC write to all aldermen on Fairfield City Council, highlighting the benefits the council has drawn from membership of WSROC, and the benefits the council can expect to draw from the projects to be undertaken by WSROC over the next three year.

Ald Bob Calvert/Ald Maggie Deahm
CARRIED

5.4 AUDITED STATEMENTS FOR 1991/92 (N04)

Several delegates drew attention to inaccuracies in the details of the statement of directors' experience.

MOVED that:

- (1) In the opinion of the Directors:
 - i the profit and loss account is drawn up so as to give a true and fair view of the profit or loss of the Company for the financial year;
 - ii the balance sheet is drawn up so as to give a true and fair view of the state of affairs of the Company as at the end of the financial year;
 - iii as at this date there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.
- (2) The accounts have been made out in accordance with applicable approved accounting standards.
- (3) A statement by Directors in accordance with the above resolution and to be signed by two Directors on behalf of the Board of Directors be made and attached to the accounts of the Company.
- (4) The Directors' Report be adopted and be signed by two Directors on behalf of the Board of Directors.
- (5) The Annual General Meeting of the Company be convened for 7pm Friday 9th October 1992 at the Holroyd Function Centre, Miller Street, Merrylands.
- (6) The Secretary be directed to duly issue notices of the Annual General Meeting of the Company together with copies of the accounts, Directors' Report; and Auditor's Report thereon to the members.
- (7) Board member advise the Executive Director by 21st August of any spelling errors or other changes required to the Statement of Directors' experience and that the Executive Director be authorised to make the changes to the statement.

Ald Les Sheather/Cllr Larry Bolitho
CARRIED

5.5 TERTIARY AWARENESS PROGRAM (05/14)

Ald Deahm said that the University of Western Sydney Community Advisory Committee had been particularly impressed by the presentation from the two workers involved with the Tertiary Awareness Program. The program needs solid support from the Western Sydney community. For its part, the University believes the program is worthwhile. However, recent changes to the program funding have left the University having to pick up the cost of the program.

Ald Morris queried what the program is doing to help individuals from non-English speaking backgrounds.

In response, Ald Deahm said that she was unaware of any separate presentation to those individuals. Instead the program aims to go to schools on a general basis and encourage kids of all background to take up tertiary education. Ald Morris said that he would like to know whether the program can be separately targeted at children from non-English speaking backgrounds. Twenty five percent of Holroyd's population is from such a background, and we should not be just looking at this program from an Anglo-centric point of view. Ald Deahm said that she felt the presentation from program staff would be relevant to children from many backgrounds. However she agreed to check with the program staff regarding the availability of specialist presentations to children from non-English speaking backgrounds.

MOVED that WSROC write to the Federal Minister for Employment, Education and Training, the State Minister for Education, Youth Affairs, Employment and Training and Western Sydney Members of Parliament indicating its strong support for the Tertiary Awareness Program and pressing for the continuation and expansion of the program.

Ald Maggie Deahm/Ald Kathie Collins
CARRIED

5.6 COUNCILS' LIABILITY FOR LAND TAX (07/8)

MOVED that WSROC write to all member councils drawing their attention to the potential loss in revenue arising from the new land tax provisions

Ald Les Sheather/Ald Kevin Dwyer
CARRIED

5.7 PARRAMATTA ACCESS STUDY (023/1)

During discussion on this item, it was agreed that it would be useful for WSROC representatives to liaise with the Chair of the Parramatta Access Study Committee, Ald John Haines and Ald Alan Hyam from Parramatta City Council.

MOVED that:

- (1) the Board delegate authority to the Chairman of the Transport Policy Committee to approve a submission to the Department of Planning on the Parramatta Access Study Overview Report; and
- (2) that the WSROC Planners' and Technical Committees be asked to prepare a brief submission on the study.

Ald Bob Downing/Ald Dom Syme
CARRIED

5.8 ROAD TRANSPORT: FUTURE DIRECTIONS (023/14)

MOVED that:

- (1) the Board request the Transport and Environment Committees, in conjunction with the Planners' and Technical Committees, to prepare a submission in response to the Road and Traffic Authority's "Future Directions" study; and
- (2) the Board delegate authority to the Chair of the Transport Committee to approve the final submission.

Ald Jim Morris/Ald Nick Lalich
CARRIED

5.9 WEST/SOUTH WEST SYDNEY REGION ENVIRONMENT PROTECTION
COMMUNITY CONSULTATION FORUM (06/1)

Cllr Bolitho suggested that the Environment portfolio had undergone some change over the last two months. With this in mind, it may be more appropriate to approach the Member for Ermington, Mr Michael Photios, MP, who is also the Chair of the State Consultative Forum, to press WSROC's views. Members of the Board agreed with this suggestion.

MOVED that WSROC write to the Minister for Ermington, Mr Michael Photios, MP, indicating its disappointment at the fact that there are no elected representatives from Western Sydney on the West/South West Sydney Region Environment Protection Community Consultation Forum, and expressing the view that WSROC would be happy to work with the Forum in addressing environmental issues affecting the greater Western Sydney region.

