

Dennis

Hawkesbury City Council Committee Business Papers

6 Reams White
15 Reams Colour

Meeting Date 23 FEB 1993

23 wh.
59 col.

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."*

Your Ref:

Our Ref: WJS.222/MP

HAWKESBURY CITY COUNCIL



Office of the Mayor

MEMO TO ALL ALDERMEN :

SITE INSPECTION - BAYVILLE PTY.LTD. - CHASELING ROAD, WISEMANS FERRY. DA303/92

The site inspection of the proposed Mobile Home Park at Wisemans Ferry, will be held on **TUESDAY, 2ND MARCH, 1993.** (See Item 6 - Planning and Development Section - Pages 33 to 39 - General Purpose Committee 23/2/93).

We will meet at the Council Chambers at 2.45 p.m. and leave for Wisemans Ferry at 3.00 p.m. sharp.

A handwritten signature in cursive script, appearing to read 'Wendy Sledge'.

Alderman Wendy Sledge,
Mayor.

**WESTERN SYDNEY REGIONAL ORGANISATION
OF COUNCILS LIMITED**

**SUBMISSION ON THE FINAL DRAFT
LOCAL GOVERNMENT BILL, 1992,
AND COGNATE LEGISLATION**

January, 1993

Western Sydney Regional Organisation of Councils Ltd ACN 053 399 983 80 Main Street Blacktown NSW 2148 (PO Box 63 Blacktown 2148) Telephone: (02) 671 4333; Facsimile: (02) 621-7741
--

**WESTERN SYDNEY REGIONAL ORGANISATION
OF COUNCILS LIMITED**

**SUBMISSION ON THE FINAL DRAFT
LOCAL GOVERNMENT BILL, 1992,
AND COGNATE LEGISLATION**

January, 1993

WSROC LIMITED

SUBMISSION ON THE FINAL DRAFT *LOCAL GOVERNMENT BILL*, 1992, AND COGNATE LEGISLATION

CONTENTS

INTRODUCTION	1
COMMENTS ON THE FINAL DRAFT LOCAL GOVERNMENT BILL	3
Chapter 1 - Preliminary	3
Chapter 2 - What are the Purposes of the Act?	3
Chapter 3 - What are a Council's Functions & What is its Charter?	3
Chapter 4 - How can the Community Influence a Council?	3
Chapter 5 - What are the Service Functions of Councils?	3
Chapter 6 - What are the Regulatory Functions of Councils?	5
Chapter 7 - What Ancillary Functions does a Council Have?	8
Chapter 8 - How are Councils Established?	8
Chapter 9 - How are People Elected to Civic Office?	9
Chapter 10 - How are Councils Staffed?	11
Chapter 11 - How do Councils Operate?	12
Chapter 12 - How are Councils Made Accountable for Their Actions?	13
Chapter 13 - Honesty and Disclosure of Interest	14
Chapter 14 - How are Councils Financed?	15
Chapter 15 - Offences	16
Chapter 16 - Enforcement	17
Chapter 17 - Miscellaneous	17
Schedules to the Bill	17
COMMENTS ON THE COGNATE LEGISLATION	18
LOCAL GOVERNMENT (CONSEQUENTIAL PROVISIONS) BILL	18
ROADS BILL	18

WSROC LIMITED

SUBMISSION ON THE FINAL DRAFT *LOCAL GOVERNMENT BILL, 1992*, AND COGNATE LEGISLATION

INTRODUCTION

This submission has been prepared in conjunction with WSROC's Administrative Committee and Local Government Resources Policy Committee, and through WSROC's Professional Committees incorporates detailed input from the staff of member councils. The submission is the culmination of WSROC's participation in the consultative processes guiding the development of new local government legislation in NSW. WSROC has analysed carefully the Department's proposals at every major stage in this process, and has responded at every stage, producing the range of submissions and papers outlined at the end of this section. Copies of these papers can be forwarded on request.

It should be said at the outset that WSROC welcomes the release of the final draft of the legislation, which contains most of the positive and innovative proposals for the reform of local government foreshadowed in the earlier discussion papers and drafts. As stated in the introduction to WSROC's previous submission on the exposure draft, the Minister and the Department are to be commended for their commitment to the reform process, as well as for their willingness to incorporate many of the changes suggested by WSROC and other organisations.

WSROC is concerned, however, that the final draft can be subject to only limited scrutiny in the short period between its tabling in parliament late last year and its debate in the autumn session of 1993. Whilst it is acknowledged that there has to be a final cut-off point for community input on the legislation, the changes between the exposure and final drafts are extensive; in the case of the *Local Government Bill*, about 50% of the clauses have been revised, and over 100 new clauses added, and the *Roads Bill* has been completely rewritten. The extent of these changes makes it difficult to assess in advance the sorts of problems councils might encounter in implementing the legislation.

Whilst there are still some aspects of the legislation about which WSROC has major reservations, this submission departs from WSROC's previous responses in concentrating on the practical issues involved in implementing the new bills, rather than on the underlying principles. The submission does however raise issues of principle in some areas, particularly where the legislation proposed seems inconsistent with the principles laid down in previous drafts and discussion papers.

WSROC also recently forwarded to the Department a draft *Preliminary Response to the Final Draft Local Government Bill, and Cognate Legislation*. This initial response was made so that areas of concern as identified by the professional staff of WSROC councils could be reviewed as quickly as possible by the Department. The attached submission is in substantially the same format as the *Preliminary Response*, but, as it has now been revised and officially endorsed by WSROC, it supersedes the earlier response.

The differences between this submission and the earlier response are mainly due to WSROC's decision not to pursue some of the minor points raised in the earlier paper. Other issues, however, have now been identified as having more significance than previously realised, and several additional problem areas have been raised. To assist the Department the new and amended points in this submission are identified with asterisks. It should also be noted that there are a number of areas in the legislation where WSROC is seeking clarification rather than amendment. In some of these cases the intention of the legislation is unclear; in others WSROC is seeking some reassurance that the clauses concerned do not have unintended consequences for councils.

Finally WSROC would like to stress the need for a comprehensive briefing and education program before and during the legislation's implementation. It would be appreciated if detailed information about this program could be released by the Department as soon as possible. It should also be noted that WSROC would be happy to assist the Department in arranging seminars, briefing sessions, etc, for its member councils in relation to the new bills.

Previous Submissions by WSROC on the Reform of Local Government

Oakes Inquiry Submissions:

Local Government Rating - Submission to the Inquiry into Local Government Rating, October, 1989.

Response to the Report of the Inquiry into Local Government Rating and Submission to the N.S.W. Government's Rating Inquiry Taskforce.

"White Paper" Submission:

Local Government Act Review Phase 1 - Submission to the Department of Local Government, September, 1990.

"Discussion Paper" Submission:

Submission on the Reform of Local Government in New South Wales, October, 1991.

Exposure Draft Legislation Submissions:

Submission on the Exposure Draft Local Government Bill, 1992, February, 1992.

Submission on the Exposure Draft Cognate Bills, 1992, February, 1992.

Section	Comments/Proposals
---------	--------------------

COMMENTS ON THE FINAL DRAFT LOCAL GOVERNMENT BILL

CHAPTER 1 - PRELIMINARY

* No comments.

CHAPTER 2 - WHAT ARE THE PURPOSES OF THE ACT?

No comments.

CHAPTER 3 - WHAT ARE A COUNCIL'S FUNCTIONS & WHAT IS ITS CHARTER?

Part 2 - What is a Council's Charter?

- 10 (1) **The council's charter:** The first point should have the words "*by agreement*" to ensure that this section is not used to direct councils to provide services on behalf of other levels of government.

CHAPTER 4 - HOW CAN THE COMMUNITY INFLUENCE A COUNCIL?

Part 2 - Access to Information

- 14 (1) **What information is publicly available?:** Clarification is need as to whether Development Applications are included in the list of documents.

CHAPTER 5 - WHAT ARE THE SERVICE FUNCTIONS OF COUNCILS?

Part 2 - What Restraints and Qualifications Apply to these Functions?

Division 1 - Public Land

- 27 **Preparation of draft local environmental plans:** Clarification is needed in relation to land reserved in planning instruments for future public use; eg, drainage reserves.
- 29 (& 9
(2)& (3)
Conseq.
Prov.) **Reclassification of community land as operational:** Clarification is needed regarding the potential conflict between Clause 29, which appears to give council the power to reclassify community land as operational land and in so doing discharge any trusts, and 9(2), *Consequential Provisions Bill*, which appears to automatically classify public reserve land, land subject to a trust and land dedicated or reserved under the EPAA as community land.

Section	Comments/Proposals
31 (& 9 (2) & (3) Conseq. Prov.)	Reclassification of land dedicated under the EPAA: Clarification is needed regarding the potential conflict between clause 31, which states that a council can reclassify land dedicated under a condition imposed under Section 94 of the EPAA as operational land (provided it meets the conditions in Sub-section 2 and 3), and clause 9 of the <i>Consequential Provisions Bill</i> , which states that land that is dedicated as a condition of development consent under the act is automatically classified as community land. and does not provide for its reclassification.
34 & 36	What governs the use and management of community land?: Clarification is needed regarding the following: - whether council will have to produce plans of management for land which is reserved under planning instruments for future public use. This would have consequences for the preparation of environmental planning instruments and also for the acquisition of such land at a later date; - whether a new management plan will be required for each piece of land prior to purchase or whether such parcels of land can be nominated under an existing plan. Many councils acquire three or four pieces of land a week under Section 94 and it would be very onerous if a management plan had to be prepared for each parcel of land; - whether the new classifications will replace the current public purpose zoning found in most planning instruments. If the community land classification actually replaces the public purpose zoning then several hundred planning instruments per council may have to be altered. There is also some question as to what now exactly is the mechanism for converting a dedicated public reserve to operational land. Under the current legislation a Private Members Bill is required.
43	Leases and Licences of Community Land: The prohibition of disposal of community land has implications for the sale of surplus open space, especially in light of the conditions in 29 & 31 (see above)

Division 2 - Tendering and contracting out

52 & 53*	What are the requirements for tendering: A number of issues need clarification - Clause 52(1) states that councils must invite tenders before entering into certain sorts of contracts. These include a contract for disposal of property of the council. However, a contract for the purchase or sale by council of land or any estate in land is exempted in Clause 52 sub-section 3. Does this mean that the sale of land has to be treated separately from the sale of buildings?
---------------------	---

Section	Comments/Proposals
	- There are a number of problems with the definitions used in Clause 53(1) especially in relation to "provide goods, services, facilities or works". It is unclear, for example, as to whether these provisions apply to the service functions of council alone or whether they can apply to council's regulatory functions. In the latter case, no aspect of council's activities is in theory exempt from the application of this clause. This sub-section also still appears to require council to prepare its own tender even if council has no intention of doing the work itself. The Bill should also include either an indexing or a review mechanism for the \$100,000 tender limit, and all other such monetary thresholds to ensure they stay at realistic levels. - Neither this Bill nor the <i>Consequential Provisions Bill</i> discuss what is to happen to existing contracts, how service operations are to be structured so that they can be tendered out, the length of time over which a contract is required to run or what the impact on the current practice of setting a schedule of rates for building tenders. The <i>Consequential Provisions Bill</i> also makes no provision for transitional arrangements during the introduction of these new contracting requirements.

Division 3 - Water sewerage & drainage

- 58 **Council works for the approval of the Minister:** The requirement of the approval of the Minister for Public Works for the construction or extension of flood retention basis, etc, increases the number of authorities involved in the approval process.
- 65 **Private Works:** Whilst this section has been improved, the reporting requirements are still very onerous. Should be amended to set a minimum amount of, say, \$5,000 per job, below which 65 (4) does not apply.

CHAPTER 6 - WHAT ARE THE REGULATORY FUNCTIONS OF COUNCILS?

Part 1 - Approvals

Division 1 - What activities require approval?

- 66 - Table* **Part D - Community Land** - should be expanded to include any other activities specified in plans of management for community land.
- Part E - Public Roads** - should be expanded to include activities conducted without a basket or box, etc, eg, washing windscreens at controlled intersections. This could be based on a plan of management similar to that proposed for community land
- Part F - Other Activities** - should also be expanded to include any other activities specified in plans of management.

Section	Comments/Proposals
---------	--------------------

Division 2 - Crown Activities

- 67-72** This Division appears to increase the range of exemptions by Crown Authorities from the requirement to obtain approvals from a council.

Division 3 - Making and determination of applications

- 78** **Ownership of plans:** Should be modified to clarify that Council can release copies of a plan if the owner approves, as per 14 (3).

- 81** **Rejection of unclear & illegible applications:** Should be modified to permit council to retain a portion of the application fee up to 50% to cover the costs of initial processing, the exact amount to be determined by council.

- 94 (4) & (5)** **Conditions concerning security:** Clause (4) should be amended to provide for deposits to be held in the general fund and not the trust fund, as stated in the Accounting Code of Practice and AAS 27.

Clause (5) should be deleted as being unworkable. There are problems in calculating interest, and councils also incur administration costs in lodging and withdrawing securities. It was noted that the State Government does not repay interest in similar circumstances, and there is also the possibility that such deposits could be used to avoid income tax, as councils do not usually report to the Tax Commissioner on interest earned on deposits. If this clause is retained then the department should provide guidelines as to the rate of interest to be paid, the amount that can be charged for administration, etc.

- 97 (4) & (5)** **Review of determination:** Clause (5) should be deleted as unnecessary & (4) reworded. Does clause (5) prohibit review by council meeting in committee?

- 104 (3)** **Can approvals be extended or renewed?:** This is inconsistently worded, and can allow an extension to a lapsed approval at any time even after three months. The words "or after" should be deleted.

Division 4 - Special provisions relating to notice of applications to erect buildings

- 111 (8)*** **Notice of application to erect a building:** Consideration should be given to the deletion of the clause relating to views, as this is not a head of consideration in the EPAA.

Part 2 - Orders*Division 1 - Giving of orders*

- 121- Table*** Order 3 column 2 requires an additional point to allow councils the right to order that a building be repaired if it is offensive to inhabitants or users of the neighbourhood (eg, to have graffiti removed or obliterated if it is offensive or obscene).

Section	Comments/Proposals
---------	--------------------

Order 25 column 2 requires the addition of the words "*or environment*" after "public health".

Additional amendments to the orders are required to allow councils the important right to order the removal of vegetation likely to form or afford a harbourage for vermin and to provide for the control and regulation of drainage of land. These powers are provided for in S 495 (a) of the current Act, and should be retained in the new legislation.

Division 2 - Orders generally

132 Powers of fire brigades: Consider deletion of this clause due to the duplication of powers between council and the fire brigade

133 (2)(b)* Inspection reports by fire brigades: Clarification is required as to whether council officers with delegated authority have the power to act in emergency situations under this or other sections relating to orders, without having to wait for the next council meeting - especially in cases where such a delay may be life-threatening.

140 Giving and taking affect of orders: Clarification is required regarding the manner in which service of an order can be made.

Part 3 - Adoption of Local Policies Concerning Approvals and Orders

154* Amendment and revocation of local policy: Whilst WSROC supports regular reviews of local policies, it is proposed that this section be modified to provide some flexibility because of the heavy workload many new councils will face in their first 12 months. It is suggested that the period for review be extended to 18 months after an election, that councils be given the opportunity to request a further extension in special cases and that the Director-General have the power to approve such extensions

Part 4 - Certificates Concerning Buildings

156 Application for building certificate: Amend so that an intending purchaser not yet under contract can make an application.

Part 5 - Appeals

166 & 168* Awarding of compensation: These sections are of major concern to councils, and they should be deleted on the following grounds:

- i. these requirements will be onerous and difficult to implement, especially as the assessment of submissions as being "vexatious" and "unmeritorious" (s.166) is very subjective;

Section	Comments/Proposals
ii.	the requirements could conflict with Councils' responsibilities to take into account the interests and concerns of the local community;
iii.	the requirements will greatly increase the exposure of councils to the risk of litigation, with resulting increases in legal costs, insurance premiums etc;
iv.	the threat of litigation could be used to unduly influence councils to make certain decisions;
v.	the right to appeal to the Land and Environment Court should be adequate.

CHAPTER 7 - WHAT ANCILLARY FUNCTIONS DOES A COUNCIL HAVE?

Part 1 - Acquisition of Land

175 **Restriction on compulsory acquisition of land:** This section is not necessary, as the Minister must in any case give approval.

Part 2 - Entry onto Land and Other Powers

185 **Compensation:** This should be deleted, or at least modified to exempt council from paying compensation when damage results from a person contravening the Act (for example, if a council requires the opening of work which turns out to be satisfactory, but which should have been available for inspection by council before it was covered up).

190 **Special provision with respect to fire brigades:** Should consider deleting clause (1)(a), and changing the reference in (2)(b) to refer to the whole of 190(1). Council staff should be in attendance at all inspections by Fire Department officers.

191 **Councils to carry out fire-safety inspections:** This section effectively directs councils to carry out work on behalf of the fire brigade without regard to the council's staffing levels, funds etc, and should be deleted.

CHAPTER 8 - HOW ARE COUNCILS ESTABLISHED?

Part 2 - Councils

Division 1 - How are areas constituted, altered and dissolved?

212* **How many councillors does a council have?:** This section has a number of problems. As it now reads, a council with more than 13 councillors must hold a referendum just to reduce their numbers even to the maximum - and if so, it is unclear what happens if the proposal is defeated.

Section	Comments/Proposals
	Either this section or the <i>Consequential Provisions Bill</i> need to be modified to exempt councils with more than 13 councillors from the referendum requirements if they decide to reduce their numbers to 12 or 13 councillors. The limit of 13 will also have major implications for councils with five wards, who will be obliged either to reduce the number of wards to three or four (which will result in extensive boundary changes), hold an election as per section 270, with, say, two councillors per ward and up to three elected at large, or abolish wards all together - which requires a referendum. It should be noted that WSROC previously sought to increase the limit on the number of councillors from 13 to 16.

Division 3 - The councillors

- 220** **What is the role of the councillor?:** This section has been improved, but clause (1) should be amended to read "The role of a councillor is, as a member of the *body corporate comprising the council*", to distinguish further between the collective functions in clause (1) and the individual ones in (2).

Division 5 - What fees, expenses and facilities may be paid or provided to councillors?

- 236 & 238** **Fixing and payment of annual fees for councillors:** Clarification is required: an "annual fee" (236) implies annual rather than monthly payment. It should also be possible to set a sessional rate for meeting attendance, etc, which would result in variable monthly payments.

- 243 (b) & (c)** **Information to be included in the annual report:** Definition is required of "expenses"; ie., whether expenses includes just the daily expense allowance or all expenses including sustenance allowances, conference fees, partner's expenses, etc.

The requirement to show expenses paid for each councillor could pose difficulties in cases where council has made a group booking for conferences, or made a bulk payment for expenses or facilities. An alternative could be for councils to show the amount paid in aggregate for all expenses and facilities.

CHAPTER 9 - HOW ARE PEOPLE ELECTED TO CIVIC OFFICE?

Part 1 - Who may Vote?

- 255** **Who has the right to be enrolled as an elector?:** WSROC's previous opposition to voting rights for absentee land owners should be noted. The extension of voting rights to non-resident occupiers and rate-paying lessees is noted with concern.

Section	Comments/Proposals
---------	--------------------

Part 2 - Who may be Elected?

- 264 **Who is disqualified from holding civic office?:** Clarification is required of the term in para (e) "convicted of an offence that involves dishonesty" as "dishonesty" could be extremely broad in interpretation; it could for example, cover minor offences such as fare evasion. The section should be amended to include a new paragraph (i), disqualifying persons who owe council money at the end of the month immediately prior to the close of nominations.

Part 3 - What is the System of Election?

- 270 **Election of councillors partly by wards, partly by area - method 2:** WSROC has previously opposed the introduction of mixed methods of election, ie., ones involving both wards and elections by the area at large in the same area. The use of such an approach is likely to cause confusion amongst electors.

- 274 **Voting system for election of councillors:** WSROC's previous opposition to "equal value" or first-past-the-post voting should also be noted. Preferential and proportional voting are still preferred, for the reasons outlined in WSROC's previous submissions. Making "equal value" voting optional subject to a referendum does not improve the situation, as it could be confusing to electors to have a number of different voting systems in operation at the same time, and using a referendum to choose the method could have the undesirable side effect of politicising the electoral system itself.

If "equal value" voting is to be introduced as an option subject to referendums, this section still needs complete revision. Clauses (2) and (4) contradict clause (1). Clause (2) now appears to allow *three* choices in a referendum - equal value, preferential *or* proportional, irrespective of the requirements of clause (1).

Clause (2) should be amended to ensure that there are only *two* choices; between equal value voting on the one hand, and preferential *and* proportional on the other, depending on the number of councillors involved as per (1) in the actual election. If this section is not amended the result of a referendum could be preferential elections even in cases where there are more than two councillors to be elected, which experience in other States demonstrates would be undesirable.

Likewise clause (4) should also be amended to ensure that the method of elections for by-elections should either be equal value voting if that system is used in the ordinary election, or, in the case where preferential or proportional voting is used in ordinary elections, preferential for one or two vacancies and proportional for more. In its current form clause (4) appears to read that a council using proportional voting in its ordinary elections must do so for a by-election for only one councillor, which is clearly illogical.

Section	Comments/Proposals
---------	--------------------

Clause (2) also needs to be reworded to clarify that (a) councils are not obliged to hold such referendums, and (b) the referendum does not have to be held 12 months before the 1995 election.

Part 5 - How are Elections Conducted?

Division 2 - Electoral rolls:

285 (& 259)* Non-residential roll: Clarification is sought regarding the level of maintenance expected in keeping a continuously-updated roll of non-resident rate-payers. If, for example, a letter was required to be sent every time council was notified of a transfer of property, this could have major workload implications. It should also be noted that in many cases postal addresses only are listed with councils by non-resident ratepayers.

CHAPTER 10 - HOW ARE COUNCILS STAFFED?

Part 2 - The General Manager and Other Senior Staff

324 Industrial arbitration excluded: This section should be amended to provide for objective alternative dispute settling procedures. This section also raises major implications under the Superannuation Act for retrenchments and redundancies.

Part 5 - Other Provisions Concerning Staff

**332, 333
(& 28 &
31
Conseq.
Prov.)** **Advertising of staff positions, and appointment on merit:** There are a number of issues requiring clarification. Section 332 provides that staff positions must be advertised, but states that the section does not apply to the reappointment of a senior staff member whose contract has expired. Clause 333 states, however, that an appointment must be made on the basis of merit, and the concept of merit appointment seems to imply advertising.

Furthermore, these sections have implications for *Consequential Provisions Bill* section 28 (2)(a) regarding the reappointment of an existing Town Clerk or General Manager, and section 31 regarding the reappointment of senior staff generally. These sections permit the reappointment of staff who were appointed within the three years to the new Act, provided their previous appointment was on a merit basis as defined in the new Act. They do not address, however, the situation of senior staff whose *current* appointment took place in a similar manner to that outlined in sections 28 and 31, particularly in councils that have undergone or are undergoing a restructuring process in which reappointment has already occurred without advertising.

Section	Comments/Proposals
---------	--------------------

There are also significant differences between the definition of merit in Section 333 and those contained in the Local Government Salaried Officers' Award. The latter is more detailed and contains references to performance in the previous position, personal attributes and potential. There is no indication in the section as to when and in what circumstances either definition should prevail.

This section should be amended to clarify the definition of merit, as well as the status of senior staff who have been previously reappointed to their positions without advertising, especially in councils that have already made such appointments as part of a restructuring process.

CHAPTER 11 - HOW DO COUNCILS OPERATE?

Part 1 - General

- 339*** **Restriction on the formation of corporations:** The Act should contain a definition of "corporation" and the wording of (2) should be clarified; is it intended to restrict the application of this clause to charitable organisations only? Clarification is also sought on how this clause affects the rights of councils to form or join regional organisations such as WSROC.

Part 2 - How are Decisions Made?

- 348** **Notice of meetings:** The requirement for three days' notice should be deleted, and councils should instead be required to nominate a notice period in their code of meeting practice.

Part 3 - Delegation of Functions

- 358 & 359*** **General power of the council to delegate:** Should clarify the relationship between the powers of delegation in sections 358 & 359, by adding after the words "this power of delegation" in 358 the words "*except as provided by 359 (2)*".

Line 21 in 358 (1) should be deleted to permit the review of a determination by council in committee.

Part 4 - Insurance

- 363*** **Insurance against liability:** This section should be deleted on the following grounds:
- i. terms such as "liability", "public liability" and "insurance" are broad and undefined in the Act;

Section	Comments/Proposals
ii.	since councils are not a profession <i>per se</i> the requirement for insurance against professional liability is questionable;
iii.	many liabilities cannot be insured against;
iv.	in any case, only that part of a liability above the excess can be insured against;
v.	if the section means or is intended to mean commercial insurance then the provision is contrary to the purposes of councils (sections 7 & 9) and the charter of councils (section 10) and the implied powers of councils (section 208).

If a statement is required the following is proposed:

"Liability"

"A council must take adequate steps to mitigate its exposure to public liability and litigious actions resulting from its decisions."

CHAPTER 12 - HOW ARE COUNCILS MADE ACCOUNTABLE FOR THEIR ACTIONS?

Part 3 - Financial Management

402 (5) & 404 Appointment of auditors: Clarification is required on several matters. The process of re-appointment is unclear. Is the presumption that re-appointment is automatic, ie., the points listed under are 404 (2) the *only* reasons that an auditor can *not* be re-appointed? If re-appointment is *not* automatic, is the auditor required to re-tender as per 402 (5)? Further, is 404 (1) intended to mean that an auditor can be appointed for only a six-year term, or for a *maximum* of six years?

404 (1) needs to be redrafted to ensure that the auditor's re-appointment is not automatic, and also the words "*for a maximum of [6 years]*" should be added.

Part 4 - Annual Reports

408 (2)(c) & (d)* Annual reports: Clarification is required as to whether the requirements of clause (c) will correspond with those of the Accounting Code of Practice and AAS 27, in not needing to be implemented until the 1996/97 reporting period.

This section also requires clarification in relation to the terms used in clause (d). Does the definition of "costs" mean only costs awarded against council, all court costs or all legal expenses involved? What is the definition of "legal proceedings"? Does this clause cover such things as workers' compensation payments?

Section	Comments/Proposals
---------	--------------------

Part 5 - Inquiries, Reviews and Surcharging

Division 1 - Inquiries and reviews

- 409 (1) & 410 (1)** **Minister of Director-General may require councils to furnish information:** These sections need amendment to ensure that the Minister and the Director General respectively provide terms of reference for any inquiry, review or investigation to the council concerned prior to the commencement of that inquiry, review or investigation.

CHAPTER 13 - HONESTY AND DISCLOSURE OF INTEREST

Part 2 - Duties of Disclosure

Division 3 - Disclosure of pecuniary interests in meetings

- 430 (1)** **Disclosure and participation in meetings:** Should be amended to read "...must disclose the *nature* of the interest...."

- 431** **Participation in meetings despite pecuniary interests:** This section should be amended as follows:

A new point under (e) (a question relating to):

- *"the confirmation of payments in respect of fees paid to the mayor and councillors, amounts paid as expenses to the mayor and councillors and amounts paid for facilities to the mayor and councillors"*

A new clause (h) as follows:

"a question relating to the setting of fees, allowances and expenses to be paid to councillors or the members of council committees".

A new clause (i) as follows:

"a question of the passing of the confirmation of accounts for works already undertaken and paid for".

- 433** **General disclosure:** Clarification is required as to whether the general disclosure covers situations where a councillor may later supply services to council and the expenditure involved appears in the expenditure warrant.

Section	Comments/Proposals
---------	--------------------

CHAPTER 14 - HOW ARE COUNCILS FINANCED?

Part 1 - An Overview of Rates and Charges

467 to 475* (base rates): WSROC notes with concern the virtual replacement of the non-vacant minimum rate with a base rate of up to 50% of the total amount. With some WSROC councils currently having minimum rates above 50%, the result could mean an increase for many landowners. For example in Blacktown a 40% or 50% base rate could mean an increase in the rates payable by approximately 60% of landowners.

If a 50% base rate is to be introduced, there should at least be a phasing in of the base rate and complementary phasing out of minimum rates, to allow affected councils some time in which to stage what could be major adjustments to individual rate assessments.

There should also be specific provisions covering dual occupancies, and consideration should be given to the levying of two base charges for such properties.

476 For what services can council impose a charge?: The term "waste management services" should be used instead of garbage services, and should include recycling as well as garbage services.

Part 2 - Limit of Annual Income from Rates and Charges

481 & 483 Maximum general income for a year: Should be amended to provide that any successful appeals against valuations, or corrections of errors that result in reductions of rateable land values, should also be incorporated into the "catch-up" calculations for the following year's notional yield calculation.

Clause (2) in 483 should be deleted as it is superfluous and misleading, in that it could be read as meaning that 483 (1) cannot be used again even if the total amount of a shortfall was not made up the first time.

Part 3 - Ordinary Rates

486 & 491 Categorisation of land & notice of declaration of category: Clarification is needed as to whether this section requires a separate notice to each land holder of their rate category, which would be a costly process. This section should be amended to clearly permit the sending of such a notification with the rate notice.

492 & 498 When does the declaration of a category take effect?: 492 is unclear and should be amended. The dictionary defines "year" as running from 1 July to 30 June, so (b) "from 1 July in the year in which the declaration is made" is effectively from the beginning of the current year. In this case the date in (a) will always be later.

Section	Comments/Proposals
---------	--------------------

If it was intended that the change takes affect in the *current* year, then (b) is superfluous. If this is the intention then this section will result in a loss of income for councils, as the current situation is that such changes apply from the beginning of the next rating year.

If it was in fact intended that the change should apply from the start of the *next* rating year, then (a) is superfluous, and (b) should be amended appropriately.

Part 6 - What Land is Ratable?

524 & 525 **What land is exempt?:** There is no mention of ex-gratia payments, which are currently made in relation to some rate-exempt properties. There is also no reference to the payment of rates by government industrial undertakings.

Part 7 - Payment of Rates and Charges

531 & 535* **Payment of rates and accrual of interest on overdue rates:** Clarification is required of the date that the rate becomes due and payable. It appears that rather than apply an annual rate with provision for quarterly payment, which is the current arrangement, the rate will now become due on a quarterly basis.

WSROC is very concerned at the major impact of these changes on councils. First, there will be a reduction in investment income for councils. There will be additional costs incurred in having to send four separate rates bills to landowners rather than presenting all the remaining bills with the first quarterly account. Further, costs will be incurred through having to undertake debt recovery on a quarterly basis. It also appears that interest for overdue rates will now accrue only on the outstanding quarter's amount as opposed to the whole amount, which will result in major reductions of income for councils.

CHAPTER 15 - OFFENCES

Part 7 - Offences Relating to Buildings

619 & 620 **Fire safety notices:** Both the offences and penalties in this Part are inadequate and do not represent any deterrent. Some offences such as demolition of heritage-listed buildings are not listed, and the deletion of the section 478 (Erection of a building otherwise than in accordance with prescribed standards) in the previous draft is inappropriate.

Section	Comments/Proposals
---------	--------------------

CHAPTER 16 - ENFORCEMENT

Part 2 - Proceedings by the Council or its Employees

Division 4 - Legal proceedings for the recovery of rates & charges

675 **Special provisions for the recovery of rates & charges:** This section may reduce the ability of councils to recover rates in court. This is because the current legislation is quite specific in what may and may not be used as a defence, whereas section 675 leaves this matter to the court's discretion.

There also appears to be no power to recover an outstanding rate where there is an appeal pending against the rate levy, as per S.601 in the current act.

CHAPTER 17 - MISCELLANEOUS

No comments.

SCHEDULES TO THE BILL

Schedule 2 - Disqualification from voting: The use of the phrase "officer of council" is inappropriate here as it is no longer used in the rest of the Bill.
Part 2 -
11(1) & (2)

Section	Comments/Proposals
---------	--------------------

COMMENTS ON THE COGNATE LEGISLATION

LOCAL GOVERNMENT (CONSEQUENTIAL PROVISIONS) BILL

Conveyancing Act 1919 No. 6

- (3) (page 5) Under this section the Crown does not have to obtain a registration certificate for a subdivision plan. Unless this section is amended the problems of plans being registered without councils' knowledge will continue.
- Section 195CA (4)

Environmental Planning and Assessment Act 1979 No. 203

- (8) (pages 13 & 14) Reassurance is sought that these clauses do not exempt the Crown from the requirement to pay Section 94 contributions except as provided for in 109E (a) Sections 109E (i) & (ii).
- & 109F

It is noted that the amendments to the EPAA and the final draft *Local Government and Roads Bills* could mean that a developer will now have to obtain approvals under three pieces of legislation; Part IV EPAA, Part 9 *Roads Bill* and Chapter 6 Part 1 of the *Local Government Bill*.

ROADS BILL

Part 2 - Opening of Public Road

- 3 (1) "The manner in which water, sewerage, electricity and gas services are provided" should include telecommunication services.
- 9 Should be checked to ensure that there is no conflict with the proposed amendments of the EPA Act (in relation to the right of appeal).

Part 3 - Road Alignments and Road Levels

Rescission and variation of road widening orders

- 26 (1) The Minister's power to rescind or vary a road widening order should be exercised only after consultation with the road authority.

Part 4 - Closing of Public Roads

Division 1 - Closing of Public Roads by the Minister

- 35 & 41* Councils will be seriously disadvantaged financially by this clauses. Councils should retain ownership of/proceeds from sale of closed public roads. There

Section	Comments/Proposals
---------	--------------------

seems to be a conflict with 41 as far as the ownership of closed roads is concerned. The situation of roads created between 1909 and 1920, which are still held in title, also needs to be clarified in relation to any claims by the previous owners.

Clause 41(3) regarding the use by councils of the proceeds of sale should be deleted, and councils should be allowed to determine their own priorities for the expenditure of the proceeds of sale. As it stands, this clause would appear to limit councils to using the proceeds of sale for road works only; even the purchase of land for new roads would not be permitted.

- 42 (5)** It would seem under this provision, councils would not be able to recover any expenditure incurred by them on the provision of improvements such as footpath paving construction undertaken prior to other Road Authority changing its plans.

Part 5 - Classification of Public Roads

Division 1 - General

- 43-55*** Laneways, pathways and other types of roads are no longer defined in the Bill. A new section should be added after section 55 as follows:

- (1) *Other public roads may be classified as follows*
 - (a) *distributor roads, being roads other than those referred to in paragraphs 43 to 51; and*
 - (b) *local roads, being roads primarily for access to premises; and*
 - (c) *pathways, being roads exclusively for foot passengers and such classes of vehicles as may be prescribed; and*
 - (d) *lanes, being roads primarily for supplementary access to premises.*
- (2) *The classification shall be made by the council and*
 - (a) *shall be effected by a notification in the Gazette and take effect upon the publication of the notification in the Gazette; and*
 - (b) *shall be notified in a newspaper.*
- (3) *The provisions of this Act with respect to classification of roads shall, unless inconsistent with the context, be deemed to include alteration of classification and reclassification.*

Part 6 - Road Work

Functions of Council in respect of private roads

- 79 (2)** In the context, "public road" (Line 26 page 27) should read "private road".

Section	Comments/Proposals
---------	--------------------

Part 7 - Protection of Public Roads and Traffic

Removal of Wind blown sand etc.

- 86 (1) Removal of sand, soil or other matter blown onto a public road should include such material washed on to a public road. The clause should read (line 21 page 29) ".....matter blown or washed on to public road....."

Restoration of public road following excavation etc

- 92 (2) (Line 10 Page 32) should read "any work placed in, on or under the road"; similarly in 2 (9) line 12.

Division 4 - Weight Restrictions

- 101 Where local roads are involved, the RTA should be required to consult the local road authority (Council).

Part 9 - Regulation of Works and Structures

Authority to erect structure

- 116 (3) Approval of the Minister for Planning seems unnecessary, for what is a very "local" matter, ie. the erection of structures on a footway.

Division 2 - Public Gates

- 118 (1) Councils, rather than the Minister, should be authorised to permit the erection of a gate across an unfenced public road as provided under the previous legislation. Councils should be able to specify the type and size of the gate.
- 118 (4) The holder of the permit should be required to erect and maintain the gate and the notice attached to the gate.

Part 10 - Ancillary Functions with respect to public roads

Division 3 - Function of RTA

- 143 The power of the RTA to declare any land to be a public reserve under the control of the Council should only be exercised after consultation with the Council "under such terms and conditions as agreed with the Council....."
- 146 The power of the RTA to direct a Council to provide information relevant to the administration of the Roads Act could be onerous and unreasonable and could lead to duplication of information supplied to other government departments.

Section	Comments/Proposals
---------	--------------------

Part 14 - Finance*Division 4 - Payment by Road Authorities to contribute to the cost of road work*

- 198** Under previous arrangements, the RTA met the full cost of transverse drainage lines and culverts under metropolitan main roads. This clause should be amended accordingly.

AG: LGACTPR3.DOC

: 28/1/93

How Council Operates...

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

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

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

Meeting Procedure...

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

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

Public Participation...

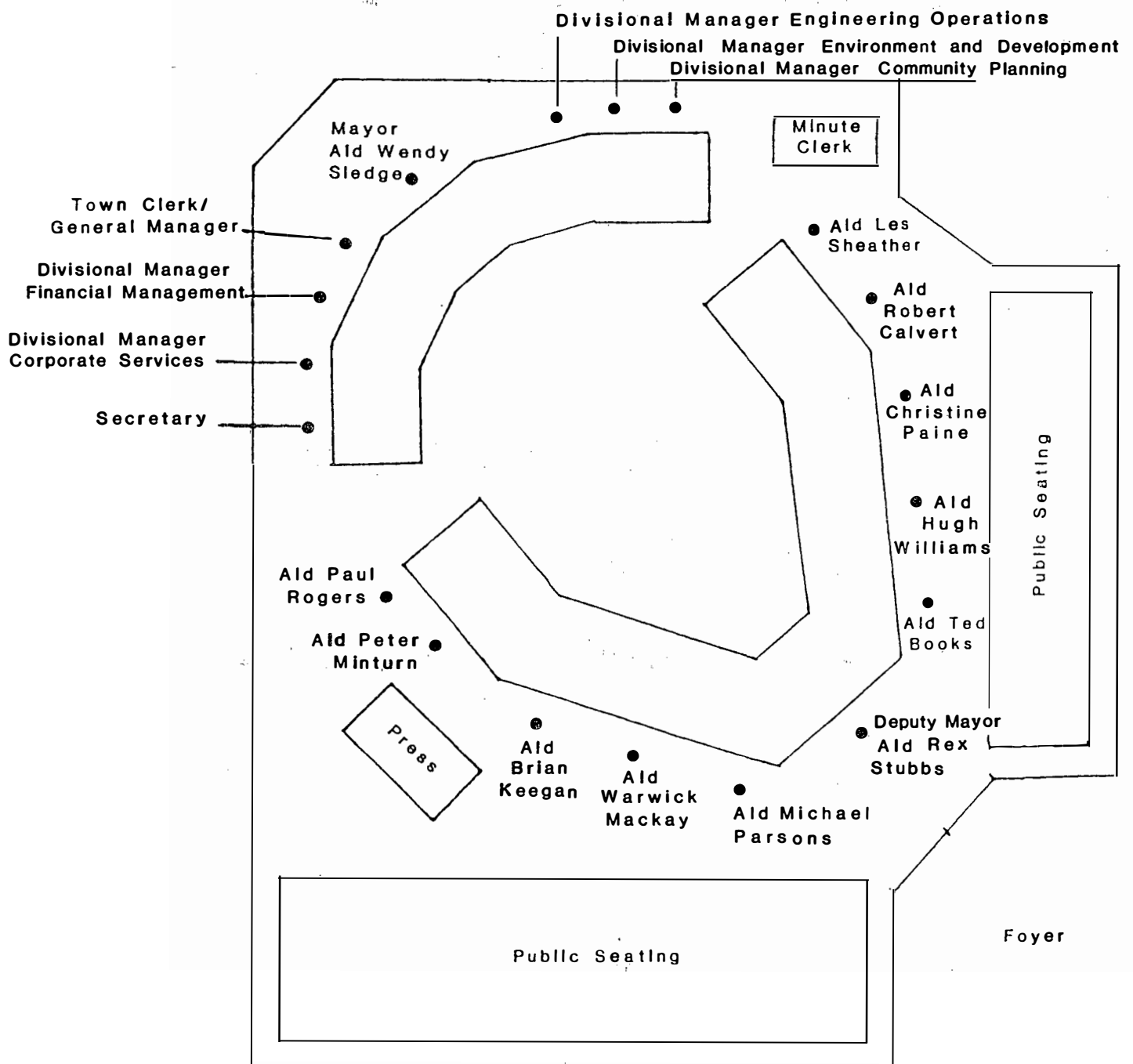
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest...

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

Council Chambers



GENERAL PURPOSE COMMITTEE MEETING

BUSINESS

- 1. APOLOGIES**
- 2. CONFIRMATION OF MINUTES**
- 3. WORKS**
- 4. PLANNING AND DEVELOPMENT**
- 5. FINANCE**

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 27th January, 1993, commencing at 9.30 am.

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

Apologies for absence were received from Aldermen C A Paine, W J Mackay, M G Parsons and R P Stubbs.

RESOLVED on the motion of Alderman Calvert seconded by Alderman Williams that the apologies be accepted.

RESOLVED on the motion of Alderman Calvert seconded by Alderman Books that the Minutes of the General Purpose Committee Meeting held on 24th November, 1992, be confirmed.

The following recommendations were passed as resolutions of the Committee :

SECTION 1 - WORKS

1. WORKS COST STATEMENT

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

2. ST PAUL'S CELEBRATION COMMITTEE - BOURKE STREET, RICHMOND - TEMPORARY CLOSURE - C XIBBERAS. 258/R

THE ACTION TAKEN be endorsed.

3. RICHMOND SUB-BRANCH RETURNED & SERVICES LEAGUE OF AUSTRALIA - ANZAC MARCH AND COMMEMORATIVE SERVICE. GC30/2 PT2

APPROVAL BE GRANTED to Richmond Sub-Branch Returned & Services League of Australia to conduct its annual Anzac March/ Commemorative Service on Sunday, 18 April, 1993, traversing East Market, Windsor, West Market and March Streets, Richmond, subject to approval being obtained to the proposed route from the Roads and Traffic Authority and Police Department.

4. WINDSOR LEAGUES CLUB LTD - RIFLE RANGE ROAD COMPLEX. P731/2160

APPROVAL BE GRANTED for construction of the field subject to:-

1. The planting of trees along George Street and Rifle Range Road prior to commencement of works.
2. Removal of the 6 (six) Eucalypt trees and replacement by a row of trees along the drive on completion of the field construction.

All trees planted to be a minimum height of 1m (one) at time of planting and the Club take all precautions to ensure their survival.

3. Submission of a development application for the proposal.

5. SAMUELSON TALBOT - CLIENT FOREST. GE20/41 PT2

AN APPROPRIATE LETTER of thanks be forwarded to Samuelson Talbot and Partners Pty Ltd congratulating the Company on taking this initiative.

Report of the Local Traffic Committee Meeting held on Friday, 15 January, 1993,
in the Council Chambers at 10.00am

PRESENT:

Members - Alderman C Paine, Chairperson
Mr L Pickard, Roads and Traffic Authority
Mr J Christie, Office of P Gibson, MP
Mr I Mills, Department of Transport

Also present - Mr C Daley, Divisional Manager Engineering
Ms E Hanlon, Town Planner

APOLOGIES:

Constable Bano, NSW Police Department
Mr R Searle, Office of K Rozzoli, MP
Mr G Kevill, Roads and Traffic Authority
Mr G Hatch, Department of Transport

CONFIRMATION OF MINUTES:

The Minutes of the meeting held on 20 November, 1992, were confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. REINSTATEMENT OF PETROL BOWSERS IN ASSOCIATION
WITH GENERAL STORE - BELLS LINE OF ROAD, KURRAJONG
HEIGHTS - MR & MRS F RAZZA. DA302/92

COUNCIL ADVISE THE Roads and Traffic Authority of the Committee's concerns in relation to traffic safety, given the site's location on Bells Line of Road.

CORRESPONDENCE:

2. TRAFFIC DELAY TRAVERSING WINDSOR BRIDGE - R CRILLY. 2019/R PT4

THE MATTER BE referred to the Roads and Traffic Authority for investigation.

3. PEDESTRIAN REFUGE - WINDSOR ROAD, McGRATHS HILL - P & C ASSOCIATION, WINDSOR HIGH SCHOOL. 2342/R PT3

THE INFORMATION BE received.

4. PROPOSED ALTERATION TO TRAFFIC LANES - WINDSOR ROAD, VINEYARD - W D & B L WILSON. 2342/R PT3

Mr W Wilson and Mr P Barber addressed the Committee.

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority, with advice that the installation of an unbroken median strip be supported for traffic safety reasons.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL SUPPORT the amended plan proposed by Mr Wilson on behalf of Mr Barber to the Roads and Traffic Authority.

REPORTS:

5. CONSTRUCTION OF PRIMARY SCHOOL - LOT 1, DP802295, N^o 13 McMAHONS ROAD, KURRAJONG - PUBLIC WORKS. DA343/92

APPROPRIATE MEASURES BE investigated to improve the intersection of McMahons Road and Comleroy Road and that Council liaise with the Department of School Education regarding the provision of intersection improvements.

6. RE-DEVELOPMENT OF EXISTING SERVICE STATION - LOT 13, DP700834; LOT 1, DP609449 AND PT LOTS 11/12, DP977347, N^oS 81-87 BELLS LINE OF ROAD, NORTH RICHMOND - THE SHELL COMPANY OF AUSTRALIA. DA316/92

THE APPLICATION BE deferred to the next Committee meeting to enable the Roads and Traffic Authority to further investigate the proposal, particularly in terms of the Authority's plan for Bells Line of Road.

7. RE-DEVELOPMENT OF SCHOOL - LOTS 1 & 2, DP558982; LOT A, DP411307 & PT POR 329 MACQUARIE ROAD, WILBERFORCE - PUBLIC WORKS. DA334/92

THE APPLICATION BE deferred to the next Committee meeting to enable the Department of Transport to further consider the proposal.

8. ESTABLISHMENT OF INDEPENDENT PRIMARY SCHOOL - LOT B, DP416222, N^o 1027 GROSE VALE ROAD, KURRAJONG. DA335/92

THE APPLICATION NOT be supported on the grounds that the location of the bus stop is inadequate as is vehicular entrance to the site for school purposes.

GENERAL BUSINESS:

9. REDUCTION OF SPEED LIMIT FROM 80KPH TO 60KPH IN VICINITY OF ARNDELL COLLEGE, OAKVILLE & WOLSELEY ROADS, OAKVILLE - QUESTION WITHOUT NOTICE, ORDINARY MEETING 8TH DECEMBER, 1992 - ALDERMAN BOOKS. 1507/R, 2344/R

THE MATTER BE referred to the Roads and Traffic Authority requesting that the speed limit be reduced from 80kph to 60kph in the vicinity of Arndell College, and that the speed limit be reviewed when the Authority's Safety and Amenity Audit is completed.

10. INSTALLATION OF "NO PARKING" DURING PEAK HOUR TRAFFIC ON SOUTHERN SIDE OF BELLS LINE OF ROAD, NORTH RICHMOND, BETWEEN PITT LANE AND GROSE VALE ROAD - QUESTION WITHOUT NOTICE, ORDINARY MEETING 8TH DECEMBER, 1992 - ALDERMAN SHEATHER. 243/R

A SITE INSPECTION be carried out prior to the next Committee meeting.

11. ROAD CLOSURES - BIATHLON - REQUESTING TEMPORARY CLOSURE OF COX, BELL, CHURCH & YARRAWONGA STREETS, SOUTH WINDSOR, DURING 7.30AM - 10.00AM, SUNDAY 28 MARCH, 1993. 369/R, 242/R, 353/R, 2406/R

This matter was withdrawn as it is proposed to conduct the event in November.

12. STATE RAIL AUTHORITY - ERECTION OF OVERHEAD WARNING INDICATORS - MACQUARIE & GEORGE STREETS, WINDSOR. 1341/R, 731/R

THE STATE RAIL Authority be requested to relocate the overhead warning indicators in George Street to between Brabyn Street and the Railway Station car park, and before Bell Street.

QUESTIONS WITHOUT NOTICE:

1. Alderman Paine requested that the Roads and Traffic Authority investigate a 60kph speed limit in the vicinity of Sunnyvale. Mr Pickard indicated that he would investigate this matter.

This matter was referred to the Roads and Traffic Authority for investigation at Council's Ordinary meeting of 11 August, 1992.

2. Mr Christie requested that the times on the "No Right Turn" sign at the intersection of Windsor and East Market Streets, Richmond, be deleted to prohibit this movement at all times.

This matter was supported by Council on 13 October, 1992, at is awaiting implementation.