Cllr Larry Bolitho/Ald Joy Anderson
CARRIED

6. INFORMATION ITEMS

6.1 EXPENDITURE WARRANT

MOVED that the expenditure warrant for the period 1st May to 30th June, 1992 be received and noted.

Ald Bob Downing/Ald Kevin Dwyer
CARRIED

6.2 PROGRAM-BASED OPERATING STATEMENTS FOR 1991/92

MOVED that the operating statement for the period 1st November, 1991 to 30th June, 1992 be received and noted.

Ald Les Sheather/Ald Kevin Dwyer
CARRIED

6.3 REPORT FROM REPRESENTATIVE ON THE WESTERN SYDNEY RECREATION AREA ADVISORY BOARD

Ald Downing and Ald Collins provided the Board with an update on the work of the Western Sydney Recreation Area Advisory Board. Ald Collins indicated that expressions of interest had been sought for the construction and operation of two golf courses. Plans are also on the way to use the recreation area for cycling and equestrian events should Sydney win the right to stage the 2000 Olympics. Ald Downing also mentioned two expressions of interest for the establishment of a motor related industry park. Most of this will be on the site of the race track, though some land will need to be re-zoned by Blacktown City Council. There will be an opportunity for a high tech auto-motive facility. Ald Collins said that this will allow students to work on high tech vehicles and maintain their skills in this rapidly developing industry.

Ald Collins said that all of this depended on whether the private sector is prepared to put up money for such development. Each section of the recreation area will have individual management committees working under the umbrella of the Recreation Area Advisory Board.

Ald Sheather said that the recreation area is a great opportunity for Western Sydney. Development of the facilities should proceed, irrespective of whether Sydney wins the right to stage the Olympics.

Ald Dwyer advised the meeting that representatives from the Sydney Olympics Committee had visited the Penrith Lakes Scheme to assess progress with the rowing course being developed as part of that scheme. Penrith City Council had also sent a youth ambassador to the Barcelona Olympics. Ald Dwyer said that he hoped Sydney's bid for the Olympics will succeed. All of these augurs well for the future of Western Sydney.

MOVED that the report be received and noted.

Ald Bob Downing/Ald Kathie Collins
CARRIED

6.4 REPORT FROM REPRESENTATIVE ON THE WESTERN SYDNEY ARTS TASKFORCE

Ald Dwyer said that information concerning the Arts Taskforce would be sent out with the Minutes. The meeting had been held earlier in the day.

MOVED that the report be received and noted.

Ald Kevin Dwyer/Ald Bob Downing
CARRIED

6.5 PRESS COVERAGE

MOVED that the information be received and noted.

Ald Kevin Dwyer/Ald Chris Aquilina
CARRIED

7. OTHER BUSINESS**7.1 DIRECTORS' AND OFFICERS' LIABILITY INSURANCE (N19)**

The Chairman read out a list of Directors who had not paid their contribution to the cost of this insurance. He requested all of those mentioned to pay the sum of \$2.18 as soon as possible.

7.2 SPEAKER AT FUTURE MEETINGS

Cllr Bolitho noted that it has been some time since a Speaker had address a WSROC meeting. He suggested that, given his responsibilities in the environment area, it would be useful to invite the Member for Ermington, Mr Michael Photios, MP, to address a future meeting.

MOVED that the Member for Ermington, Mr Michael Photios, MP, be invited to address a future meeting about environmental policy and its implications for Western Sydney.

Cllr Larry Bolitho/Ald Bob Downing
CARRIED

7.3 REPORT FROM WSROC GROUP APPRENTICE SCHEME

Ald Syme indicated he would ensure that a report on the WSROC Group Apprentice would be distributed with the minutes.

8. NEXT MEETING

Several delegates debated where to hold the next Board meeting, bearing in mind the uncertainty about Fairfield City Council's continued membership of the organisation. Members agreed that the meeting should be held at Fairfield City Council. Ald Lalich noted that by holding the meeting at Fairfield City Council, interested aldermen from that Council would have a chance to observe the meeting and assess WSROC's performance.

MOVED that the Annual General Meeting be held at 7.00 p.m., Friday, 9th October, 1992 and that the next Board meeting be held at 7.15 p.m., Friday, 9th October, 1992 at Fairfield City Council, Avoca Road, Wakeley.

Ald Maggie Deahm/Ald Nick Lalich
CARRIED

8.1 RECOMMITTAL OF ITEM 5.4

MOVED that the words "Holroyd Function Centre, Miller Street, Merrylands", be deleted from Part 5 of the resolution on Item 5.4 and the words "Fairfield City Council, Avoca Road, Wakeley" be inserted in their place.

Ald Nick Lalich/Ald Maggie Deahm
CARRIED

The meeting closed at 9.05 p.m.