3. Mr Christie requested that a sign be erected on both sides of Windsor Street, Richmond, to advise drivers of the location of the Richmond Railway Car Park. It was resolved that a letter be forwarded to City Rail with this request.

4. Mr Christie requested that "No Standing" signs be provided in the vicinity of the fire station in March Street, Richmond.

The provision of "No Parking" signs were supported by Council on 13 October, 1992, and awaiting implementation.

5. Mr Christie expressed concern regarding the safety of the pedestrian crossing in Windsor Street adjacent to the park, Richmond. This matter will be considered in the Richmond Traffic Study.
6. Mr Christie requested that the "Hawkesbury City Centre" proposed at Clarendon be referred to the Committee for consideration. It was indicated that this would occur as a matter of course.
7. Mr Christie asked about the provision of lighting at the intersection of Southee Road and Hughes Avenue. Arrangements are being made with Prospect Electricity for this work to be carried out.

NEXT MEETING:

The next Local Traffic Committee meeting will be on 12 February, 1993.

THE REPORT BE received and the recommendations be adopted with the exception of Item 4.

SECTION 2 - PLANNING AND DEVELOPMENT

1. SUBDIVISION TO CREATE TWO ALLOTMENTS - LOT 101 DP802113, N^o 54 GROSE RIVER ROAD, GROSE WOLD - G L & K A MITCHELL. SA179/92

Mr G Mitchell, the applicant, addressed the Committee.

- A. THE OBJECTION TO the minimum area provisions of Hawkesbury Local Environmental Plan, 1989, and pursuant to State Environmental Planning Policy No.1 be supported and that should the concurrence of the Director of the Department of Planning be granted the application be approved.
- B. A further request be made to the Department of Planning concerning zoning of the Grose Wold area to enable subdivision with lots of minimum area of 4 (four) hectares.

2. SUBDIVISION TO CREATE TWO ALLOTMENTS - LOT 1, DP597020, N^o 55 TUCKERMANS ROAD, EBENEZER - P S GRAHAM & ASSOCIATES. SA154/92

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 subdivision is out of character with the existing allotment pattern and rural character of the locality.
3. The application is not in the public interest.

3. AMPOL SERVICE STATION/ROAD PANTRY - LOTS 1-3, DP797511, N^o 13 BELLS LINE OF ROAD, NORTH RICHMOND - WALKER NOMINEES PTY LTD. DA271/92

Mr M Rose and Mr N Maclay, publican of the North Richmond Hotel, addressed the Committee on behalf of the applicant.

THE APPLICATION BE refused for the following reasons:

1. The site is not suitable for a service station because of:-
 - a) existing traffic volumes;
 - b) vehicular speeds;
 - c) accident history in the locality;
 - d) insufficient manoeuvring distance between the proposed development's egress and Pitt Lane; and
 - e) inadequate sight distance.
2. The proposal is not in the public interest.

4. SUBDIVISION TO CREATE THREE ALLOTMENTS - LOT 67, DP751626, N^o 174 MOUNTAIN LAGOON ROAD, BILPIN - C & B SPATHIS. SA188/92

Alderman Williams declared an interest in this matter.

Mrs Spathis, the applicant, addressed the Committee.

THIS APPLICATION BE deferred until the next Committee Meeting.

5. USE AN EXISTING BUILDING AS A COMMUNITY BASED SCHOOL - LOT B, DP416222, N^o 1027 GROSE VALE ROAD, GROSE VALE - K FRASER. DA335/92

Mr K Fraser, the applicant, addressed the Committee.

THAT THE APPLICATION be approved subject to appropriate conditions.

6. COMMUNICATION TOWER - LOT 1, DP717139 BURRALOW ROAD, KURRAJONG HEIGHTS - MILES COMMUNICATIONS PTY LTD (DR MILES BURKITT). DA313/92

Dr M Burkitt, the applicant, addressed the Committee.

THE APPLICATION be approved subject to the following conditions:-

1. The development shall be carried out in accordance with the submitted plans dated 17 August, 1992.
2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. An adequate on-site area for parking is to be constructed with an all-weather surface to the satisfaction of the Divisional Manager Environment and Development.
4. Stormwater run-off onto the site from Burralow Road to be collected and discharged around the development.
5. The radio rooms shall be painted or treated in a satisfactory colour scheme. Such details shall be submitted for consideration by the Divisional Manager Environment and Development.

7. REZONING PROPOSAL - INTEGRATED RETAIL, TOURISM, RESIDENTIAL AND LEISURE DEVELOPMENT - PRESTONVILLE, RICHMOND ROAD, CLARENDON. LEP13/92

Mr R Tolson, the applicant, and Mr T Isaac, Project Leader, addressed the Committee.

Mr R Rozzoli, representing the Richmond & District Chamber of Commerce, and Mr H Hordern, representing the Windsor & District Chamber of Commerce, addressed the Committee, as objectors to the proposal.

THE INFORMATION CONCERNING the proposal and methodology of processing be received.

Alderman Keegan left the meeting at this stage, the time being 12.34 p.m.

8. WATER QUALITY SIGNS. GRO60/001 PT02

THE INFORMATION BE received.

9. WORLD HERITAGE LISTING - BLUE MOUNTAINS AREA.
GH020/015 PT2

THE COUNCIL SUPPORTS the Blue Mountains Area World Heritage proposal.

10. TREE REMOVAL - N° 3, DP31098 ANSCHAU CRESCENT,
WINDSOR - MRS H S JURD. P118/20 PT2

THE APPLICATION BE APPROVED.

11. BLIGH PARK NORTH - LEP TO ENABLE REZONING.
LEP004/89 PT03

THE INFORMATION BE received.

12. ORCHARD - LOTS 66, 65, 67 & 64, DP791125 & DP739082
COOBAH & EAST KURRAJONG ROADS, EAST KURRAJONG -
MR W PACKER & MRS V L DAVISON. P339/110 PT2, P339/100
PT2, P910/1790 PT1, P910/1745 PT1

THE APPLICANTS BE granted permission, subject to the retention of all miscellaneous tree/shrub species outside the confines of the existing old orchard site. All re-establishment work to be confined to within the boundaries of the old orchard site.

13. REMOVAL OF TREE - TRIMMING - LOT 8, DP32260, N° 670
GEORGE STREET, SOUTH WINDSOR - MR F HEATH.
P731/2187

THE APPLICATION BE refused.

SECTION 3 - FINANCE**1. ACCOUNTS PAID, STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE, FORM 2, AND SCHEDULE OF INVESTMENTS**

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.	14912	-	15553	4,049,987.08
Trust Fund Nos.	1226	-	1290	224,423.12
FID General Fund	469192	-	-	494,175.36
98P General Fund	-	-	-	-
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	-	-	-	-
				\$4,768,585.56

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

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.	15554	-	16261	4,289,859.79
Trust Fund Nos.	1291	-	1335	2,186,994.59
FID General Fund	-	-	-	-
98P General Fund	-	-	-	-
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	-	-	-	-
				\$6,476,854.38

Alderman Books left the meeting at 1.45pm.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27TH JANUARY, 1993.

3. PLAN OF MANAGEMENT - HALF MOON FARM. GC282/001 PT02

1. COUNCIL ADOPT THE Plan of Management for Half Moon Farm.
2. Council adopt the interim measures, at this time, to allow limited public use of the site, to be implemented 1993/1994.
3. Council apply for funding, public and private sector, to allow the implementation of the Plan of Management.

4. USE OF WINDSOR WHARF - WINDSOR PRINCESS. GR060/17, DA0138/92

Alderman Williams declared an interest in this matter.

1. THE ANNUAL CONTRIBUTION for the use of Windsor Wharf by Depagi Pty Ltd remain at \$5,000 (five thousand dollars) to be paid quarterly.
2. The contribution be reviewed after 12 (twelve) months operation, ie. 1 October, 1993.

5. UNION LANE, WINDSOR - PROPOSED EXTENSION. GC281/50 PT01

1. COUNCIL ACQUIRE PART of Portion 20, DP67626 Fitzgerald Street, Windsor, from the Board of Fire Commissioners for the sum of \$5,000 (five thousand dollars) with all reasonable legal, survey and subdivision costs associated with the transfer be met by the Council.
2. The Seal of Council be affixed to all associated documentation.

6. YOUNG HAWKS ENGLAND TOUR - DONATION. GR030/015 PT1

A DONATION OF \$300 (three hundred dollars) be given to the "Young Hawks" fund raising campaign.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27TH JANUARY, 1993.

**7. LEASE/LICENCE OF HAWKESBURY SHOWGROUND.
GC283/90 PT2**

1. THE INFORMATION IN this report be received and noted.
2. Application be made to the Department of Conservation and Land Management for appointment of Council as Trustee of Reserve N^o 76765 for Public Recreation.
3. The Seal of Council be affixed to the necessary documents.

8. ARREARS OF RATES AND CHARGES. GR10/13

THE INFORMATION BE received.

Alderman Books returned to the meeting at 2.29pm.

QUESTIONS WITHOUT NOTICE

Alderman Rogers advised that he had had representations from a Mrs.J.Groom, 838 Bells Line of Road, Kurrajong Hills, owner/occupier of property known as Luton, requesting that her sulo and recycle bins be replaced by Council, as they had been severely damaged and not fit for further use. He asked if the bins could be delivered to Mrs.Groom's premises.

Alderman Books advised that the laneway between Church, George, James and Drummond Streets just before the swimming pool has always been in a dilapidated state. Mr.Bob Chandler had asked if Council could have a look at it, as the only way he can get into his garage is via the back lane and with all the recent wet weather and the growth of long grass it has been neglected. Alderman Books asked if something could be done to make it trafficable.

Alderman Calvert stated that he noticed in the rate notices that they are due in February again. Last year there was a special motion put up to bring the rates forward a month, this year there was not a special motion and it just came forward that the first instalment is due in February rather than March. He asked why the Aldermen were not notified of this and why did it not come up to Council to be approved.

The Divisional Manager Financial Management advised that with the adoption of the 1991 Estimates, Council adopted it as a policy that the rates be levied in the first month of the year.

Alderman Calvert stated that he understood that that was adopted for that year because there was no rate increase and to subsidise the interest payments, and it was a one off year only. This year there was a rate increase and it was still brought forward. It creates hardship bringing it in the first month after Christmas.

The Divisional Manager Financial Management stated that part of the reason that was submitted to Council was the information relating to the gain or the loss of interest on investments. The figure that was shown in the 1991 Estimates was then extended through to 1992 assuming the same principles would apply, so that there is in the order of \$120/130,000 interest on investments by bringing the due date forward one month and that would apply for every year. If in one year it was decided to put it back to the first week in March, then the interest would not be gained on investments in that year.

The Mayor stated that it was adopted as a policy of Council and if it was to be changed, it would need a further resolution.

Alderman Sheather referred to an advertisement in the paper from Council about the proposed closure of Shepherds Gully Road. He advised that the National Parks closed a section of the Old Northern Road from the top of the intersection of Shepherds Gully Road through to 10 Mile Hollow and there was no public or Council comment on this.

The Mayor indicated that she had requested that the investigation of the closure of Shepherds Gully Road to Old Northern Road proceed because it is a danger.

Alderman Sheather referred to the Council inspection of St.Albans, where it was indicated that if anything happened down there, that Ian Robinson would be approached to make appropriate calls on people to let them know what is happening. He asked that any additional information be made available to the people of St.Albans and Wisemans Ferry.

Alderman Sheather stated that during the construction of the bridge on McGraths Hill Flats, it was closed for some time at some inconvenience to people using that section of road. Some six months later the whole lot is failing and has to be done again, due, he believes because of the timber construction. He asked if discussions could take place with the Roads & Traffic Authority to see whether or not it could be stabilised underneath with steel girders or the like.

The Divisional Manager Engineering Operations stated that when the structure was put in place the wrong stress related timber was used. He advised that it would not take long to replace the bridge now as part of the time was taken up in providing the heads and the abutments to take that, the replacement could be made on site and the other one lifted out and the new one lifted in. He was not aware of the question of reinforcing it with steel and undertook to take this up with the Roads & Traffic Authority.

Alderman Sheather asked when it comes the time for it to be worked on, could something be put in the paper well in advance indicating exactly what the situation is, and if it was private contractors that were responsible and it was not Hawkesbury City Council.

The Mayor said that is why the Roads & Traffic Authority should advertise it. Council could investigate how it could be best be done so that it informs the residents about why and who in fact is responsible.

Alderman Books asked if the Roads & Traffic Authority could be requested not to use that second hand bridge anywhere else on McKenzie's Creek or Tom Horton's Bridge.

The meeting terminated at 3.32pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 23rd February, 1993.

..... Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>						
<u>Conservation</u>						
1010 Museum Maintenance & Services	4326	-	149	149	-	Annual Provision
1020.0 Tree Planting New	14715	-	-	-	-	Annual Provision
1020.01 Tree Mtce	38316	-	372	372	-	Annual Provision
1020.02 Earth Week	4635	-	301	301	-	Annual Provision
1510.01 Richmond Grandstand Conservation - Stage 3	48000	849	-	849	-	Work Commenced
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
Ferries						
2000 Ferry Lower Portland	170000	-	15607	15607	-	Annual Provision
RTA State Roads "Tied" Grant 92/93						
2002.201 Wisemans Ferry 1992/93	(683300)	139185	19394	158579	-	Annual Provision
2004.201 Webbs Creek 1992/93	(552000)	129711	18127	147838	-	Annual Provision

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
2006.201	Sackville Ferry 1992/93	(180600)	83789	12290	96079	-	Annual Provision
2007.202	Spare Ferry	5000	191	109	300	-	Annual Provision
2008.0	Docking Slips	15450	-	-	-	-	Annual Provision
Road Maintenance							
2016.1-6	Sealed Roads Mtce	1131158	-	52071	52071	-	Annual Provision
<u>Reseal/Rehabilitation Programme (\$252329)</u>							
Bowen Mountain							
2017.01	Cabbage Tree Road 1.3 - 2.8km from Grose Vale Road	16000	-	-	-	-	Programmed Feb/Mar
	Carters Road	5000	-	-	-	-	Programmed Feb/Mar
Cattai							
	Nelson Road	8600	-	-	-	-	Programmed Feb/Mar
Freemans Reach							
	Graham Place	1000	-	-	-	-	Programmed Feb/Mar
Grono's Point							
	Tallowwood Close	5000	-	-	-	-	Programmed Feb/Mar

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
Grose Vale						
Grose Vale Road 5.8 - 6.95km from Pecks Road	16500	-	-	-	-	Programmed Feb/Mar
Kurrajong						
Bailey's Lane	7329	-	-	-	-	Programmed Feb/Mar
Kurrajong Road	11500	-	-	-	-	Programmed Feb/Mar
Old Bells Line of Road 500m at western end	7000	-	-	-	-	Programmed Feb/Mar
Redbank Road 900m from Bells Line of Road	11500	-	-	-	-	Programmed Feb/Mar
Vincent Road 420m to end	4000	-	-	-	-	Programmed Feb/Mar
Kurrajong Heights						
Coach House Place	2700	-	-	-	-	Programmed Feb/Mar
Stone Terrace	1200	-	-	-	-	Programmed Feb/Mar
McGraths Hill						
Andrew Thompson Drive - Red House Crescent to Meares Road	10600	-	-	-	-	Work Commenced
Clare Crescent	8400	-	-	-	-	Programmed Feb/Mar

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
Maraylya						
Pitt Town-Dural Road 1100m from Boundary Road	15200	-	-	-	-	Programmed Feb/Mar
Richmond						
Catchpole Avenue, Valder Avenue to Douglas Avenue	3700	-	-	-	-	Programmed Feb/Mar
Douglas Avenue	9200	-	-	-	-	Programmed Feb/Mar
Lukis Avenue	8600	-	-	-	-	Programmed Feb/Mar
West Market Street - Lennox Street to March Street	7700	-	-	-	-	Programmed Feb/Mar
Tennyson						
Slopes Road 0.5 - 1.6km from Comleroy Road	14000	-	-	-	-	Programmed Feb/Mar
Tennyson Road 5.3 - 5.9km from Kurmond Road	7900	-	-	-	-	Programmed Feb/Mar
Vineyard						
Chapman Road, bridge to Commercial Road	6700	-	-	-	-	Work Commenced
Wilberforce						
Kirra Place	1600	-	-	-	-	Programmed Feb/Mar

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
Windsor						
Cox Street, Campbell Street to Bell Street	24000	893	-	893	-	Work Commenced
Cox Street, Rickaby Street to Nº 186 and Ham Street to Nº 104	10400	-	-	-	-	Programmed Feb/Mar
Dowling Place	4600	-	-	-	-	Work Commenced
Moses Street, Tebbutt Street to Greenway Crescent east side	2400	-	-	-	-	Programmed Feb/Mar
Walker Street	20000	-	-	-	-	Work Commenced

Regional Roads Programme 1992/93 RTA Grant (\$397970)

2035.150	Regional Roads 1992/93	397970	203222	15873	219095	-	Maintenance Works
----------	------------------------	--------	--------	-------	--------	---	-------------------

ROAD MAINTENANCE

2021.0-3	Unsealed Roads Mtce	440945	-	35651	35651	-	Annual Provision
----------	---------------------	--------	---	-------	-------	---	------------------

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>FLOOD & STORM DAMAGE 1992</u>						
RTA						
<u>Local Roads</u> (\$1153600) RTA						
Working Funds(Council \$25000) 2027	1189907	614676	-	614676	-	Work in Progress
Dept. Public Wks. Flood Grant 1992 2030						
Howe Park	16000	10166	75	10241	-	Work in Progress
Gov. Phillip Park	190000					Tenders Invited
<u>Maintenance and Repair</u>						
2042.01 Paved Footpaths Mtce	21723	-	-	-	-	Annual Provision
2042.07 Unpaved Path Mtce	2060	-	127	127	-	Annual Provision
2044 Bus Shelter Shed Mtce	3090	-	-	-	-	Annual Provision
2046.001 Bridge Mtce	95000	-	1831	1831	-	Annual Provision
2050 Street & Gutter Cleaning	242366	-	17359	17359	-	Annual Provision
2052 Kerb & Guttering Mtce	46350	-	335	335	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>						
2061.01 Sundry Pub/Wks Survey & Design	29377	-	1083	1083	-	Annual Provision
2074 Vehicular Crossings	5665	-	842	842	-	Work As Required

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>CITY ROADS CONSTRUCTION</u>						
<u>Loan Programme 1988/89</u>						
2066.07 Kurmond Road - Graeme Place to Marlene Street	29730	25145	-	25145	-4585	Work Complete
<u>Loan Programme 89/90</u>						
+ 30000 Cncl Funds						
2070.20 Kentucky Drive	85000	41640	-	41640	-43360	Necessary Work Complete
2090.05 Level Crossing Road	44284	-	30000	30000	-	Council Contribution - Complete
2066.05 The Terrace closure relocation	230000	3453	174087	177540	-52460	Works by SRA Work Complete
<u>Loan Programme 90/91</u>						
2070.52 Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	-	To Be Programmed

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.302 Boundary Road Vineyard	87500	6519	-	6519	-	Subject to agreement Baulkham Hills
2071.304 Mileham St - Day St - Fairey Rd	242500	190142	4199	194341	-	Work Nearing Completion
<u>LR 91/92 RTA Grant (\$673826)</u>						
<u>Extractive Industries Reserve (\$235000)</u>						
<u>Less \$50000 to the Driftway - See Programme Above</u>						
2071.410 Tizzana Road	28275	6094	-	6094	-	Work Commenced
2071.411 Scheyville Road	12285	-	-	-	-	Programmed Feb/Mar
2071.412 West Portland Road	11700	-	-	-	-	Programmed Feb/Mar
2071.403 George Street South Windsor	60000	-	-	-	-	To Be Programmed
2071.408 Hermitage Road	100000	55427	59	55486	-	Work Nearing Completion

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
<u>Kerb and Guttering</u>						
<u>Loan Programme 1991/92</u>						
2080.401 Gormley Street, Freemans Reach Loan \$41200 Cont. \$25200	66400	4254	-	4254	-	Work Commenced
<u>TRAFFIC MANAGEMENT</u>						
2090.01 Traffic Signs New	42008	-	665	665	-	Annual Provision
2092.01 Traffic Sign Mtce	22660	-	340	340	-	Annual Provision
<u>PUBLIC UTILITY INFRASTRUCTURE</u>						
<u>Cemeteries</u>						
3000 Cemeteries Expenses	77250	-	6086	6086	-	Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>Emergency Services</u>						
3010 State Emergency Services	44599	-	1229	1229	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Complete
Loan Programme 89/90						
3200.106 North Street	11370	2563	-	2563	-	Work Commenced - Archeological Investigation Required
Loan Programme 90/91						
3200.202 Bandon/Windsor/Old Hawkesbury Rds	18500	-	-	-	-	To Be Programmed
3200.203 Redfern Place, Pitt Town	12000	-	-	-	-	To Be Programmed

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
Loan Programme 91/92						
3200.303 Paget St to East Market St	70000	2271	-	2271	-	To Be Programmed (Survey Costs)
3200.305 Stage 2 - College Drain	11900	-	-	-	-	To Be Programmed
Loan Programme 92/93						
3200.300 North St, Windsor, Stage 2	38000	1402	-	1402	-	Work Commenced - Heritage Council approval required
3200.310 12 Rose Crescent, Glossodia	10000	48	11	59	-	Programmed February
3200.311 9 David Street, Wilberforce	24200	12746	24	12770	-	Work Nearing Completion
<u>Maintenance</u>						
3210 Drainage Mtce	33990	-	684	684	-	Annual Provision
<u>Street Lighting</u>						
3220.01 Street Lighting	577369	-	49418	49418	-	Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
Car Parking						
4000 Car Parks Mtce	90331	-	1766	1766	-	Annual Provision
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	53251	-	826	826	-	Annual Provision
Parks						
E23B1 Parks Mtce	484184	-	32231	32231	-	Annual Provision
5180.03 Parks Amenities Mtce	71000	-	2585	2585	-	Annual Provision
5180.004 Parks Cleaning	233300	-	20243	20243	-	Annual Provision
5180.09 Contract Mowing	61500	-	-	-	-	Annual Provision
5180.013 Garden Competition	2000	-	-	-	-	Annual Provision
5180.100 Sports Council M & R	145700	-	5785	5785	-	Annual Provision

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
<u>RECREATIONAL SERVICES</u>						
<u>Loan Programme 1988/89 (100000)</u>						
5680 Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8204	-	8204	-	Work In Progress
Powell Park	5500	386	-	386	-5114	Improvements By S530A Committee - Work Complete
5680 Richmond Park - Cannons, Tables & Trees	61850	22102	-	22102	-	Work Commenced
<u>Loan Programme 1989/90 (\$71400)</u>						
Contributions (\$264300)						
5682.20 Richmond Bensons Lane Complex	215000	183509	-	183509	-31491	Building Complete
Kurrajong Bowen Mtn Park	10000	7378	-	7378	-	Improvements by Committee
Memorial Park	30000	659	-	659	-	Programmed Feb/Mar

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
Landscape/Development - Major Parks & Reserves	5700	2464	1000	3464	-	Landscape Designs - Ongoing
<u>1990/91 S94 Contributions (\$379100)</u>						
Grants (\$71400) Cont. (\$2000)						
Windsor						
5682.23 Colbee Park McGraths Hill	25000	9852	-	9852	-	Shelter Shed Complete Drainage under Investigation
5682.38 Richmond Ex-Servicemens' Sport Complex - Water Supply	29000	5543	23000	28543	-	Work Completed
565682.29 North Richmond Community Centre	6000	844	-	844	-	Work Commenced
5682.30 Kemsley Downs Estate	6000	1432	138	1570	-	Plan of Management
5682.31 McMahons Park Replace Existing Amenities	32600	21955	-	21955	-	Work Commenced
5682.34 Argyle Bailey Reserve	9500	5548	-	5548	-	Work Nearing Completion
5682.35 Woodlands Park	37000	537	-	537	-	Work Commenced
<u>Capital Works Programme 1987 (\$25000)</u>						
5681.08 Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Work Commenced

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>ENTREPRENEURIAL ACTIVITIES</u>						
<u>Cordners Corner</u>						
6050.06 Cordners Corner Restoration	10300	-	1009	1009	-	Annual Provision
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	74420	-	2348	2348	-	Annual Provision
<u>SEWERAGE WORKS</u>						
8256.03-06 South Windsor Treatment Works Stg 2	4100000	3939017	1993	3941010	-	Works Nearing Completion

General Purpose Committee - Works - 23/2/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 January, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
------	---------------------	------------------------------	----------------------------	---------------------------	---------------	---------

Recommendation

1. That the Works Cost Statement to 31 January, 1993, be received.
2. The revised estimates of cost be adopted.

2. WU'S ARCADE, ORANGE GROVE MALL - CAR PARKING. GC010/014 PT02

In conjunction with the proposed remarking of the car park behind Wu's Arcade to allow integration of this car park with the Orange Grove Mall car park, a need was identified for additional car parking in this area.

A design has been prepared which provides for an additional forty-nine car parking spaces on Council land between the car park at Wu's Arcade and March Street.

The estimated cost for carrying out these works is \$75,000, and funds are available from Section 94 Car Parking Contributions for this purpose.

IT IS RECOMMENDED THAT the construction of a car parking area on Council land between Wu's Arcade and March Street, at an estimated cost of \$75,000 (seventy five thousand dollars), proceed and funds be provided from Section 94 Car Park Contributions for the works.

3. NAMING OF PUBLIC RESERVES. GB010/003 PT02

It is proposed to name four public reserves as follows:

- Public Reserve, James Meehan Street "Gosper Park" after pioneering family. This name was proposed by Local residents
- Public Reserve Castlereagh Road Richmond "Andrew Town Park.
- Public Reserve, South of North Richmond Bridge, West bank of River "Hawkesbury Park".
- Private land - North of North Richmond Bridge, West bank of River, "Hanna Park" after property owner and major corporate sponsor.

These proposed names have been supported by the Hawkesbury Historical Society.

IT IS RECOMMENDED THAT the proposed names be adopted and referred to the Geographical Names Board.

Report of the Local Traffic Committee Meeting held on Friday, 12th February, 1993, in the Council Chambers at 10.00am

PRESENT:

Members -

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

Also Present -

Mr C Daley, Divisional Manager Engineering
Ms E Hanlon, Town Planner

APOLOGIES:

Mr J Christie, Office of P Gibson, MP

CONFIRMATION OF MINUTES:

The Minutes of the meeting held on 15 January, 1993, were confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. DEVELOPMENT OF EXISTING SERVICE STATION - LOT 13, DP700834; LOT 1, DP609449 & PART LOTS 11/12, DP977347, N^oS 81-87 BELLS LINE OF ROAD, NORTH RICHMOND - SHELL COMPANY OF AUSTRALIA. DA316/92

Mr Kevill from the Roads and Traffic Authority indicated that the Authority has no plans for Bells Line of Road which would affect the subject site in the foreseeable future.

Committee's Recommendation

There is no objection to the application subject to:-

1. The provision of adequate on-site parking; and
2. The provision of a median strip in Bells Line of Road from Grose Vale Road to Charles Street to the requirements of the Roads and Traffic Authority.

2. DEVELOPMENT OF SCHOOL - LOTS 1 & 2, DP558982; LOT A, DP411307 & PT POR 329 MACQUARIE ROAD, WILBERFORCE - PUBLIC WORKS. DA334/92

Committee's Recommendation

There is no objection to the proposal.

3. INSTALLATION OF "NO PARKING" DURING PEAK HOUR TRAFFIC, SOUTHERN SIDE OF BELLS LINE OF ROAD, NORTH RICHMOND, BETWEEN PITT LANE & GROSE VALE ROAD - QUESTION WITHOUT NOTICE, ORDINARY MEETING, 8 DECEMBER, 1992 - ALDERMAN SHEATHER. 243/R

The Committee inspected the site.

Committee's Recommendation

- A. The "No Standing" zone be extended to the eastern boundary of the Old Police Residence and the lane lines be extended over this area.
- B. The Roads and Traffic Authority be requested to investigate the right turn phase from Bells Line of Road into Terrace Road.
- C. A "Left Turn on Red" sign be provided for vehicles turning from Bells Line of Road into Grose Vale Road.

CORRESPONDENCE:

4. TRAFFIC SAFETY - CROOKED LANE, NORTH RICHMOND - W S HILL & CO. 322/R PT02

The Committee inspected the site.

Committee's Recommendation

A curve advisory sign and chevrons be provided at the bend in the vicinity of 160 Crooked Lane.

REPORTS:

5. "WOMBAT CROSSING" - GROSE VALE ROAD, NORTH RICHMOND PUBLIC SCHOOL. 722/R

The Committee inspected the site.

Committee's Recommendation

A "wombat crossing" be provided in Grose Vale Road in place of the existing pedestrian crossing.

GENERAL BUSINESS:

QUESTIONS WITHOUT NOTICE:

1. Mr Kevill from the Roads and Traffic Authority advised that the Authority would be clearing vegetation from the southern side of Bells Line of Road from the school crossing to the Kurmond Road intersection to provide a reasonable line of sight for children crossing to Kurmond Public School.
2. Mr Kevill advised that an investigation of the speed zoning for Hermitage Road may be warranted.

Committee's Recommendation

The matter be included for consideration at the next Traffic Committee meeting.

3. Mr Searle asked if a request could be made to the Roads and Traffic Authority to reduce all school approaches to a 40km/h speed limit consistent with other states in Australia.

Mr Kevill abstained from voting on this matter.

Committee's Recommendation

Council request the Roads and Traffic Authority to reduce all school approaches to a 40km/h speed limit across the state, and whilst this is being considered, that this speed limit be immediately implemented throughout the City of Hawkesbury as a trial.

4. Mr Searle requested that the double lines be extended in Ross Street, down to Anschau Crescent due to a complaint from Mr F Daine that vehicles are carrying out U-Turns in front of his property.

Committee's Recommendation

The matter be deferred for consideration at the next Traffic Committee meeting.

NEXT MEETING:

The next Local Traffic Committee meeting will be on Friday, 12 March, 1993.

GENERAL PURPOSE COMMITTEE MEETING

PLANNING AND DEVELOPMENT

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

1. EXTENSION OF OPERATING HOURS - LOT 1, DP153214, N^o 51 CHURCH STREET, SOUTH WINDSOR - MR K MUDIMAN, DA143/92

Owner	:	R Mudiman
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area:	:	766.4m²
Zone	:	Residential 2(a)
Advertising	:	Advertised with one submission objecting
Date Received	:	2 December, 1992

Key Issues

- Definition of Home Activity.
- Noise.

Recommendation

Approval

Report

Council is referred to an earlier report at its Ordinary meeting of 11 August, 1989, where approval was granted for a Home Activity for the use of repairing of golf clubs.

Proposal

The applicant has requested an amendment to his consent to extend the "hours of operation".

Within his submission the applicant has stated that:-

"Currently I am on delivery and pick up on Mondays which means no work is performed on this day due to the time in which I arrive back home, this therefore, restricts me to a 5 day working schedule due to the conditions as they stand.

Therefore, I ask if it would be possible to operate from 8.00am to 6.00pm, Monday to Saturday during non Daylight Savings hours and 8.00am to 7.00pm during Daylight Savings hours. Sunday is the one day of the week which would effectively assist my business, if I were able to operate between the hours of 10.00am to 4.00pm, which I believe should not create any noise problems as residents are already out mowing their lawns, etc., during these times."

General Purpose Committee - Planning and Development - 23/2/93

Advertising

Of the eight adjoining owners being notified, one submission was received from Mrs K Smith, objecting on the grounds that the use is more akin to a "light industrial use" and the noise which is generated from the subject site, "may interfere with noise volumes emanating from the amusement parlour" in the South Windsor shops.

Planning Assessment

The applicant has stated that under the existing hours of operation, difficulties are now being experienced affecting the reliability of his service and business relationship with clients.

Principally the applicant seeks consent to operate on Sundays between the hours of 10.00am to 4.00pm and an additional hour during Daylight Saving time, Mondays to Saturdays. Site inspections carried out indicate that noise generated would be at a minimum.

The grounds of objection are not considered sufficient to warrant refusal of the application, particularly due to the fact that the applicant's livelihood depends on Council's approval and also because the conditions of approval are considered sufficient to alleviate reasonable concern, providing that the conditions are adhered to. The principle requirement of a "home activity" is that only residents are to be employed.

IT IS RECOMMENDED THAT the request be granted subject to the operating hours now being as follows:-

- 
- Monday to Saturday, 8.00am to 7.00pm (Eastern Daylight Saving time);
 - Monday to Saturday, 8.00am to 6.00pm (Non-Daylight Saving time); and
 - Sunday, 10.00am to 4.00pm.

Refused

ORD Additional Report

2. SUBDIVISION TO CREATE TWO LOTS - LOT 2, DP246945, N^o 246 EAST KURRAJONG ROAD, EAST KURRAJONG - N & J NIGHTINGALE AND A & J GOLDSWORTHY. SA191/92

Owner	:	Nightingale and Goldsworthy
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989 Sydney Regional Environmental Plan N^o 12 - Dual Occupancy, Amendment 2
Area:	:	2.023ha
Zone	:	Rural 1(c1)
Advertising	:	Not required
Date Received	:	14 December, 1992

Key Issues

- Subdivision of dual occupancy developments in rural areas.
- Non-compliance with HLEP, 1989.

Recommendation

Refusal

Report

Proposal

The subject property is a regular shaped allotment with an area of 2.023ha. The property contains a dual occupancy development, with the most recent dwelling approved by Development Consent N^o 277/1985.

Application is now made to subdivide the property and dwellings into two allotments either by Torrens or Strata Title. The proposed lots do not comply with HLEP, 1989.

Proposals of this nature would usually be determined by refusal under delegated authority, however, it is reported to Council as the applicant has indicated a desire to address the meeting.

Planning Assessment

The subject property contains a dual occupancy development, approved by Development Consent N^o 277/1985. At present, the development does not comply with the approval as the two dwellings are not attached to one another as proposed on the approved plans, however, this is being addressed separately with the applicant.

General Purpose Committee - Planning and Development - 23/2/93

It is quite clear in Sydney Regional Environmental Plan N° 12, Amendment 2 that the subdivision of dual occupancy developments in any rural zone is prohibited. Consequently, it is considered that Council cannot legally approve the subdivision of the development.

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

1. The proposal is prohibited under the provisions contained in Sydney Regional Environmental Plan N° 12 - Dual Occupancy, Amendment 2.
2. The proposal does not comply with HLEP, 1989.
3. The proposal is not in the public interest.

Del. Spathis - W N M, 20

Amendment report

3. SUBDIVISION TO CREATE THREE ALLOTMENTS - LOT 67, DP751626, N° 174 MOUNTAIN LAGOON ROAD, BILPIN - C & B SPATHIS. SA188/92

Owner	:	C and B Spathis
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
	:	State Environmental Planning Policy N° 1
Area:	:	8.296ha
Zone	:	Environmental Protection Scenic 7(d)
Advertising	:	Not required
Date Received	:	2 December, 1992

Key Issues

- Non-compliance with HLEP, 1989.

Recommendation

Refusal

Report

Proposal

Council is in receipt of an application proposing the subdivision of the subject property into three allotments with approximate areas of 3.6ha, 2.6ha and 2.4ha.

Statutory Situation

The property is zoned Environmental Protection Scenic 7(d) under the provisions contained in HLEP, 1989. Clause 11 (2)(a) of HLEP requires that allotment shall have an area of at least 40ha and a satisfactory ratio of depth to frontage.

The three allotments proposed fall below this standard by approximately 90%. As a result, the applicant has lodged an objection pursuant to SEPP1, claiming that compliance is unreasonable/unnecessary for the following reasons:-

- the property is dissected by two creeks which effectively divide the property into three lots, the boundaries of which generally conform to that proposed;
- the topography of the site coupled with the location of the creeks require all farm machinery to be moved via Mountain Lagoon Road, which is a traffic hazard;
- as each allotment will have frontage to a public road, earthworks and access roads will be minimised;
- maintenance of fire breaks will be improved; and
- horticultural and/or agricultural pursuits would be viable.

Should Council wish to support the SEPP1 objection and subdivision proposal, it does not have the power to approve the application as the concurrence of the Director of the Department of Planning is required. Previous advice from the Director indicates that she will not concur to subdivisions that reduce minimum lot size provisions in LEP's where this is not a special "one off" justification.

Planning Assessment

The subject property is an irregular shaped allotment with an area of 8.3ha having a frontage of 550m to Mountain Lagoon Road. The property contains a dwelling-house and a number of outbuildings. The property is almost entirely traversed by two creeks and slopes away significantly about 70m from Mountain Lagoon Road. The two creeks have been dammed close to the properties road frontage.

The land surrounding the subject property is characterised by its varying allotment sizes, ranging from 1.3ha to the Wollemi National Park. Despite the smaller allotments in the vicinity, it is considered undesirable to approve additional allotments which fall below the minimum standard as these allotments were a

result of earlier planning schemes which have now been superseded. Support of subdivisions of this nature where there is a large variance to minimum standards within the LEP are not desirable as there are numerous lots throughout the City with similar characteristics. The only distinguishing feature of this property is that it is traversed by creeks which restricts travel around the property. It is considered that this situation could be improved by undertaking earthworks, particularly near the dam closest to Mountain Lagoon Road where, at present, only a walking track exists. It is considered that an undesirable precedent would be set if support is given in this instance.

In addition, it is considered that the proposal will not achieve the objectives of the 7(d) zone as inevitably, an additional two dwellings will be constructed upon the wooded ridges whilst the further fragmentation of the lot will reduce the potential for orcharding.

Additional Information

The subject property has been reinspected by staff in light of the applicant's address to the Council at its General Purpose Committee meeting dated 27 January, 1993.

Approval is sought on the basis that the property is traversed by two creeks which effectively divide the property into three allotments, and makes access through the property difficult. The inspection revealed that Niddrie Creek is only intermittent, with a relatively small catchment. Access could be provided immediately below the dam wall, however, works would be required to make this crossing effective during all-weather. The works would involve the provision of a sandstone pavement over a small pipe which would carry any overflow from the dam. Although this would incur a cost to the property owner, it would certainly solve any access problems presently experienced. The works required would not involve the removal of the dam nor decrease its capacity. Furthermore, the works would be stable during localised flood events.

There are many properties in the City that are traversed by creeks. To approve of this proposal, therefore, is not seen to be "special" or "one-off" as, no doubt, many similar applications would be received. In the past these matters have either been discouraged or refused. In the subject case, there are other remedies available that are reasonable to enable the property to be used as one entity

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

1. The subdivision is not in compliance with the 40ha minimum allotment requirement for land zoned Environmental Protection (Scenic) 7(d) in accordance with the provisions of HLEP, 1989.
2. The proposal contravenes the objectives of the Environmental Protection (Scenic) 7(d) zone.
3. The proposal is not in the public interest.

4. REZONING PROPOSAL - INTEGRATED RETAIL, TOURISM, RESIDENTIAL AND LEISURE DEVELOPMENT - PRESTONVILLE, RICHMOND ROAD, CLARENDON. LEP13/92

Owner : **Elf Farm Supplies**
Statutory provisions : **Hawkesbury Local Environmental Plan, 1989**
: **SEPP11 - Traffic Generating Development**
Zone : **Rural 1(c) and Environmental Protection 7(a) Wetlands**
Date Received : **11th December, 1992.**

Key Issues

- 6218.2
2.2
- suitability of location;
 - effect on existing commercial centres;
 - relocation of rail station;
 - desirability of housing in a flood and noise locality;
 - adequacy of environmental assessment;
 - impact on flooding of Rickaby Creek;
 - water supply.

Recommendation

That Council not proceed with the making of a draft local environmental plan.

Proposal

On 11 December, 1992, Council received a rezoning application on Lots 1, 2 & 3, DP700263 and Lot 2 DP629053, Lot C DP160847 and Lot F DP164199 for a multi-functional development. The site area is approximately 47 hectares with a 880 metre frontage to Richmond Road. The subject site is located on the southern side of Richmond Road, Clarendon, just east of the Hawkesbury Racecourse, approximately 1.5 kilometres from the Windsor township.

The site has historically been used for agricultural purposes and part of the land is flood prone. It is currently vacant except for two dwelling houses, farm sheds and an historical barn which is an item of environmental heritage.

The proposed commercial activities are to be located between the Richmond/Windsor Road and the railway line. The residential component is to be located to the south of the railway line. It is proposed to relocate the Clarendon railway station to the site as part of the development proposal. A summary of the proposed development is as follows:

General Purpose Committee - Planning and Development - 23/2/93

Component	Description	Size	Off-Street Parking Provision
1. Retail	Discount Department Store Shopping Centre (Big W) with Supermarkets (Woolworths and Franklins) and specialty shops	15,500m ² GLA	750 spaces
	Bulky Goods Retail	2,600m ² GLA	70 spaces
	Bottleshop	350m ² GLA	7 spaces
2. Restaurants	Tavern Restaurant	680m ² GLA	80 spaces
	2 x Fast Food Restaurants (400m ² and 275m ²)	675m ² GLA (350-400 seats)	76 spaces
3. Auto Service	Service Station	80m ² NSA	4 spaces
	Tyre Mart	300m ² GLA	9 spaces
4. Residential	Detached/Attached Housing Units	101	172 spaces
	Medium Density Units	80	136 spaces
5. Community Facilities	Air Museum	510m ² GFA}	117 spaces
	Art Gallery	360m ² GFA}	
	Tourist Information	300m ² GFA}	
	Community Centre	300m ² GFA}	
	Railway Station	na }	
	Pre-School Kindergarten	240m ² GFA	16 spaces
	Village Square	na	20 spaces
	Playing Fields	na	-

The applicant has engaged consultants who have prepared reports and drawings on the following aspects of the proposal:

- Overall Planning Summary
- Architectural Drawings, Concepts Plans and an Historical Overview
- Retail Impact Analysis
- Traffic and Parking Assessment
- Acoustical Report
- Preliminary Foundation Investigation
- Archaeological Survey for Aboriginal Sites

- Water Supply Investigation
- Civil Engineering Matters
- Wetlands Survey

Purpose of the Report

The purpose of the report is to briefly summarise the consultants reports and to comment on the adequacy of these reports as well as detailing short comings and questions generated by the reports.

Summary and Examination of Consultants Reports

Archaeological Survey for Aboriginal Sites

Four aboriginal sites have been identified. Three of these are located in elevated areas around the existing dam on the site and the fourth is about 100m north of the railway line on the eastern edge of the property. The sites contain rock flakes and larger rock fragments which were probably used as tools for wood working as well as for the preparation of food.

The report recommends:-

- ◆ It is desirable that all the archaeological sites should be retained in tact and options to achieve this should be examined.
- ◆ The proposal to cover two of the sites (two and three) with clay based materials offers an effective form of site protection.
- ◆ The sub-surface testing should be carried out at site four on the northern side of the railway.
- ◆ The Daruk Local Aboriginal Land Council should be invited to oversee the covering of sites one and two and participate in any further archaeological work carried out in the area.

In conclusion, the report indicates that there is no objection on archaeological grounds to the proposed rezoning of the study area.

Comment

The archaeology of the site does not preclude the rezoning proposal. Detailed investigations of site four and further protection of sites one, two and three may be warranted. This could be covered as conditions of any development consent if the proposal proceeds to that extent.

Preliminary Foundation Investigation Report

Six test pits were dug to a depth of 2.7m on the site. Research indicates that the water table is approximately 3.5m below the surface. The preliminary

geotechnical testing indicated that low rise buildings (including shopping centres) could be supported on pad, strip or raft footings on the site.

Comment

The sub-soil conditions do not preclude the proposed development of the site.

Civil Engineering Report

This report examined the issue of services, stormwater drainage and flood matters.

Telecommunications

Telephone services can be provided by Telecom.

Electricity

Prospect Electricity have indicated that electricity supply must be underground and that it can be supplied at the applicant's cost.

Natural Gas

There is a gas line in the vicinity of Richmond Road, Percival Street. The Natural Gas Company have indicated that gas can be supplied if necessary.

Water Supply

The development requires 191 kilolitres (Kl) per day of potable water.

Water for irrigation purposes has also been estimated at 191Kl/day during Summer and 34Kl/day during Winter. The existing potable water supply to the site consists of 2 x 15mm, 1 x 25mm and 1 x 30mm connections.

Calculations indicate that the maximum potable supply from the existing mains is 153Kl/day. This is only 80% of the potable water demand once the development is functioning.

Also to maintain the required water pressure throughout the day, it will be necessary to install aboveground tanks 7m in diameter and 3m high.

The 20% shortfall in potable water can be overcome in the following ways:-

- ◆ Stage works so that development is completed at a time (1997) when the Water Board has indicated that it will be upgrading its treated water supply.
- ◆ Draw and treat water from the Hawkesbury River.

Water for irrigation purposes will be drawn from existing and proposed lakes on the site. The residential development requires approximately 50% of the potable water.

Comment

The Water Board have written to the applicant and indicated that the Board's records show that there is a 25mm and a 30mm connection to the site. The Board has no record of the 2 x 15mm connections. This is important in that the consultants potable water volume calculations were based on the additional 2 x 15mm connections. If these connections are not available then the 20% shortfall for the project will be increased to approximately 40% shortfall.

The Water Board will not comment in detail on the merits of the proposal until Council formally requests their advice as part of the normal rezoning procedures.

The Water Board has plans for increasing the volume of potable water available for development in the Hawkesbury area. At this stage they are examining various options (Water from Rouse Hill, improving water treatment facilities at North Richmond, etc.), however, no firm commitment in monetary terms for a 1997 deadline has been allocated in the Board's budget.

The option of topping up the potable water supply from the Hawkesbury River is not supported on a number of points. Firstly, the nearest pickup point to the River is approximately 1.4km from the existing homestead on the site. Easements would have to be obtained over a number of properties to ensure that a pipeline could be laid. Secondly, the nearest pickup point is at the confluence of the Hawkesbury River and Rickaby's Creek. The water quality of Rickaby's Creek is not high and may cause problems in treatment. Also due to tidal influences, freshes and floods, water discharge from South Creek is also likely to affect water quality.

The maintenance and management of a private potable water supply may also cause problems given legal and practical issues for each.

The report also indicates that a similar amount of unpotable water will be required to be drawn from the proposed lake system. This will require a completely separate pumping and reticulation system. Again, how this is to be provided, funded and maintained is not documented.

Effluent Disposal

The site would be drained by a gravity sewer system which would then feed into the proposed Clarendon trunk rising main. This rising main will be located at South Windsor. The rising main is serviced by several pumping stations. The applicant would be required to fund augmentation works at a number of pumping stations to cater for the proposed loads associated with the new development. Similarly, the existing rising main is capable of handling the current sewage loads with some extra capacity for development of existing catchments. Some augmentation works may be required to upgrade the mains capacity to cater for the current proposal as well as potential other developments. In conclusion, the consultants confirm that the existing system (subject to Water Board standards) should have sufficient capacity for Stage I of the development, however, augmentation of the system would need to be complete prior to Stage II.

Comment

It is reiterated that the current pumping system and capacity for the mains could be modified to cater for Stage I, however, total augmentation of the system is required prior to commencement of discharge from Stage II of the development.

Stormwater

The majority of the site will drain to the proposed two lakes at the southern end of the development. An exception to this is the drainage for the two main car parks and the proposed tavern/restaurant. Due to site grading, it will be necessary to drain this area to a detention basin located near the north/east corner of the site. The applicant has provided a four stage water management plan:-

- Stage I* - Removal of gross pollutants (trash racks).
- Stage II* - Control of outlet velocities and flow rates.
- Stage III* - Removal of nutrients (nutrient removal basin).
- Stage IV* - Storage and lakes prior to discharge.

Comment

The drainage management system is considered to be satisfactory.

Flooding Implications

All buildings and structures will be located above the 1 in 100 flood frequency level (RL16.0m). All of the internal road network is located above the 1 in 20 year flood frequency level (RL13.1m). The eastern most service road has a minimum level of RL8.6m which means it will flood at a frequency of once every 2½ years. The period of inundation should not exceed 5 days. It should be noted that residents will still have access via the main railway overpass. Each of the lakes is located below the 1 in 10 year flood frequency level of RL12.2. It is anticipated that:-

- ◆ the lower lake will flood for a maximum of 5 days, once every 2½ years; and
- ◆ the upper lake will flood for a maximum of 4½ days once every 5 years.

Comment

The southern part of the site is currently undergoing some earthworks which, in time, will bring the land level to be at or above the 1 in 100 flood frequency level for all land earmarked for residential purposes in the rezoning proposal. It appears that no part of the site is above 17.5m AHD. This may be of importance given that Government projects in the area (Hospital, SRA Electrical Sub-Station at Clarendon), have been designed with a floor level of 17.5m. Also Council has

not been successful in rezoning land at or above RL16.0m at Bligh Park North for residential purposes because of flooding issues. Additionally, there is a direction on Councils from the Minister that flood liable land should not be rezoned for urban purposes.

Acoustical Report

The acoustical report provides broad acoustical guidelines and some detailed advice as to how buildings should be built to achieve an acceptable internal acoustical environment. The consultant concludes by saying:-

"In order to meet the required internal noise levels associated with the air traffic noise from the RAAF Base, stringent noise control measures will be required in some areas of development. The guidelines provided in this report can be used for future planning and construction advice with additional detailed design on acoustical treatment provided when the design is finalised.

It is our opinion that the development can be designed such that all the appropriate noise control measures are adopted into the design."

Comment

80% of the medium density units and 30% of the cluster house development is located between the 25-30 ANEF (Noise Level). In planning terms the Department of Planning have stipulated that Council should not rezone land for residential purposes where the ANEF exceeds 25 unless there are special circumstances. At this stage the applicant has not justified the placement of future residential dwellings in the noise affected zone.

Similarly Australian Standard 2021 (1985) specifies that new residential development within land that is above the 25 ANEF zone is not acceptable.

The commercial component of development falls within the 30-35 ANEF. This facet of development, however, can proceed on the basis of appropriate noise reduction procedures being incorporated in the building design so that the development can conform with the Australian Standard.

Traffic and Parking Analysis

The traffic and parking assessment report:-

- A. provides information on the road network serving the site and traffic conditions on that road network;
- B. estimates the traffic generation potential of the proposal and assesses the ability of the road network to accommodate the additional traffic demand; and
- C. assesses the adequacy of off-street parking proposed in the development.

Road Network & Traffic Conditions

- ◆ RTA - Annual Average Daily Traffic (AADT) volume for 1989 on Richmond Road; 16,000 - 18,000 vehicles per day.
 - Only moderate growth in traffic activity (= 2% per annum) had occurred over the previous 4 years.
- ◆ Traffic counts by consultants between 16-23 September, 1992, revealed weekday traffic flows of 17,000 - 18,000 vehicles per day and weekend flows of 14,000 - 15,000 vehicles per day.
- ◆ Turning movements at Richmond Road/Percival Street intersection:-
 - Peak traffic demand between 4.15 - 5.15pm, Thursday;
 - = 1,700 vehicles per hour, evenly divided between eastbound and westbound traffic
 - Heaviest traffic demand on Saturday was between 10.30 - 11.30am;
 - = 1,500 vehicles per hour, 700 eastbound, 800 westbound, strong turning movement between Percival Street and Richmond Road (east) during Thursday evening - RAAF personnel leaving work.

Traffic Generation

The projected traffic generation potential of the various components incorporated in the proposal is set out in Table 1.

Table 1 - Projected Traffic Generation Potential							
Use		Weekday PM Peak			Saturday Midday		
		Total	In	Out	Total	In	Out
1.	Retail						
•	DDS Shopping Centre	980	510	470	1040	540	500
•	Bottleshop	20	10	10	20	10	10
•	Bulky Goods Retail	60	30	30	120	60	60
2.	Restaurants						
•	Tavern Restaurant	70	35	35	70	35	35
•	Fast Food	100	50	50	100	50	50
•	Fast Food	70	35	35	70	35	35
3.	Auto Service						
•	Service Station	160	80	80	160	80	80
•	Tyre Mart	20	-	20	20	10	10
4.	Residential						
•	Detached/Attached Houses	70	70	-	40	20	20
•	Medium Density Units	40	40	-	20	10	10
5.	Community Facilities						
•	Air Museum	-	-	-	-	-	-
•	Art Gallery	-	-	-	-	-	-
•	Tourist Information	-	-	-	-	-	-
•	Community Centre	-	-	-	-	-	-
•	Railway Station	100	50	50	100	50	50
•	Pre-School Kindergarten	-	-	-	-	-	-
•	Village Square	-	-	-	-	-	-
TOTAL		1690	910	780	1760	900	860

The assumption was made that = 60% of trips would have an origin to the east; = 40% to the west; = 5% drawn from the residential component to/from the north on Percival Street.

The report concludes that the recommended access arrangements provide a satisfactory level of service for through traffic flows on Richmond Road and for traffic generated by the proposal. These access arrangements include the construction of three roundabouts comprising 2 x 2 lane roundabouts at the eastern-most access at Percival Street and the main shopping centre access located approximately in the middle of the Richmond Road frontage of the site, and a one-lane roundabout at the western-most access. The report also recommends widening the section of Richmond Road between Percival Street and the main central access to a four-lane carriageway.

Service vehicle access to the rear of the shopping centre will be via the eastern-most access. A secondary service vehicle access directly off Richmond Road is proposed and will only be used if the eastern-most access is disrupted by flood. A locked gate will prevent use of this secondary access at other times.

The service station will have direct access off Richmond Road, restricted to left-turn-in/out only manoeuvres.

Two railway crossings are proposed in the internal road system; an underpass at the eastern end of the development and an overpass at the western end.

The report suggests that the proposed relocation of the Clarendon Railway Station to the Centre will encourage greater use of the public transport service by the workforce and patrons of the commercial facilities, and the residents of the proposed residential accommodation.

Parking

The report compares the parking provision on site to the requirements specified by Council's Parking DCP and the Traffic Authority's Guidelines and concludes that proposed off-street parking is adequate to satisfy demand.

Table 2 - Off-Street Parking Requirements			
Component	Council's Parking DCP	Traffic Authority Guidelines	Proposed Development
1. Retail			
• DDS Shopping Centre	613	682-961	750
• Bulky Goods Retail	70 under Industrial DCP	N/A	70
• Bottleshop	9	16	7
2. Restaurants			
• Tavern Restaurant	55	102	80 ^{1.}
• Fast Food	55) 88	68) 107	) 76 ^{2.}
• Fast Food	33)	39)	)
3. Auto Service			
• Service Station	4	4	4
• Tyre Mart	N/A	9	9
4. Residential			
• Detached/Attached Houses	101	202	172
• Medium Density Units	136	136	136
5. Community Facilities			
• Air Museum	N/A	N/A	100-117
• Art Gallery	"	"	
• Tourist Information	"	"	
• Community Centre	"	"	
• Railway Station	"	"	
• Pre-School Kindergarten	"	"	10-16
• Village Square	"	"	20

N/A - Not available.

1. Some restaurant patronage will be drawn from shoppers.
2. Large proportion of patronage from shoppers and visitors of the community facilities.

Parking will be located in convenient proximity to the various uses it serves. Access is adequate and internal circulation logical.

Comment

The creation of three roundabouts on a short length of the Windsor/Richmond Road is considered undesirable. The consultants conclude that the roundabouts have a high level of service and a low degree of saturation. A reduction in the number of roundabouts could be tolerated and have less effect on through traffic.

Other problems arise from the roundabouts, in that sight distance for east bound traffic is poor. It also has a steep approach for east bound traffic. The central roundabout has poor sight distance for westbound traffic. The consultants comments in relation to the function of Richmond/Windsor Road are disputed in that he states:-

"In practise the main function of Richmond/Windsor Road is to provide a link between the townships of Windsor and Richmond, etc."

The Richmond/Windsor Road, however, is part of the main road system which links north/western Sydney to the Mountains and to the western plains of NSW.

The applicant further states that the projected post development single-lane traffic flows are satisfactory. The applicant's figures indicate that the road currently is nearing capacity, therefore, although the road network might be capable of handling traffic generated by the proposal, what will happen in the immediate future with continuing growth in traffic activity in the area? In other words a single lane may not be enough in the next 5 to 10 years to accommodate regional growth as well as the shopping centre growth.

On a detailed matter, the provision of access to the car service centre with a direct "left-in/left-out" access only, does cause problems with the nearby roundabouts. In other words the access to the proposed service centre should be moved some distance from the roundabout.

The suggestion that the bridge over the railway line has the potential to eliminate the existing level crossing at Racecourse Road, requires some justification. That is, while access to the Racecourse could be provided this would require a major redesign of the parking, access and entrance requirements of the Racecourse. There are also houses further in along Racecourse Road which would also be required to maintain access. It would seem very likely that the level crossing and intersection of Racecourse Road and Windsor Road will still remain. Again the Roads and Traffic Authority and the State Rail Authority have indicated that they will formally comment on the application if the matter is referred to them in the normal course of rezoning procedures.

Architectual Concepts and Historical Overview

This report details the design of the buildings to be incorporated into the Hawkesbury City Centre development proposal. The design of the buildings has been influenced by the history of the area.

The proposal entails two major components consisting of a retail and residential sector. The retail component will be conceptionally an ensemble of decorated "shed forms" with major components having defined roof shapes to define individual buildings. At this stage the building will be constructed of colourbond steel awning structures, colourbond sheeting and major cladding in horizontal pre-cast units. In the residential sector of the proposal the houses are designed to use modern materials, yet at the same time borrow themes from the City's heritage. The residential component incorporates single storey houses and two storey

residential units and features extensive landscaping and community recreational areas. The residential component will be made of coloured bricks, painted timber and weatherboard and colourbond roofing.

Comment

The architectural concepts and historical overview adequately indicate details of the design of the retail and residential components of the proposed development.

It is subjective as to whether such is an appropriate design for the site and the locality generally, given Council's previous commitment to Clarendon as a recreational tourism locality.

Rickaby's Creek - Wetland Survey

Rickaby's Creek is a floodplain wetland, is open and disturbed and subject to fluctuating water levels. Along the wider parts of the Creek, south of the railway crossing, fringing trees and shrubs are scarce. These trees consist mainly of native species of Swamp Oak and Snow in Summer. Several introduced tree and shrub species are also present. On other parts of the site, grasses and smaller shrubs are common.

In and around the area the study identified 40 native and 23 introduced species. Only 1 native species has a national listing of rare and protected plants in the Sydney Region.

In terms of fauna, the study identified 38 native and 4 introduced bird species and 2 native reptile species. Another 24 native and 1 introduced bird species has been reported in the period 1976 to 1991. No species recorded are included on the revised and updated fauna schedule of the NSW National Parks and Wildlife Act.

The study suggests there are significant large numbers of birds and migratory waders which are located in the area. The study identified the water bird species of the sub-order charadriri, that breed in the northern hemisphere and migrate to Australia during the non-breeding season. All of the migratory waders recorded on the site are listed on the Japan, Australian Migratory Bird Agreement. Most are also listed on the China, Australian Migratory Bird Agreement and, therefore, require protection both in terms of their mortality and their habitat. The main habitat to which these birds are attracted are the sparsely vegetated mud flats and adjacent shallow waters.

The study recommends:-

- The protection of the western side of Rickaby's Creek (development will not be located in this area).
- Preservation and rehabilitation of the low lying areas of the Rickaby's Creek. The wetland area should be managed as a wetland reserve.

- Protection from water pollution hydrological modification as a result of stormwater runoff from the development site. The implementation of the stormwater management plan would overcome major concerns.

In conclusion, the proposed development would involve modification of the existing large dam to form an expanded double-lake system. The value of this lake system to water birds could be enhanced through provision of additional cover in the form of fringing trees, shrubs and re-beds. The study recommends that this be done.

Comment

With appropriate care and management the proposal could proceed with minimal effect on the habitat of migratory birds and the ecosystem of the Rickaby's Creek wetland in general.

Retail Impact Analysis

The retail analysis report contains the following information:-

- a) Description of the proposed development.
- b) Current retail provision.
- c) Current shopping patterns in the City of Hawkesbury.
- d) Population and households (existing and predicted).
- e) Effect of the proposed development on trading patterns.

Table 3.1 provides a good summary of the existing retail situation:-

		NUMBER of STORES	FOOD		CLOTHING		SMALL HOUSEHOLD		LARGE HOUSEHOLD		PERSONAL SERVICES		TOTAL	
			Nº	m²	Nº	m²	Nº	m²	Nº	m²	Nº	m²	Nº	m²
RICHMOND														
Stores	159	26	1878	27	2312	33	2888	23	3510	50	3881	159	14469	
Supermarkets	2		2698		760		1216		646		0		2	5320
Total	161		4576		3072		4104		3881		161		19789	
WINDSOR														
Stores	151	26	1768	26	3043	37	3718	17	3376	45	3193	151	15098	
Supermarkets	2		2090		0		560		0		2		2700	
Total	153		3858		3043		4278		3193		153		17798	
SOUTH WINDSOR														
Stores	40	12	1043	2	97	12	1291	3	302	11	788	40	3521	
Supermarkets	1		224		0		0		0		1		224	
Total	41		1267		97		1291		788		41		3745	
NORTH RICHMOND														
Stores	40	11	1089	0	0	9	2308	7	1666	13	1092	40	6155	
Supermarkets	1		1337		0		74		0		1		1485	
Total	41		2426		0		2382		1092		41		7640	
McGRATHS HILL														
Stores	4	2	155	0	0	1	105	1	152	0	0	4	412	
Supermarkets	0		0		0		0		0		0			
Total	4		155		0		105		0		4		412	
BLIGH PARK														
Stores	6	2	160	0	0	1	85	0	0	3	250	6	495	
Supermarkets	1		400		0		0		0		1		400	
Total	7		560		0		85		0		7		895	
OTHER														
Stores	44	22	2495	2	0	5	410	5	379	10	260	44	3544	
Supermarkets	0		0		0		0		0		0			
Total	44		2495		0		410		260		44		3544	
TOTAL														
Stores	444	101	8588	57	5452	98	10805	56	9385	132	9464	444	43694	
Supermarket	7		6749		760		1850		770		7		10129	
Total	451		15337		6212		12655		10155		451		53823	

Source: Hirst Consulting Services Floor Space Surveys, September 1992.

To establish current shopping patterns within the City, the consultant carried out telephone surveys (200) and conducted shopper interviews in Windsor (198) and Richmond (168). The key findings of these interviews is as follows:-

- ◆ food, small household items and personal services are dominant commodity groups which are purchased;
- ◆ food and personal services shopping was more frequently reported in Richmond than in Windsor;
- ◆ purchases in Windsor tend to be more concentrated in food, small household and personal services;
- ◆ in Richmond the spread of services is somewhat wider with significant purchases of clothes and takeaway food items;
- ◆ very few respondents to the surveys were purchasing large household items or seeking to use restaurants in the Centres;
- ◆ Windsor and Richmond compete strongly in food with the other centres;
- ◆ the majority of patrons prefer to shop outside Windsor and Richmond for clothes. Penrith and Blacktown are the dominant clothes centres supported by Parramatta;
- ◆ Penrith and Blacktown are also strong in supplying local shoppers with household goods;
- ◆ Windsor and Richmond supply an important range of personal services. Penrith and Blacktown are also used for such services (possibly in conjunction with trips for other commodities);
- ◆ Windsor and Richmond are the dominant supermarket destinations for Hawkesbury residents. Together they account for 81% of respondents to the survey;
- ◆ North Richmond is also significant as a supermarket destination, attracting 6% of survey responses;
- ◆ about 13% of survey respondents indicated that they regularly shop outside the City of Hawkesbury for supermarket items;
- ◆ for convenience items, the City of Hawkesbury captures around 80% of available expenditure;
- ◆ for clothing Hawkesbury captures around 46% of available expenditure;
- ◆ for appliances and furniture, Hawkesbury captures only 25% of available expenditure; and

- ◆ for hardware and building supplies, Hawkesbury captures some 53% of available expenditure.

The population growth over the next 20 years has been summarised by the consultant in the following table:-

Table 5.3 - City of Hawkesbury Household Projection, 1991-2011					
	1991	1996	2001	2006	2011
Nº of Private Households	16,518	18,955	20,430	21,681	25,722
Allowance for Persons in Non-Private Households*	254	254	254	254	254
Total Equivalent Households	16,772	19,209	20,684	21,935	25,976
Source: Consultant's estimates based on ABS Census, 1986 and 1991					

The retail impact analysis provides a number of tables which document total expenditure by households in the City area, expenditure in existing centres, expenditure for people outside of the Hawkesbury area as well as, "escape expenditure". The following table summarises a number of the consultants tables:-

Year	Total Expenditure from Households within the Trade Area		Expenditure in Existing Centres		Expenditure in New Centre		Escape Expenditure	
	\$m	%	\$m	%	\$m	%	\$m	%
1991	304	100	207	68	-	-	97	32
1996	352	100	232	66	73	20	47	14
2001	398	100	253	64	83	21	62	15

These figures have been synthesised from a number of tables supplied by the applicant's consultant who notes the following assumptions:-

- (i) real growth in expenditure is set at 1%/year;
- (ii) sales in centres - real annual increase: food 1.0%, non-food 2.5%;
and

- (iii) an increase in trade to the Hawkesbury from Blacktown and Penrith of 10% over 5 years.

The consultant summarises the situation by saying:-

"The analysis in this report shows that there is, and will be, sufficient potential trade to support all of the stores in the existing centres, together with the proposed Hawkesbury City Centre."

In its opening six months there will undoubtedly be a strong attraction of patrons to the new centre because of its novelty, especially as the people of Hawkesbury have waited so long for such a facility.

As with any new retail development, the establishment of the Hawkesbury City Centre will result in some changes within the existing centres, especially Richmond and Windsor. These changes are likely to involve:-

- *repositioning of some stores from the existing centres to the Hawkesbury City Centre;*
- *some traders opening a second outlet in the Hawkesbury City Centre; and*
- *change in the retail mix in the existing centres, with increased emphasis on personal and business services, specialist comparison clothing and home furnishing sales. Retailing associated with tourism and day tripper visits to the historic towns is also likely to receive greater emphasis.*

The most significant impact in the establishment year will concern food sales. The analysis has shown that there is currently a smaller amount of escape spending in food sales than in other commodities. Therefore, there is less of a potential market to be shared between the existing and new traders than there is for other commodities.

In the establishment year it would be reasonable to assume that the new supermarket facilities could capture about two-thirds of the current escape expenditure in food sales. This would result in total food sales of approximately \$109 million, some 17% short of the "ideal requirement" to maintain the current high performance levels (\$131 million) plus some growth in all stores.

There are many ways in which the food retailers could respond to this situation. Responses could include:-

- *Increased competitiveness in terms of pricing and marketing;*
- *The possible closure of one supermarket outlet; or*

- *Acceptance of reduced turnovers in some existing and new food outlets together with strategies to regain competitiveness as the increases in food sales potential occur in subsequent years.*

The impact on trade in the non-food commodity groups is likely to result in a slow-down of trade in general for 12-18 months after the establishment of the new centre, followed by increased sales and real growth in the subsequent years. Excluding food sales (discussed above) the first year of trading of the Hawkesbury City Centre could, in the worst case, result in negative trading impacts of around 5% overall in the existing centres. In subsequent years there is the potential to overcome this shortfall.

The impact on individual traders will depend upon their response to the changed trading patterns, their competitiveness and their willingness to take advantage of the increased patronage drawn into the general area by the Hawkesbury City Centre."

The consultant also states that in economic terms there will be the following benefits:-

- ◆ improvements to available shopping facilities;
- ◆ savings in travel costs;
- ◆ increase in potential rate revenue to Council;
- ◆ substantial investment in the local government area;
- ◆ substantial construction employment in the order of 100 people; and
- ◆ substantial employment in the Hawkesbury City Centre when operating, in the order of 300 people.

Comment

The report is sound in documenting the existing situation, but does have a weakness in that it does not provide a detailed analysis of the proposed retail centre on Windsor, nor does it examine the future retail role of Richmond and Windsor. This latter point is significant, given the heritage status of Windsor and Richmond in that these towns must retain a base of viable commercial activity to avoid becoming historical curiosities.

The report infers that there will be only a minor effect on the existing retail areas after the establishment of the new shopping centre. The premise on which this inference is based is that the new centre will prosper by capturing escape expenditure. That is, people will change their shopping patterns and spend their money in the new centre. In fact, the report states that in its first year of operation, \$50 million, about half of the escape expenditure, will be spent in the centre.

At the present time, the regional centres to the south of the Council area have a major effect on drawing escape spending. The report has the following assessment of leakage before and after the launch of the new centre:-

Escape Expenditure

	Existing Situation	1996 New Centre	2001 New Centre
Food	20.3	0.3	7.6
Clothing	55.8	27.7	27.7
Small Household Goods	31.2	14.2	13.7
Large Household Goods	50.4	38.0	38.0
Personal Services	19.0	1.5	1.0
TOTAL	32.0	13.3	15.6

While a discount department store (DDS) anchored centre with two supermarkets may be able to reduce these leakage levels, there appear to be some optimistic estimates that require further support, in particular, projections regarding food and personal services spending. In the detailed analysis, for example, the report indicates that currently about 20% of the expenditure on food is spent out of the area. With the new centre, this will be reduced to less than 1%. The consultants report does not adequately justify this assumption. Many people work outside of the local government area (ie. in Baulkham Hill, Parramatta, Penrith or Blacktown). Their shopping patterns are influenced by convenience, that is, shopping after work or at lunch time, and the new centre may not be relevant in changing their shopping habits. Likewise, the projected increase in trade to the Hawkesbury from Blacktown and Penrith requires further justification.

Secondly, the proposed centre at Clarendon does not have the same attraction (range of goods) that are available in centres such as at Penrith, Castle Hill and Parramatta that have both a department store (David Jones, Grace Bros) and a discount department store. Consequently, many people are still likely to shop at these larger centres, because of the extra variety in shopping, in preference to spending their money at Clarendon. The provision of undercover parking at these centres may also be an attraction.

The consultants report could have given greater prominence to the impact that the proposed two new supermarkets would have on the supermarket sector within the Council area. There are nine supermarkets in the Council area and a number in the large regional centres to the south and east (Penrith, Blacktown and Castle Hill). With the introduction of two new supermarkets in 1996, there will be an increase of 36% in retail space for food. The introduction of two larger

supermarkets in the Hawkesbury City Centre (average size 2,500m²) as opposed to those existing in Windsor for example, (average size 1,045m²) will have a significant effect on those presently operating in Windsor and Richmond. It is anticipated that new Woolworths and Franklins will have a significant effect, due to both of them being market leaders and especially Woolworths not being represented in the supermarket line at the present time in the area.

It may be that there exists the possibility that not only one, as the consultant predicts, but two supermarkets could close in the existing centres. The closure of supermarkets is significant in existing retail areas as they generate "spin-off" business to other shops and services.

The retail analysis makes no predictions about the number of shop closures apart from the reference to the supermarket. Therefore, the figure of permanent employment for 300 people needs to be balanced against the number of people that may lose jobs in the existing centres.

From the data supplied in the report and verbal advice from the applicant that specialty shops in the new centre will have an average floor space of about 70m² it would not be unreasonable to say that there is potential for forty five specialty shops in the new centre. Again the report does not specifically address the issue of the impact of forty five new specialty shops on the fabric of the existing centres. The number and type of specialty shops is important. For example, a number of service retailers, especially banks are rationalising their activities, including having branches in shopping centres, with a consequently devastating effect on traditional high street retail areas. It is this relocation of strong specialist retailers into new "stand alone" shopping centres which is having a major weakening effect on existing retail areas in the outer suburbs. It is when the newer proposals can be retained in an existing retail situation, such as Chatswood, that the fabric of the retail area can be retained.

It should be noted that the commercial floor space of the new proposal is larger than each of Richmond and Windsor, ie. 19,805m² compared to Richmond (19,789m²) and Windsor (17,798m²).

In conclusion the reliance on capturing escape expenditure to make the proposal stack up in economic terms causes problems to the existing centres of Richmond and Windsor if this assumption does not eventuate. The size and value of the proposal has the potential to destabilise the retail fabric of Richmond and Windsor and on this basis the proposal is not supported.

Additionally, as previously indicated, the development of land for residential purposes that is partly on reclaimed (filled) land, is adversely affected by noise and which would be, at times, a flood isolated community is also not supported.

There have been a number of unsolicited objections received already to the proposal. Conversely, however, there have been a number of letters to the Editor of the local paper which support the proposal.

General Purpose Committee - Planning and Development - 23/2/93

Notwithstanding that there is likely to be significant support from the shopping community to the proposal, it is not in the interests of shoppers or others in the community if a proposal proceeds that has a potential of damage to existing retail centres where those centres would have difficulty in recovering.

Whilst the Hawkesbury is growing, there will be a need for additional commercial floor space. Escaped expenditure, however, will always occur in significant proportions due to the close proximity to other major retailing centres. There are opportunities within Richmond and Windsor for commercial expansion, although it is considered that a "raw" site with a single owner is attractive.

Whilst the population of the Hawkesbury is growing, it does have a finite end. Increasing concerns with air and water quality would suggest that the population of the City may not grow to the extent envisaged only a little while ago.

More economically and culturally sustainable options may be for utilisation of floor space currently in the process of rezoning in Frances Street, Richmond, and to pursue development of the old Hawkesbury Valley Motors site in Windsor. Whilst neither of the options would facilitate a full scale Discount Department Store, they would significantly increase the floor space and shopping facilities whilst at the same time strengthening existing retail fabric.

IT IS RECOMMENDED THAT Council not proceed with the making of a Draft Local Environmental Plan to permit the establishment of an integrated retail, tourism, residential and leisure development at Prestonville, Richmond Road, Clarendon.

*adventure to public
archif*

Q20 *Annexure Report*

**5. TYRE LANDFILL OPERATION - LOT 263, DP751665, N^o 3
HENDRONS ROAD, EBENEZER - L DEBAKKER. DA347/92**

Owner : J Staley
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989
Area: : 10.49ha
Zone : Environmental Protection (Scenic) 7(d1)
Advertising : Adjoining owners notified with three submissions received
Date Received : 30 November, 1992

Key Issues

- Flooding;
- Leachates;
- Land Degradation; and
- Visual Impact.

Recommendation

Refusal

Report

Proposal

Council is in receipt of an application seeking consent for the establishment and operation of a tyre landfill disposal operation on a portion of the subject site which is low lying.

The operation involves the excavation of individual cells approximately 14m-20m in length, 6m in width and an average of 4m in depth. Following excavation, used tyres are placed within each cell to an average depth of 4m. The excavated material would be used to cover and compact the tyres deposited in the adjacent cell. The final surface is then levelled out and seeded with suitable pasture type grasses. The final landform will be raised approximately 0.9m to 1.5m.

A row of trees is proposed to be planted along the southern boundary to screen the activity from the adjoining property to the south east.

The entire operation will take approximately five years to complete and a maximum of two truck loads per day will be deposited on the site.

History

Council via Development Consent N^o 291/1986 approved a tyre landfill operation on the adjoining lots to the south east.

Statutory Provisions

The property is zoned Environmental Protection (Scenic) 7(d1) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The development of a tyre landfill operation is permissible with Council consent.

Submission

Submissions were received from CHANGE, G & J Morrison and C Edwards and E Jones. The submissions object to the proposal on the following grounds:-

- visual impact;
- sterilisation of the site;
- interference with flood waters;
- interference with transitory water course;
- not in public interest;
- lack of pollution control;
- adverse effect on tyre reprocessing industry;
- interference with wetland;
- leaching of materials to Hawkesbury River;
- adversely affecting water quality;
- inadequate study;
- no procedures to cope with flood or fire;
- no monitoring procedures;
- poor condition of Ebenezer Wharf Road;
- the Hawkesbury area should not be a waste depot for other regions;
- difficulty in policing the site; and
- escape of tyres from the site.

Planning Assessment

The subject property is an irregular shaped allotment with an area of 10.49ha having frontage to Hendrons Road, which is unconstructed, at Ebenezer. The property is cleared, has only gentle slopes and is located approximately 30m from the Hawkesbury River. An existing dam is located in a low point of the property, near the south east corner.

Application is now made to conduct a tyre landfill operation within the vicinity of the south western portion of the property. The total area of the fill operation is approximately 2ha.

Flooding

Council's Draft Development Control Plan prohibits tyre landfill operations below the 1 in 100 year flood frequency level. The portion of the site where the fill operation is proposed is affected by the 1 in 20 year flood level.

In general, tyre landfill developments are prone to poor/low compaction characteristics and are subject to long term upward movements of tyres to the surface due to trapped pockets of air. This may lead to tyres escaping into the

water course. Furthermore, inspections of the adjoining property where a tyre landfill has been undertaken by this operator revealed that tyres were left uncovered on numerous occasions. If flooding of sufficient velocity occurred during these times, tyres would have undoubtedly escaped.

Fire Hazard

Council's Draft Development Control Plan prohibits tyre landfills within the high bush fire risk area, as identified in the Bush Fire Mitigation Policy. The subject property is located in a moderate bush fire risk area.

Leachates and Land Degradation

The application is accompanied by a letter and report which examines the possibilities of chemicals or materials leaching out of the buried tyres.

The report details the findings of research undertaken at a tyre landfill site completed approximately 15 years ago, at the adjoining fill site and at the subject property. The tests indicate that materials which could leach out of tyres, such as heavy metals and Polynuclear Aromatic Hydrocarbons are well below the generally acceptable levels.

Furthermore, the letter by a Consulting Chemical Technologist indicates that tyres are virtually inert and do not break down. This is due mainly to the technology used to manufacture tyres and the chemical composition of tyres.

This information is confirmed by the Australian and New Zealand Environment and Conservation Council which says that *"most studies have concluded that leaching of tyres in landfills is negligible and they can be considered relatively stable and inert."*

Although the report finds that leachates from tyres occurs only at insignificant levels, if at all, studies of the pH indicate a level that is precariously low. This may be caused by an imbalance in the hydrological cycle or a disturbance in the soil structure caused by the excavation. On previous tyre landfill sites undertaken by this operator, it appears as though the topsoil and sub-grade material are mixed in the same stockpile. As a consequence, the surface is not finished in topsoil and pasture grasses have difficulty in establishing in the clayish conditions. The grasses are often outcompeted by the invading weed species. Rather than improving the agricultural viability of land, tyre landfills, therefore, can lead to the degradation of land and soil erosion.

In addition, as the tyres settle and the resultant air pockets and voids are filled by the material above the tyres, the finished surface becomes unstable and results in cracks and depressions forming in the land's surface. This requires constant attention, until the tyres settle, to achieve a flat surface suitable for agricultural pursuits.

Visual Impact

Tyre landfill sites can have an adverse visual impact given that large areas of land are excavated, soil and material is stockpiled and the compacted areas take some time to revegetate. The landfill site is partly visible from the residence on the adjoining lot to the south east as there is no existing mature vegetation to screen the development. A landscaping strip could be planted which would provide some benefit in two to three years. The operator has agreed to work in the portion of the site which is presently screened until landscaping becomes established. As a result, the visual impact is considered minimal.

NHCMC

The Nepean-Hawkesbury Catchment Management Council have recommended that the application be refused on the grounds that:-

- adverse environmental effects will occur;
- the proposal is not in keeping with Total Catchment Management practices; and
- the proposal will deter from the agricultural use of the land.

Conclusion

In light of the flood liability of the property and the land degradation caused by the excavations, the application is recommended for refusal.

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

1. The subject property is located below the 1 in 100 year flood frequency level and this proposal does not safeguard against the movement or escape of tyres downstream.
2. The proposal will reduce the agricultural viability of the property.
3. The proposal is likely to cause soil erosion and land degradation.
4. The proposal is not in the public interest.

deferred for input

6. MOBILE HOME PARK - PORTIONS 37, 51, 61 & 70, PARISH OF WONGA, LOT 77, DP211935; LOT 1, DP200314 CHASELING ROAD, WISEMANS FERRY - BAYVILLE PTY LTD. DA303/92

Owner	:	Bayville Pty Ltd
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989, Regional Environmental Plan N^o 20 - Hawkesbury-Nepean River
Area:	:	179ha
Zone	:	Environmental Protection (Scenic) 7(d)
Advertising	:	Adjoining owners notified with one submission being received from the National Parks & Wildlife Service of NSW
Date Received	:	21 October, 1992 Amended Plans received 22 January, 1993

Key Issues

- Flooding;
- access;
- waste disposal;
- visual impact;
- support services; and
- water supply.

Recommendation

Approval, subject to conditions.

Report

Proposal

The applicant has applied for consent to establish a mobile home park containing ninety two dwellings on the site. The proposal also involves the demolition of an existing corrugated iron cottage, and the harvesting of a mature stand of Pine trees. The factory manufactured homes will be transported to the site, and then connected to an existing water supply and sewerage disposal system on the site. This system currently serves the Del Rio Caravan Park.

Earth works are required to obtain suitable grade for the internal roads and the proposal involves the filling of approximately 2,000m² of land to ensure site levels are above the 1 in 100 year flood frequency level. All of the home sites are proposed to be located above the 1 in 100 year flood frequency level. The filled area is proposed to contain eleven of the ninety two home sites.

General Purpose Committee - Planning and Development - 23/2/93

Both parking and visitor car parking is also provided adjacent to the main access road. There is an existing four wheel drive track which links the site to the Bicentennial Road.

The proposal adjoins an existing golf course which is attached to the Del Rio Caravan Park.

Statutory Situation

The proposal is permissible with Council's consent. Sydney Regional Environmental Plan 20 - Hawkesbury-Nepean River, provides guidelines to Council for the assessment of this development application. The planning assessment in this report is structured so as to take into account Regional Environmental Plan N° 20.

Public Submissions

One submission was received to the development application. The National Parks and Wildlife Service of NSW have written to Council and stated that they do not object to the proposal in principle, however, they do request that an archaeological survey be carried out prior to the development, and that Council take into account the provisions of SREP N° 20.

The site has been cleared in the past where the mobile home park is proposed to be located and planted with Pine trees. The carrying out of an archaeological survey is not considered to be warranted given the past activities on the site and the altered form of the landscape.

Planning Assessment

Flooding

Council's records indicate that the 1 in 100 year flood frequency level for this site is approximately 6.1m AHD. The proposed dwellings will be located on land that ranges in elevation from 6.6m AHD to over 13m AHD. The filled area will have a maximum depth of 3m, with the average fill depth of 2m. The filled area is not subject to flood water flows from the Hawkesbury River, however, it is currently inundated by backwater flooding. The area to be filled is insignificant in terms of its effect on flood storage in the Valley. An intermittent creek discharges adjacent to the proposed area to be filled and care will have to be taken in the design of the batter of the fill to ensure that any erosion is minimised. This can be covered as a condition of consent. The majority of the fill material will be obtained from the cutting required to form the internal roads. Any additional fill can be obtained on the site in a locality that has previously been cleared and excavated, the rehabilitation of this area will be also covered by a condition of consent. Given the minor volume of fill and its location, no objection is raised to this aspect of the proposal.

Access

The mobile home park is to be located entirely on Lot 1, DP200314. This lot has no access to the public road. Since the applicant has indicated that he wishes to subdivide the home sites in the future, it is necessary to extend the public road (Pioneer Road) across the remainder of his land to service the proposed ninety two home sites. It should be noted that subdivision is possible, with Council consent, with individual tenure being provided by way of lease of the site for up to twenty years.

Accordingly, it is recommended that the applicant dedicate and construct the public road from the northern part of his holding (Portion 70) to the southern most part of his proposal. This aspect can be covered as a condition of consent.

Also the public road from the Bicentennial Road to the site, a distance of approximately 1km is mostly unsealed and in poor condition during periods of wet weather. This public road provides access for only the Del Rio development. Given the scale of the proposed development (ninety two dwellings) it is considered reasonable that the public road from Bicentennial Road to the site be upgraded and sealed at the applicant's expense.

The public road to the site from the Bicentennial Road is cut during periods of flooding as are other roads in the vicinity of the Webbs Creek Ferry. Consequently the need to provide a flood free access is not considered warranted, given that roads all around the area flood and become impassible. Similarly it is not recommended that earthworks be undertaken to upgrade the four wheel drive track adjoining the development site to the Bicentennial Road as the Bicentennial Road leads nowhere in times of flood and environmental damage, erosion and scaring of the landscape can and should be avoided by not constructing this four wheel drive road.

The location of a few of the dwellings within the proposed mobile home park is too close to the access road. A minimum setback of 5m can be imposed as a condition of consent. Sufficient land exists to accommodate these requirements.

Water Supply

The proposed development will be connected to the existing dam on the site, which feeds the Del Rio development. The water from the dam will be pumped to a header tank and then distributed to the ninety two dwelling sites. To ensure that there is no shortage of water for the ninety two dwellings, it will be necessary to provide a header tank of sufficient size to maintain approximately one week's supply in case of disruption of water supply from the dam. Accordingly, a condition will be imposed that the applicant provide a header tank of a capacity no less than 180kl and that the volume of the tank be maintained to capacity.

Effluent Disposal

The existing sewerage treatment plant on the site has operated for a number of years and has provided a satisfactory system for the existing Caravan Park, the applicant in his submission has indicated that there is adequate additional capacity within the system to link the proposed ninety two home sites to the existing system. The waste disposal system will need to be licensed by the Environmental Protection Authority. Also, a more detailed waste management plan will need to be submitted to Council, including details on recycling and re-use details with the building application.

Planning Context

Sydney Regional Environmental Plan Nº 20 indicates that this part of the River has potential for tourist and recreational uses. Within the context of the City of Hawkesbury, this section of the River is most suited to tourist/residential development of the type proposed. Also numerous caravan parks and holiday homes exist in the area.

Aesthetics/Design of Buildings

The removal of the existing grove of mature Pine trees is supported in that they were planted as a cash crop and are ready to be harvested. Remnant existing vegetation between the water line and the Pine trees is to be retained, and this will form a useful vegetation buffer which will soften the development when viewed from the River. Retention of individual specimen Pine trees is not recommended as they may be unstable and also they are not the best species for shade and fauna habitat. The applicant will be required to provide infill plantings along the existing bank as well as on the northern edge of the proposed home sites. Similarly internal plantings within the park will also be required. The details of landscaping can be imposed as a condition of consent.

Discussions have also occurred with the applicant regarding the provision of open space within the mobile home park. It is recognised that there is ample cleared recreation land north of the house sites, however, no provision has been made for a small park within the development. Consequently, the applicant has agreed to the deletion of Unit 64 and 65 and the use of this land for a park. The applicant has, however, indicated that there may be the possibility to amend the layout slightly to incorporate the two lots elsewhere. This aspect can be considered on its merits as an amendment to the consent, sometime in the future, if necessary.

The applicant has provided elevations and plans and a number of moveable dwellings which could be located on the site. The principle to be established in this regard is that the buildings should be constructed of similar materials or be of a similar appearance and that they show subtle variations throughout the park. There is a danger that mobile home parks can turn into shanty towns if this aspect is not addressed. This issue will be covered as a condition of consent.

Car Parking

Both parking and visitor parking has been provided of the main access road, and it is considered to be satisfactory. The principle of having two off-street car parking spaces per dwelling has also been established and is supported. These car parking spaces should be either paved or sealed and be continuous with the sealed internal roads.

Support Services

The location of the proposed mobile home park is quite close to Wisemans Ferry and as such future residents will have access to shops, post office, hotel, other services such as doctors, etc., there is also a community centre in Wisemans Ferry. The applicant has also indicated that the existing community building on the Del Rio Caravan Park site could be used by residents of the mobile home park. Access to this building can be secured as a condition of consent.

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:-

1. The dedication and construction of a public road from the northern boundary of Portion 70, Parish Wonga to the southern boundary of Lot 1, DP200314. The alignment of this road shall be generally in accordance with the existing access road on the site, and the road reserve shall have a width of 20m (twenty).
2. A design checking and inspection fee of \$4.60 (four dollars and sixty cents) per lineal metre, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1993.
3. Construction of a sealed pavement and all the necessary drainage along Chaseling Road between Bicentennial Road and the existing seal in the vicinity of the Caravan Park shall be carried out to the satisfaction of the Divisional Manager Engineering Operations.
4. Construction of all access roads within the development site with a sealed pavement and all necessary drainage to the satisfaction of the Divisional Manager Engineering Operations.
5. All roadworks, dedications and drainage works to be carried out at the applicant's cost.
6. The construction of 2 (two) car parking spaces adjacent to each proposed dwelling. These spaces are to be continuous with the sealed road and shall be sealed or paved.

General Purpose Committee - Planning and Development - 23/2/93

7. All car parking spaces shall be a minimum of 5.5m (five point five) x 2.6m (two point six) in size and delineated to Council's satisfaction. Appropriate access and manoeuvring areas are to be provided to the satisfaction of the Divisional Manager Environment and Development.
8. Submission of a building application, plans and specifications in accordance with the Building Code of Australia.
9. Compliance with Ordinance 71 of the Local Government Act. Full details are to be submitted for consideration with the Building Application or prior to works commencing on the site.
10. Solid waste disposal is to be to the satisfaction of Council. A waste management plan, including recycling and re-use details shall be submitted to the Divisional Manager Environment and Development for approval.
11. The stormwater disposal system and pollution and sediment control during construction shall conform with the "Pollution Control Manual for Urban Stormwater", dated August, 1989, as issued by the State Pollution Control Commission.
12. Special attention shall be given to the stabilisation of the filled area in the vicinity of the intermittent creek. Details of erosion protection measures to be submitted for approval prior to works commencing.
13. The area of the site which will be used to obtain fill will be rehabilitated to the satisfaction of the Divisional Manager Environment and Development. Details of the rehabilitation works should be included on the landscaping plan.
14. An adequate supply of clean, potable water shall be kept on the site at all times. In this regard, the applicant shall provide a elevated water storage reservoir with the minimum capacity of 180,000 (one hundred and eighty thousand) litres for domestic purposes. Details are also to be provided as to how this supply could be used for fire fighting purposes. The water supply shall comply with NSW Health Department's requirements for potable water.
15. Details of the removal and disposal method of Pine trees, bank stabilisation during construction, revegetation and landscaping are to be submitted with the Building Application.
16. A satisfactory geotechnical report covering all excavation, filling and bearing of all structures shall be submitted to the Divisional Manager Environment and Development for approval.

17. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building. Special attention should be given to the landscaping of the northern edge of the proposed development as well as infill vegetation along the Hawkesbury River bank. The landscaping plan is to be prepared by a qualified Landscape/Architect.
18. Sites 64 and 65 shall be deleted and replaced with a park containing seating and childrens play equipment.
19. Planting is to be carried out utilising very advanced trees and shrubs. The size of plants, both at planting and maturity, details of the size of planting containers and details of planting practices are to be shown on the landscaping plans.
20. 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.
21. No dwelling shall be located closer than 5m (five) to the public road.
22. All external finishes of materials used on the site are to be approved by the Divisional Manager Environment and Development. All finishes, including roofing, are to be of dull, non-reflective colours that complement the landscape and surroundings. Samples of all external finishes are to be submitted for approval with the Building Application.
23. Evidence shall be submitted to Council that the future residents of the mobile home park have legal access to the community building at the Del Rio Caravan Park (Lot 77). Such evidence shall be submitted prior to the commencement of the development.
24. A common television antenna shall be provided for the development.
25. The development shall be carried out in accordance with the unnumbered plan, dated January, 1993.

✓ 7. CLARENDON MARKETS - HAWKESBURY RACECOURSE,
RICHMOND ROAD, CLARENDON. DA791/81.

Council is in receipt of a letter dated 6 January, 1993, requesting an alteration of the operating hours of the markets operating out of the abovementioned property.

Development Consent N^o 35/1983 originally approved the markets and a condition restricting operating hours was imposed. This was recently amended to read as follows:-

"14. Hours of operation to be between 8.00am and 3.00pm on Tuesdays only."

Approval is now sought to amend the hours from 8.00am to 2.00pm on Thursdays only. The hours proposed are a reduction in those currently enjoyed by the markets. It is not considered that altering the hours in the way outlined above would significantly impact upon the retail centres of Windsor and Richmond.

IT IS RECOMMENDED THAT Development Consent N^o 35/1983 be amended by replacing Condition N^o 14 with the following:-

"14. Hours of operation to be between 8.00am and 2.00pm on Thursdays only."

✓ 8. TREE REMOVAL - MARKET GARDEN (CUT FLOWER
PRODUCTION) - LOT 11, DP25149, N^o 27 AIR STRIP ROAD, PITT
TOWN - MR P AND MRS R ROGERS. P112/70

The applicants have requested the removal of miscellaneous eucalyptus, paper bark, ti tree and underscrub to allow establishment of a market garden for cut flower production. The property is zoned 1C (Rural) and the total area being 2,232ha with the requested area to be cleared being 1,618 ha.

The property is extensively treed with a number of Iron-bark, Eucalyptus, Ti-tree and Melaleuca trees to the north, west and east boundaries. Tree cover to the southern boundary is light. Town water is available, and it is proposed to construct a dam for additional water supply.

The applicant has been requested to retain miscellaneous semi-mature and mature trees to the west facing Airstrip Road, and to further retain trees on the northern and eastern boundaries to a depth of 5m. Vehicle access is proposed on the southern boundary which will require tree removal. The applicant has agreed to these conditions and to the replacement of trees on the southern boundary after construction of access.

The proposal is viable and is to operate in conjunction with an existing similar activity in the same locality, and will not have any undue effect on the existing visual amenity of the adjacent properties.

IT IS RECOMMENDED THAT the applicant be granted permission, subject to the retention of miscellaneous tree species to the western boundary facing Airstrip Road, retention of all trees within 5m (five) of both the north and east boundaries, replacement trees of a species suitable to the location on the southern boundary after construction of access.



9. DRAFT NEW SOUTH WALES TREE PLAN - A DISCUSSION PAPER FOR COMMUNITY CONSULTATION. GE020/031 PT04

In 1989 the Tree Forum was established to oversight the State's greening activities. This Forum includes representatives from Government agencies and the community. A Draft NSW Tree Plan and Discussion Paper for community consultation has been formulated.

The goal of the Tree Plan is to use trees to develop and enhance landuse and the environment and furthermore, to address the responsible management of the remaining forest, woodland, remnant bushland and the establishment of trees in general.

There is now widespread acceptance of the use for trees in the community and the Plan is intended to assist landholders throughout NSW both private and public, urban and rural to promote their uses.

The Plan gives effect to the State Trees Policy. It focuses attention on priority areas and key opportunities. A commitment from local government is required to make the processes of retaining existing trees and establishing new trees as effective and efficient as possible.

The Tree Plan takes a broad approach recognising the following key principles:-

- ◆ tree decline must be halted and an assessment made on repairing the damage;
- ◆ trees on private land are as important as trees on other classes of land tenure, both urban and rural;
- ◆ tree retention and management offer long-term benefits to the community;
- ◆ native conservation and tree establishment can be part of productive enterprises, rather than just alternatives; and
- ◆ many government agencies, community groups and individuals are interested in tree programmes, by guiding and co-ordinating their efforts, this plan can achieve its goals.

The Tree Plan sets out key areas, each of which aim to guide landholders, local government and community groups and proposes actions which are needed to achieve the goal of adequate and effective tree coverage throughout the State.

The key areas of action are as follows:-

1. tree retention and management;
2. tree establishment and regeneration;
3. commercial tree growing;
4. community action on trees; and
5. community participation.

The draft NSW Tree Plan encourages Council to promote and implement the following actions as outlined below:-

- ◆ More effective use of protected land provisions, environmental plans, tree preservation orders and other regulatory controls to protect remnant bushland.
- ◆ To produce a guide so landholders are aware of existing controls for tree clearing and the protection of significant and threatened trees, (more informative Tree Preservation Order).
- ◆ Develop and implement enforceable policies relating to degradation, vegetation removal, and protection of existing tree stands by promoting awareness of the scenic, recreational, biodiversity and habitat values of urban bushland, and of the technique and resource requirements for management of urban remnants.

- ◆ Encourage urban revegetation programmes along streams and waterways and in community parks and provide appropriate support for approved projects.
- ◆ Ensure existing vegetation is considered when planning utility corridors, including powerlines, gas and water pipes, and to provide purification, rehabilitation and enhancement of native vegetation during and after pipeline and power installations and other works on public and private lands.
- ◆ Compile registers of significant trees and landscape.
- ◆ Provide advice and information on protecting significant and threatened individual trees.

In summary, the Tree Plan has been established to provide information relating to the better protection and management of both trees and landuses, both urban and rural by Council and the community at large.

Many of the initiatives indicated in the draft NSW Tree Plan are already being implemented by Council.

IT IS RECOMMENDED THAT the information be received.

10. 1993 HERITAGE ASSISTANCE PROGRAMME. G021/098
PT6

Correspondence has been received from the Department of Planning inviting Council to apply for assistance under the 1993 Heritage Assistance Programme. Funding is available to government departments, local Councils, community groups, churches and private individuals to research, promote and conserve heritage items in New South Wales.

Assistance under the Programme is provided on a dollar for dollar or loan basis. Application for assistance thus requires financial commitment from Council.

Application could be made for assistance under the 1993 Programme for the following projects:-

Implementation of Key Recommendations of Macdonald Valley Cemeteries Conservation Plan

In 1991, Council successfully obtained funding for a study of historic cemeteries in the Colo Valley and Macdonald Valley.

Notwithstanding that the Study was completed in 1991, a number of key recommendations made in the Study remain outstanding due to lack of funding. These are:-

- ◆ Council should continue to take responsibility for the maintenance of the general cemeteries within the Valleys. Council should take on a co-ordinating role in relation to immediate management actions and requirements, and long-term maintenance for all of the cemeteries covered by this study.
- ◆ Fencing a number of the cemeteries should be undertaken as a matter of priority. Council can assist either by undertaking fencing itself or by providing materials and encouraging site owners and local interest groups to provide labour.
- ◆ The heritage value of the cemeteries should be interpreted by appropriate media, including signs, publications, education kits, tours and other similar activities.

The estimated cost of the total project is \$11,500 and will require a contribution of \$5,750 from Council due to funding being made available on a dollar for dollar basis. Provision has been made for Council's contribution in the 1993 Heritage Programme Estimates.

Conservation of Cemetery - Half Moon Farm, Lower Portland

Half Moon Farm is a forty five hectare property at Lower Portland jointly purchased by Council and Department of Planning in 1984 for the purpose of regional open space.

Council at its Ordinary Meeting on 9 February, 1993, resolved that application for both private and public sector funding be made to allow implementation of the Plan of Management.

A small private cemetery is situated on a knoll above the river on the property, and incorporates the burial place of some of the earliest settlers in the Hawkesbury with many movements predating the 1856 Civil Register. Despite its significance, the Half Moon Farm cemetery is currently very overgrown, suffers problems caused by animal burrows (rabbits and/or wombats) and overall is in poor condition.

The project involves locating and straightening, to plumb all monuments in the cemetery as well as repairing any breaks in the monuments. Monuments will also be cleaned and inscriptions be blackened where visible. Due to the significance of the cemetery, these works must be undertaken by a monumental mason approved by the Department of Planning.

The project further involves erection of a 1.25m high timber picket fence around the cemetery which would incorporate a gate enabling access by maintenance staff. Such a fence would not only protect monuments from further damage, but also allow the cemetery to be viewed by the public. A suitable sign would also be erected to facilitate public interpretation of the Cemetery.

The estimated cost of the total project is \$6,200 and will require a contribution of \$3,200 from Council due to funding being made available on a dollar for dollar basis. Provision has been made for Council's contribution in the 1993 Heritage Programme Estimates.

IT IS RECOMMENDED THAT:-

- A. Information contained in the report relating to the 1993 Heritage Assistance Programme be received.
- B. Council make application under the 1993 Heritage Assistance Programme for the following projects:-
 - 1. Implementation of key recommendations of Macdonald Valley Cemeteries Conservation Plan.
 - 2. Conservation of Cemetery - Half Moon Farm, Lower Portland.



11. REZONING PROPOSAL - "THE LEGENDS", NORTH RICHMOND. LEP3/92

At its meeting of 11 August, 1992, Council resolved to prepare, "without prejudice", a draft local environmental plan over approximately 260 hectares of land at North Richmond to permit the establishment of an integrated leisure, tourism and residential development, known as "The Legends". However, prior to preparing the draft plan, Council resolved that a local environmental study be carried out.

General Purpose Committee - Planning and Development - 23/2/93

Following the preparation of a study brief, an evaluation of seven consultant submissions, and discussions with the applicants, Mitchell McCotter and Associates Pty Ltd were engaged to carry out the environmental study.

Despite earlier advice, the Department of Planning then wrote to Council advising as follows:-

"At its meeting of 25 September, 1992, the Urban Development Committee... resolved that:-

Hawkesbury City Council be informed of the serious concern of the Urban Development Committee regarding the broad metropolitan implications of the proposal and that it would require strong justification for inclusion in the Urban Development Programme.

The Department's letter of 13 October, 1992, outlining requirements for a local environmental study, in no way indicates support for the proposal. It merely provides matters for consideration should Council wish to proceed with a local environmental study for the land in conjunction with the rezoning proposal.

At this stage, the Department has severe reservations about the proposal and would be unlikely to support the rezoning for a range of reasons, including the anticipated impacts of the development on the UDP and Metropolitan Strategy, and the precedent effect of releasing land on the western/northern side of the Hawkesbury River."

The applicants were immediately advised of the Department's letter, however, indicated that they wished to pursue and fund the study. The study is in the course of preparation and will be reported to Council when complete.

IT IS RECOMMENDED THAT the information regarding "The Legends" be received.



12. RICHMOND TRAFFIC AND PARKING STUDY. GT230/019 PT2

At its Ordinary meeting of 9 February, 1993, Council resolved to defer engaging a consultant to undertake the Richmond Traffic and Parking Study to enable a review of the tenderers. As Council will be aware, expressions of interest from five consultants were received.

The selection process used to determine the most appropriate consultant allows an objective assessment of each submission to be undertaken, using a weighted point score system which takes into account the following attributes:-

- relevant experience;
- general track record;
- technical skills;
- management skills;
- methodology;
- time performance; and
- price.

The scores relating to track record, technical skills, management skills and time performance were similar for all consultants. Consequently, relevant experience, methodology and price were the critical considerations:-

Relevant Experience

Stapleton and Hallam	<i>(most)</i>
Eugene Smith & Hone/TEC Consulting	
Travers Morgan and Colston Budd Hunt & Twiney	
PPK	<i>(least)</i>

Whilst all consultants have completed town centre traffic and parking studies, Stapleton and Hallam have a better understanding of the local area gained through the preparation of such studies as the Windsor Traffic Study, a traffic impact assessment of the Richmond Railway Station commuter car park, estate design for Bligh Park and the fact that Chris Hallam has resided at Kurrajong since 1975. Stapleton and Hallam have also carried out a review of the RTA's "Policies, Guidelines and Procedures for Traffic Generating Developments" and a major study on guidelines for Section 94 contributions for roadworks, traffic and parking facilities for WSROC.

Methodology

Stapleton and Hallam	<i>(best)</i>
Eugene Smith & Hone/TEC Consulting	
Travers Morgan and Colston Budd Hunt & Twiney	
PPK	<i>(worse)</i>

General Purpose Committee - Planning and Development - 23/2/93

The five consultants have generally adopted a standard approach to investigating the issues identified in the study brief. However, in relation to the issue of traffic movements, only Stapleton and Hallam propose to carry out an origin/destination survey and seven day automotive counts in Chapel Street and Windsor Street to gain a better understanding of "through" traffic versus "local" traffic, and tourist flows. Further, Stapleton and Hallam suggest some useful amendments and additions to the study brief based on their local knowledge of the area, eg. traffic sensitivity testing of "The Legends" and Clarendon development. A detailed work programme, including priorities, is also proposed by Stapleton and Hallam.

Although PPK have already collected some data in relation to the Richmond Railway Station (eg. bus routes, bus/taxi survey, demand for commuter parking etc.) as part of a study on interchange facilities for the Department of Transport, their submission lacks detail on the study methodology.

Price

PPK	\$20,900
Travers Morgan	\$22,000
Colston Budd Hunt & Twiney	\$22,500
Stapleton and Hallam	\$24,000
Eugene Smith & Hone/TEC Consulting	\$24,885

Although Stapleton and Hallam's price is the second highest, it is considered that given the amount of work which will be carried out for the price quoted, their understanding of the study brief, their ability to carry out the work, and their knowledge of the Richmond area, that this firm be engaged to undertake the study. Whilst Travers Morgan and Colston Budd Hunt and Twiney are capable of carrying out the study, Stapleton and Hallam offer "value for money". At the time Council resolved to prepare a study brief and engage a consultant to undertake the study, it was indicated that the study would cost in the order of \$30,000.

IT IS RECOMMENDED THAT Stapleton and Hallam be commissioned to undertake the Richmond Traffic and Parking Study.

✓

13. PRIVATE SWIMMING POOL SAFETY FENCING. GS080/007
PT02

Legislation known as the Swimming Pools Act, 1992, commenced on 1 August 1992. The legislation brought about a number of changes to Council's adopted Pool Fencing Policy and in some cases allows for less stringent safety requirements than was called for in the Policy.

Council's Policy called for isolated safety fencing around swimming pools in all areas of the City, whereas the Act sets down different standards for designated sizes and locations of properties. A summary of the new legislation is, that for small properties, ie. less than 2ha in area, isolation fencing is required for pools constructed after 1 August 1990. For pools constructed prior to this date, some exemptions apply. For properties greater than 2ha in area, the pool is not required to be surrounded by an approved fence so long as the means of access to the swimming pool from any residential building situated on the premises are at all times restricted by locks, latches, bolts, etc., complying with the Swimming Pools Act, 1992 - Regulation.

Section 23.(2) of the Act prevents an authority from imposing more onerous requirements than are imposed by the Act.

As a consequence of this new legislation, each Council is able to authorise staff members to act as "inspectors" who are permitted access for inspection of premises suspected of having pools which do not comply with the Swimming Pools Act, 1992. Access is only permitted under the terms and conditions of Part 3 of the Act, which places certain restrictions upon the "inspector" in exercising power of entry.

It is recommended that each of the professional and technical staff within the Environment and Development Division be authorised as "inspectors".

Granting Exemptions

A local authority may, on application made by the owner of any premises, exempt a swimming pool owner from meeting all, or any, of the requirements of the Act if it is satisfied, in the particular circumstances, that it is impracticable or unreasonable, because of extenuating circumstances, for the pool to comply with the requirements, and that an alternative, no less effective than the requirements, can be provided, or exists, for restricting access to the pool.

In this regard, it is recommended that delegated authority be granted to the Divisional Manager Environment and Development, and the Branch Manager Building and Development, to approve exemptions in accordance with the provisions of the Swimming Pools Act, 1992.

It is further recommended that all applications for exemption be in writing accompanied by details of alternate methods to prevent access to the pool, or reasons for requesting the exemption, together with a fee of \$30 to cover administration and inspection costs.

Public Awareness

Whilst there has been some media coverage of the new legislation, it is proposed to continue such coverage through the local press, and via local radio station community service announcements, so that the public become aware of their responsibilities in ensuring their pool fencing meets the new requirements. It is also proposed to make the new legislation a focal point at the display by Council at this year's Hawkesbury Agricultural Show.

A diagrammatic information sheet has been produced which explains the new pool fencing requirements in a "plain english" style which is supplied free of charge to the public, together with a copy of the Australian Standard for "Fences and Gates for Private Swimming Pools". Should a member of the public still be unsure of the requirements then a contact telephone number has been provided for their enquiries.

Non-Complying Pools

Letters were posted during December 1992 to the owners of pools that did not comply with the new legislation and those that staff had discovered over the previous twelve months during other inspection procedures. The letter informed the owner of the new requirements and requested compliance by March 1993. This method of discovering and requesting compliance for non-complying pools will continue until the end of December 1993. From 1 January 1994, it is recommended that the "on the spot fine" provisions, which are presently in place under the "SEINS" scheme, be used where non-compliance is discovered, as twelve months is considered to be a reasonable amount of time for people to comply with the new legislation.

It is considered that by providing information and education on this topic over the next ten months, better results of compliance with the requirements will be achieved, rather than the issuing of "on the spot fines" from the onset of the legislation.

IT IS RECOMMENDED THAT the above information be received and that the recommendations concerning authorised inspectors and implementation of the procedures of the Act be received.

Ordinary meeting.

14. UNAUTHORISED BUILDING WORKS - LOT 1, DP794576, N^o
1056 UPPER MACDONALD ROAD, HIGHER MACDONALD -
OWNER: D J ROWE. DA270/92

Mrs. Castle's table

✓

Key Issues

- unauthorised building works; and
- issue of Building Permit.

Recommendation

That the determination of the Building Permit be determined on its merits under Delegated Authority.

Council at its Ordinary meeting of 10 November, 1992, resolved to approve a Development Application for an education and training centre on the abovementioned land. Development Consent containing five conditions was issued on 12 November, 1992.

Since that time, Council has received representations from adjoining owners that the existing dwelling-house on Lot 1, DP794576 which was part of the Development Application for the education and training centre had no building approval.

Mr Rowe was requested to provide a written response to these allegations. Mr Rowe wrote to Council on 1 February, 1993, and summarised the situation as follows:-

- "1. *On the purchase of Lot 1, DP794576; Bandusja, Upper Macdonald Road, Higher Macdonald which took place 8 years ago, there was on this property a substantial structure/dwelling. Over the past 8 years I have formalised the dwelling and construction was carried out by Builder/Artisan Halifax Hayes. It is true to say that during this period, no Building Application was lodged for these works.*
2. *On 20 May, 1992, BA was approved for substantial works to the existing dwelling which includes double garage, games room, sauna and change rooms on BA Approval N^o 262/92.*

On the submitted plans we clearly showed detailed layout plans of the existing dwelling and barn, together with site plan of the property showing location.

Prior to the approval of this BA for the extensions, Council inspected the site. The approved extensions is constructed in the same manner using the same materials as the existing dwelling.

3. *DA was submitted for the Education and Training Centre in September, 1992, and was approved by Council on 10 November, 1992. As part of the DA Plan submitted to Council, the existing dwelling, barn and the proposed extensions were submitted as part of the DA Plans.*
4. *We have not intentionally carried out works to the existing structure without Council's notification but have been naive to the formal requirements. As you are no doubt aware, there are many such situations within the Mcdonald Valley.*
5. *It is our intention that any further works be fully carried out in accordance with Council's guidance and recommendation.*
6. *BA drawings for the Education and Training Centre were lodged with Council on 24 November, 1992. These are in accordance with DA Approval N^o 270/92.*
7. *Inspection of the existing dwelling and barn was carried out by Council early December, 1992, and drawings were prepared for the alteration of use to the existing dwelling to incorporate dining, lounge and activity areas, together with two suites. The barn is to be converted into Managers accommodation, furniture store and office. These plans were submitted to Council for BA Amendment on 1 February, 1993.*
8. *Application was formally made on 1 February, 1993, to Council for a 317AE Certificate for the existing dwelling and barn."*

An inspection of the dwelling-house has been undertaken, and it has been found that the building has been constructed in a sound and workmanlike manner.

It should be noted that the Building Application will be determined on its merits, including an examination of the requirements for a commercial kitchen in the dwelling-house as well as disabled access for the whole project.

IT IS RECOMMENDED THAT:-

1. Council issue a 317AE Certificate for the existing dwelling and barn.
2. The Building Application for the Education and Training Centre be determined on its merits under Delegated Authority.

✓

15. TREE REMOVAL - SAFETY TO DWELLING - LOT 11,
DP207834 N^o 62A GROSE VALE ROAD, NORTH RICHMOND.
FREEDOM MARKETING PTY LIMITED. P722/2390

The applicant Mr A Horsington of Elders Real Estate Pty Limited, Windsor, has applied on behalf of the prospective buyer, Mr and Mrs Bannister for the removal or lopping of 5 pine trees as they cause a threat of property damage.

The purchasers Mr and Mrs Bannister are currently residing in Melbourne, and it is anticipated that completion of purchase of the property will be completed in late February 1993.

The applicant has requested the removal or lopping of the trees as the prospective purchaser of the property has indicated concern that the trees will either fall or loose branch debris onto the adjacent dwelling, causing damage.

The trees fronting Pecks Road are *Pinus radiata* some 18 metres high by 6 metres wide. There is evidence of some minor storm and insect damage which is mainly superficial, however, there is no evidence of ground movement in close proximity to the trees or the adjacent dwelling facing Grose Vale Road, to the south west.

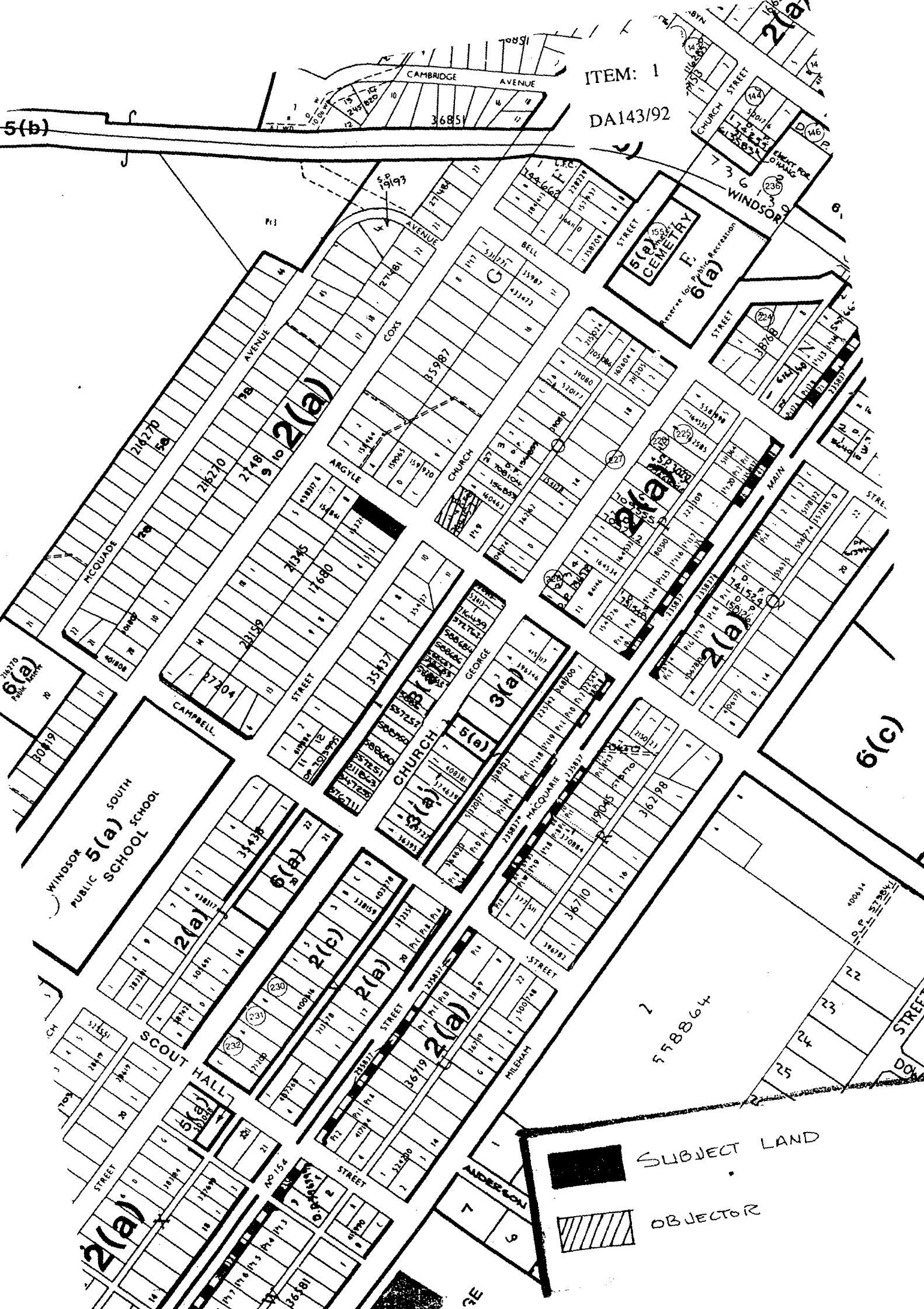
The trees facing Pecks Road have suffered storm damage, with one suffering severe crown and side branch damage and the adjacent one having crown damage and substantial loss of foliage cover. Both trees are under stress and it is doubtful that either lopping, or trimming, would rejuvenate them for more than two or three years.

The applicant has indicated a willingness to provide plant material of a quick growth variety as replacement on removal of the existing trees. Whilst there would be a loss of visual amenity provided by these trees, it is considered that this potential to damage the subject and adjoining properties, including power lines, indicates removal would be appropriate.

IT IS RECOMMENDED THAT removal of the 5 (five) trees be approved subject to the replacement with suitable species to the satisfaction of the Divisional Manager Environment and Development.

5(b)

ITEM: 1
DA143/92



WINDSOR PUBLIC SCHOOL SOUTH

CEMETERY
Reserve for Public Reception

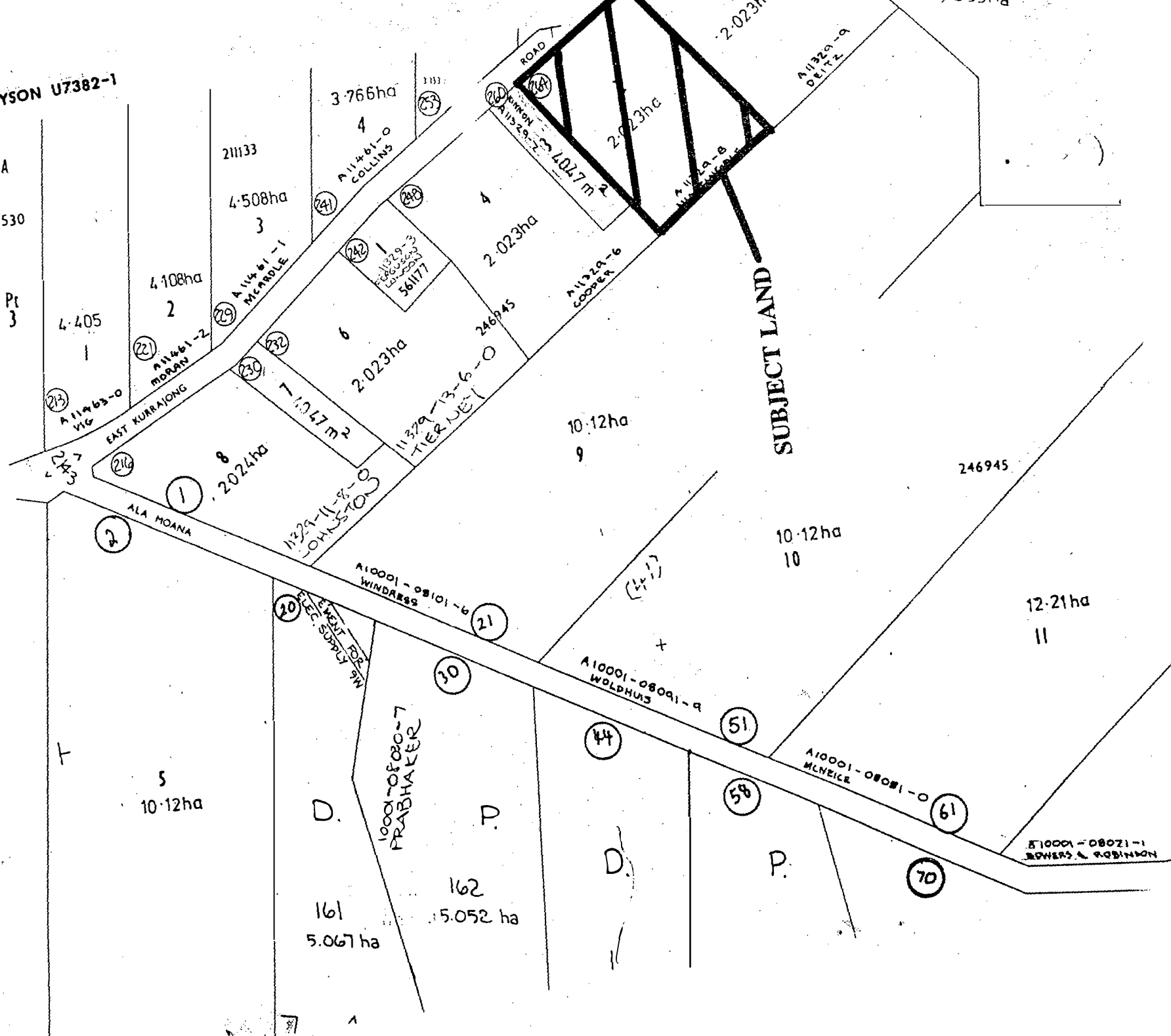
SUBJECT LAND
OBJECTOR

ITEM: 2

SA191/92

TENNYSON U7382-1

A
2530
Pt
3



ITEM: 5

DA347/92

5 892 ha

1 214 ha

5433

Pt 2
(Pt A)
(2919 ha)

D P

556

7 0 4 5 0 4

301

11 12 W

301

11 12 W

977275

SUBJECT LAND

Lot 556
D.P. 704504

Objectors

563901

EBENZER WHARF RD

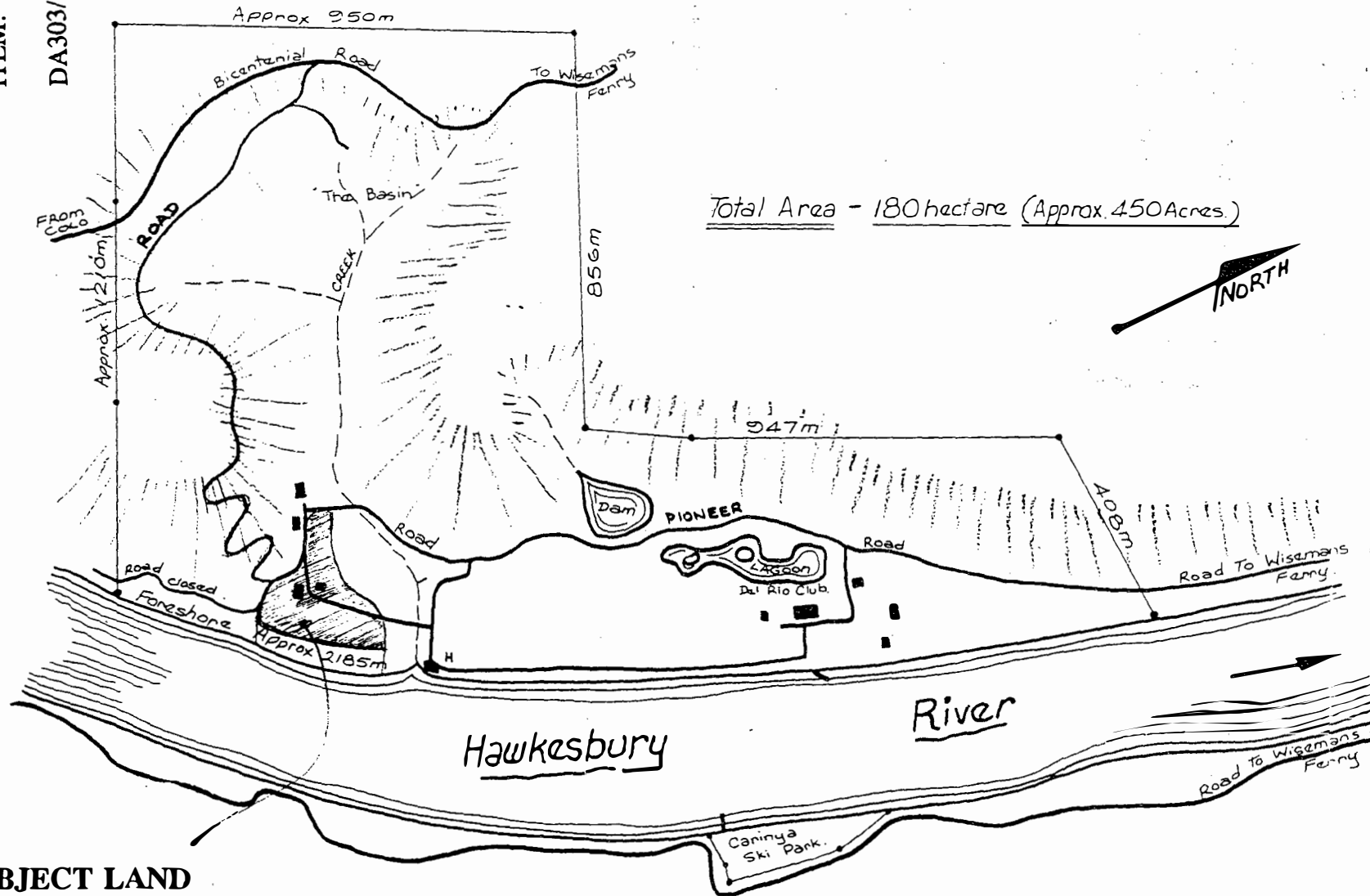
(13b)

(15)

(16)

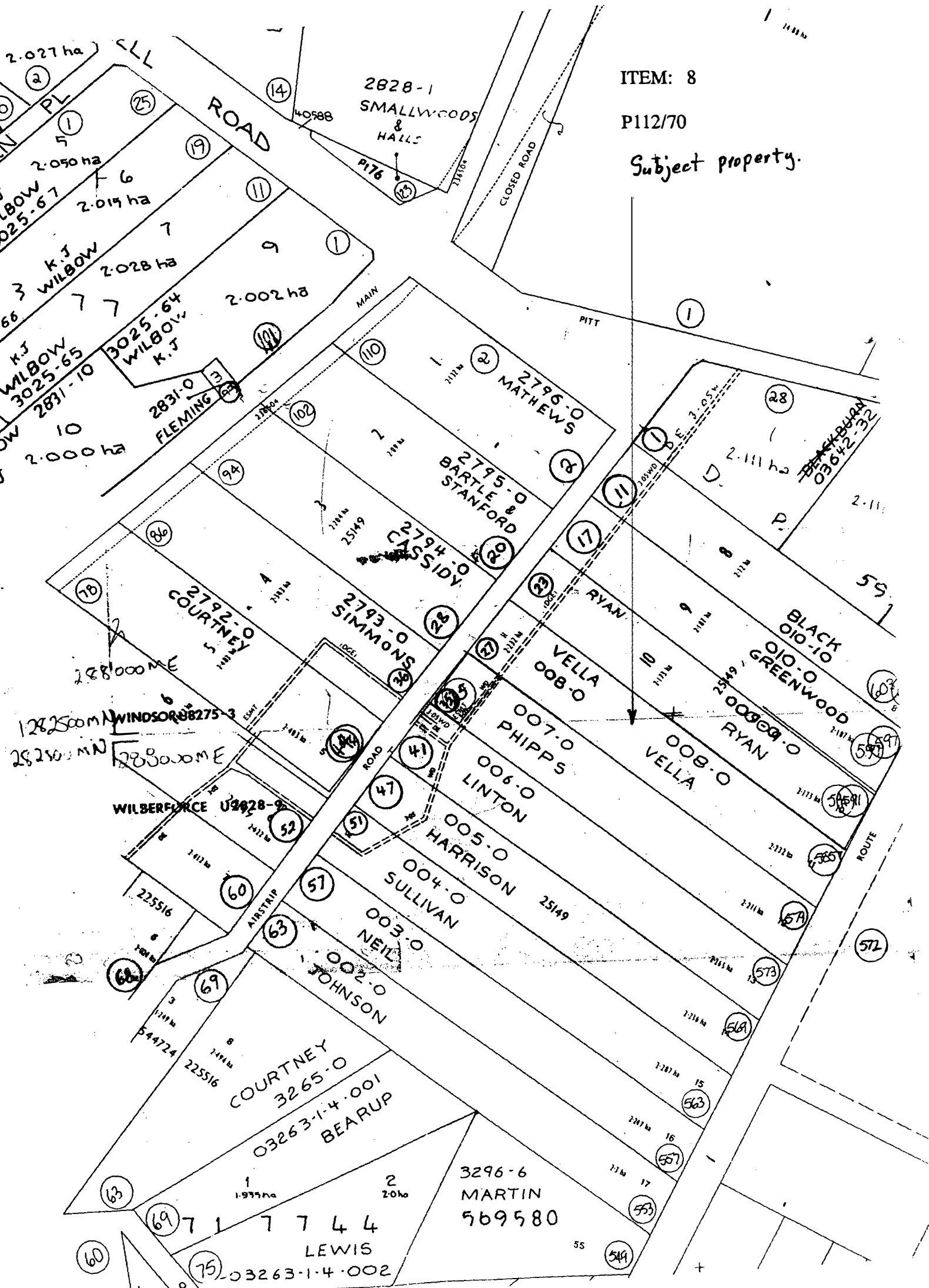
ITEM: 6

DA303/92



SUBJECT LAND

Subject property.



GENERAL PURPOSE COMMITTEE MEETING

F I N A N C E

- 1. ACCOUNTS PAID**
- 2. STATEMENT OF BANK BALANCES AND INVESTMENTS AND TOWN CLERK'S CERTIFICATE**
- 3. FINANCIAL STATEMENTS**
- 4. CORRESPONDENCE**
- 5. OFFICERS' REPORTS**

1. CASH EXPENDITURE WARRANT N^o 1/1993**SUMMARY - Accounts Paid**

General Fund Nos.	16262 -	16958	6,286,378.28
Trust Fund Nos.	1336 -	1369	1,016,345.46
FID General Fund	469193-	-	647,716.34
98P General Fund	-	-	-
98P Bank Trust Fund	-	-	-
FID Account Trust Fund	-	-	-
			7,950,440.08

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 18 February, 1993, has been checked and is fully supported by Vouchers and Invoices which are submitted herewith and which have been duly certified to as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment.

G. M. McCully,
Town Clerk/General Manager

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE

I certify that this Warrant covering amounts totalling \$7,950,440.08 (seven million nine hundred and fifty thousand four hundred and forty dollars and eight cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 23 February, 1993, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is Page No. One (1) of Warrant N^o 1 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 23 February, 1993.

.....
Mayor

.....
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 23/2/93

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE CITY OF HAWKESBURY TO BE HELD ON 23RD FEBRUARY, 1993.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
10062	Cancelled Cheque	See Warrant 4	100.00-
16262	Commonwealth Banking Corp	Loan Repayments	107955.16
16263/			
16281	Employees	Salaries & Wages	95779.01
16282	Abax Contracting Pty Ltd	Crushed Shale	3206.72
16283	Abbott Tout Russell Kennedy	Legal Fees	102.85
16284	Abingdon Play	Childcare Equipment	93.00
16285	Active Detergent Company P/L	Cleaning Equipment	569.45
16286	AGPS Mail Order Sales	Publication	529.75
16287	Keith Ainsworth Pty Ltd	Books	992.17
16288	Aim Bookshop	Books	87.04
16289	AIPSM Subscriptions	Subscription	23.00
16290	Alcatel Datakey	Copier Charges	27.00
16291	A M International	Stationery	226.14
16292	Andreasen Nurseries	Parks Mtce	2007.00
16293	A N T Co	Office Equipment	60.00
16294	Aquatec-Maxcon Pty Ltd	Contract Payment	2832.00
16295	Australian Cement Limited	Cement	14878.60
16296	Australian Taxation Office	Prescribed Payments Tax	5510.25
16297	Australian Laboratory Services	Water Monitoring	363.50
16298	Pauline Barnes	Mail Courier Servs	400.00
16299	Bennett & Wood Autoparts	Plant Parts	224.08
16300	BHB Printing Pty Ltd	Printing	1085.36
16301	Blakes Marine	Plant Repairs	4034.28
16302	Boral Kinnears Pty Ltd	Depot Equipment	256.07
16303	Brooks Retreads Pty Ltd	Tyres & Repairs	431.47
16304	Brite Solutions Pty Ltd	Building Maintenance	4286.00
16305	BSB Brushes & Signs	Paint Supplies	472.00
16306	Buttsworth Engineering	Plant Parts	3.24
16307	Butler Steel Fabrications	Steel Supplies	358.00
16308	Marko Busic	Pool Repairs	456.00
16309	The Business Source	Advertisement	150.00
16310	Bus Stop Bookshops P/L	Books	164.03
16311	Canon Australia Pty Ltd	Copier Charges	193.23

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16312	Caltex Oil Australia Pty Ltd	Fuel Supplies	11044.80
16313	Carter Wesco	Plant Repairs	69.98
16314	Cascade Clamps	Sewers Mtce	1087.00
16315	Century Batteries	Batteries	315.38
16316	C I G Gases	Cylinder Rental & Supplies	16.62
16317	Cleanway Technical Services	Sth Windsor STP Operation	7120.00
16318	Commonwealth Banking Corp	Loan Repayments	2475570.62
16319	Cancelled Cheque		.00
16320	Cancelled Cheque		.00
16321	Cancelled Cheque		.00
16322	Cancelled Cheque		.00
16323	Commercial Hygienics	Tableware Supplies	57.80
16324	Comalco Aluminium Supply	Hardware	1643.30
16325	Comet Overnight Transport	Freight	77.43
16326	Commonwealth Paper Company P/L	Stationery	1900.00
16327	OAS Engineering Pty Ltd	Software	450.00
16328	L J Cullen Bookbinders	Binding Minutes	175.40
16329	Custom Call Communications	Radio Repairs	249.38
16330	De Vries Concreting	Plant Hire	17391.08
16331	Durham Foundry Sales Pty Ltd	Galvanised Grate	145.00
16332	Ellis Tipper Hire	Plant Hire	923.82
16333	Envelope Specialists NSW	Stationery	3513.00
16334	R & S Evans Landscape Supplies	Plant Hire	2278.74
16335	G J Everingham	Mowing Contract	110.00
16336	KB Feltham and Associates	Professional Fees	350.00
16337	Fitzgerald Motors Pty Ltd	Plant Parts	105.50
16338	Fitzgerald Publishing Pty Ltd	Printing	310.11
16339	Flextool (NSW) Pty Ltd	Pump Repairs	606.00
16340	Flannigan Lawson Engineers	Buildings Mtce	1050.00
16341	Flexi-plus	Childcare Supplies	470.90
16342	L J Follington	Plant Hire	238.50
16343	Roberto Garofali	Compensation Claim	195.00
16344	Genasys II Pty Ltd	Software Mtce	9623.66
16345	General Auto Instrument Servic	Plant Parts	667.84
16346	Geraldera Pty Ltd	Stock Impounding	1030.65
16347	Geoff Allen Electronics	Communications	25.00
16348	G & J Horswell & Sons	Waste Removal/Recycling	56531.07
16349	Barry Gore	Carpentry Work	5234.00
16350	The Goodyear Tyre & Rubber Co	Tyres & Repairs	446.09
16351	J.Goughs Landscaping Supplies	Sand	1556.80
16352	Government Information Service	Publications	26.00
16353	Gould Books	Books	53.00
16354	Q Stores	Stationery	189.20
16355	Gough & Gilmour	Plant Parts	321.14
16356	Gutteridge Haskins & Davey	Report Fees	1417.58

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16357	GWS Machinery Pty Ltd	Plants Parts	1489.01
16358	Hawkesbury City Council	Transfer	3300.00
16359	Halls Hardware & Produce	Hardware	3.40
16360	Hargreen Publishing Company	Books	148.00
16361	Hawkesbury Truck Repairs & Spa	Plant Repairs	126.36
16362	Hawkesbury River Plumbing	Plumbing Equipment	60.00
16363	Hawkesbury Stationery Supplies	Stationery	333.00
16364	Hawkesbury Hydraulics	Plant Repairs	1754.38
16365	Hawkesbury Valley Holden	Plant Parts	430.51
16366	Hawkesbury Valley Irrigation	Plumbing Equipment	2165.25
16367	Harvey Jones Pty Ltd	Storage Boxes	181.70
16368	Hawkesbury Sports Council	Donation	7387.00
16369	Hawkesbury Roofing	Roofing Repairs	160.00
16370	Hawkesbury Toyworld	Childcare Equipment	95.85
16371	B Hepper Pty Ltd	Stationery	45.00
16372	Henley & Co Locksmiths	Keys & Locks	15.00
16373	H Hire	Plant Hire	259.50
16374	Hi Tech Brake & Clutch P/L	Plant Parts	75.60
16375	Hocking Pipe & Fittings	Plumbing Parts	4791.98
16376	Virginia Howden	Agistment	80.00
16377	H P Plumbing Supplies Pty Ltd	Hardware	109.23
16378	CSR Humes Pty Ltd	Concrete Surrounds	3546.95
16379	ICI Australia Pty Ltd	Chemicals	1170.00
16380	Identic Books Pty Ltd	Books	44.96
16381	I I R Seminar Centre	Training	199.00
16382	Insearch Ltd	Consultants Fees	130.00
16383	Industrial Mowers Pty Ltd	Plant Parts	285.04
16384	Intertech Drilling Servs P/L	Plant Hire	150.00
16385	A T & C T Johnson	Fencing	504.40
16386	Jonesy's Wheel Alignment	Plant Repair	190.00
16387	Kangaroo Trading Pty Ltd	Child Care Equipment	326.60
16388	Kab Seating Pty Ltd	Plant Parts	477.00
16389	Kahata Electrics	Electrical Works	6319.40
16390	Konica U-Bix	Copier Rental	186.12
16391	K & R Minibuses	Bus Hire	1140.00
16392	Kundah Pty Ltd	Software	600.00
16393	The Law Book Co	Publications	52.00
16394	Liquid Air Australia Limited	Cylinder Rental	135.40
16395	Local Gov Assoc NSW Annual	Subscription	18206.00
16396	Lotos Concretors	Contract Payment	815.00
16397	Lynton Parker Plumbing	Plumbing Repairs	158.00
16398	D Maher	Security Service	48.00
16399	Mammoth Mats	Mats	120.00
16400	P W & L Mayor	Plant Hire	1055.25
16401	McKenzie Land Planning Service	Planning Services	977.50

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY,
1993.

General Purpose Committee - Finance - 23/2/93

16402	Melkonian Constructions Pty Lt	Contract Payment	29710.00
16403	Ms Pam Mitchell	Vacation Care Exps	70.00
16404	Mita Copiers Aust Pty Ltd	Copier Charges	476.00
16405	Craig Mortons Photo Shop	Photos	19.30
16406	National Australia Bank	Loan Repayment	13358.33
16407	National Library Of Australia	Library Network Charge	424.78
16408	Nepean/H'bury Catchment Man.Co	Affiliation Fee	4200.00
16409	North Richmond Auto Electrical	Plant Repairs	30.00
16410	Norbrick	McQuade Park Mtce	17343.68
16411	Kevin Parks Investments P/L	Contract Payment	3384.22
16412	P C Junction	Office Furniture	398.00
16413	Dick Petrikas	Plant Hire	2444.30
16414	Pedersen Stationers Pty Ltd	Stationery	92.85
16415	Personal Mailing Services	Mailing	12.00
16416	Ponderosa Pest Control	Pest Control	1140.00
16417	Portland Timber Co Pty Ltd	Timber Supplies	211.62
16418	Prospect Electricity	The Terrace Mtce	3592.00
16419	Public Auth Securities Trust	Loan Repayment	1346.17
16420	Public Works	Analysis	415.00
16421	Raeco Ltd	Stationery	72.11
16422	Rams Head Service	Plant Repair	95.00
16423	RDB Computers	Office Equipment Mtce	1065.00
16424	Registrar-General's Office	Indexes on Microfiche	534.00
16425	Rest Centre Coffee Shop	Meeting Sustenance	21.75
16426	Brian Keegan Retravisoin	Electrical Equipment	345.00
16427	Richmond Newsagency	Newspapers	95.40
16428	Riverstone Stock Feed	APV Supplies	336.00
16429	Richmond Tank Works	Water Tank	360.00
16430	Roads and Traffic Authority	Ferry Maintenance	3700.00
16431	The Rocking Horse Stud	Childcare Equipment	509.00
16432	Rum Corps Resort	Community Christmas	5540.90
16433	M P Schultz Excavations	Plant Hire	4607.62
16434	Scotts Road Sealing Service	Roadworks	10483.35
16435	AJ, RS & S Scott	Bellbird Reserve	100.00
16436	Selby Anax	Treatment Works Repairs	66.20
16437	Sewer Equipment Company (Aust)	Plant Parts	3910.00
16438	S & M Supply Company Pty Ltd	Stationery	526.00
16439	South Windsor Pharmacy	Photo Development	396.80
16440	State Library of NSW	Library Network Charge	23.25
16441	TL & MA Stokes	Milk Supplies	135.58
16442	St Albans Bush Fire Brigade	Fuel Supplies	55.50
16443	Stillwell Trucks (Sydney)P/L	Plant Parts	204.07
16444	Stupsy Pty Ltd	Function Centre	264.20
16445	Sunburst Regency Foods	Juice	33.00
16446	Sunrise Technology	Office Equipment	295.00

THIS IS PAGE FOUR (4) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16447	Enoch Taylor & Co P/L	Work Boots	196.75
16448	Texel Pty Limited	Air Conditioner Mtce	4844.78
16449	Teach Em Toys	Child Care Equipment	11.80
16450	This Month Publications Pty Lt	Advertising	50.00
16451	Tourism Hawkesbury Inc	Reimburse Wages	5928.46
16452	Toy Barn	Toys & Puzzles	87.84
16453	AI Industrial Pty Ltd	Office Equipment Mtce	453.00
16454	A Vaughan	Blacksmith	90.00
16455	Valuer-General's Department	Report Fees	59424.80
16456	V I P Home Services	Mowing Contract	150.00
16457	Waddell Earthmoving	Plant Hire	3182.00
16458	Welvin Mowers	Plant Repairs	3005.40
16459	Western Clutch Service	Plant Repairs	225.00
16460	Weldlock Industries	Kerb & Guttering Exps	900.00
16461	K J Weaver & Associates Pty Lt	Compensation Claim	4981.00
16462	Westside Players	Vacation Care Exps	240.00
16463	Wilberforce Service Station	Fuel Supplies	195.88
16464	Windsor Glass & Glazing	Plant Repairs	631.60
16465	Windsor Toyota	Plant Parts	784.75
16466	Winford Motors Pty Ltd	Plant Repairs	493.70
16467	Wisemans Books Pty Ltd	Books	421.74
16468	Wisemans Campus Bookshop	Books	307.26
16469	Work Cover Authority	Contribution	1591.64
16470	Wormleaton Earthmoving Pty Ltd	Plant Hire	2160.00
16471	Ray Woldhuis	Sewerage Operation	41714.00
16472	G & B Dallimore	Heritage Assistance	2081.00
16473	Greaves Wannan & Williams	Legal Fees	1525.00
16474	Museum Studies Unit	Training	800.00
16475	Price Waterhouse Urwick	Training	160.00
16476	Rose Family Society Inc	Sale Of Rose Cottage	12409.00
16477	Stevens Wallman Associates	Consultancy Fees-Half Moon	325.00
16478/			
16497	Employees	Salaries & Wages	98073.14
16498	Abax Contracting Pty Ltd	Crushed Shale	16203.52
16499	R J Abrahams Pty Ltd	Insurance	718.36
16500	Abbott Tout Russell Kennedy	Legal Fees	15253.81
16501	Adraw Pty Ltd	Plant Hire	8650.00
16502	AGL Sydney Limited	Mall Lighting	598.67
16503	Amstrad Pty Ltd	Facsimile Machines	8800.00
16504	Angus & Robertson	Books	632.12
16505	Angel Records	Books	338.15
16506	Andritz Sprout-Bauer Aust Pty	Treatment Plant	665.26
16507	Australian Taxation Office	Fringe Benefits Tax	4034.00
16508	Australia Post	Bulk Postage	2653.53
16509	Australian Native Landscape	Garden Supplies	2360.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16510	Australian Road Research Board	Subscriptions	155.00
16511	Australian Card Promotions	APV Promotion	295.00
16512	David Dent	APV Entertainment	28.00
16513	Vincent Dent	APV Entertainment	25.00
16514	Halpins Quarries Pty Ltd	Sandstone	18299.81
16515	A E Baker & Co	Hardware	823.31
16516	Pauline Barnes	Mail Courier Servs	200.00
16517	Bennett & Wood Autoparts	Plant Parts	279.40
16518	J Blackwood & Son Ltd	Hardware	738.95
16519	Blakes Marine	SES Plant	4237.11
16520	BP Kurmond	Fuel Supplies	1630.79
16521	Bradshaw Waste Industries P/L	Contract Payment	23240.07
16522	Brooks Retreads Pty Ltd	Tyres & Repairs	603.90
16523	Brite Solutions Pty Ltd	Building Maintenance	5539.00
16524	Buttsworth Engineering	Plant Parts	50.45
16525	Bullivants Lifting Gear	Plant Parts	460.26
16526	Bunzl Limited (Nsw Region)	Sanitary Supplies	148.96
16527	Bureau of Meteorology	Data	222.00
16528	Campton Electrics	Computer Equipment Mtce	4200.00
16529	Castrol Australia Pty Ltd	Fuel Supplies	3936.50
16530	Camlec	Electrical Repairs	1152.00
16531	CBE Technology Centre	Software	199.00
16532	Chrydark Security Pty Ltd	Security	857.00
16533	Child Care Supplies	Childcare Supplies	219.60
16534	Ray Clifford	Reimburse Training	650.00
16535	Cleanway Technical Services	Sth Windsor STP Operation	26760.00
16536	CMPS	Professional Fee	634.00
16537	Commonwealth Paper Company P/L	Stationery	2399.40
16538	Cumberland Newspaper Group	Advertising	446.00
16539	Custom Call Communications	Radio Repairs	1264.90
16540	DES Pty Limited	Computer Hardware	218.60
16541	Diverse Computer Systems	Computer Systems Supplies	342.00
16542	Dymocks	Books	295.04
16543	Educational Experience	Child Care Equipment	1026.70
16544	Hermes Precisa Australia	Microfiche	210.40
16545	Enviroshade Pty Ltd	Shading	24.50
16546	Environment Protection Authori	Licences & Publication	44.00
16547	Esselte Dymo Australia Pty Ltd	Stationery	76.48
16548	Fire Fighting Enterprises	Service Extinguishers	2508.75
16549	Fitzgerald Publishing Pty Ltd	Printing	1520.77
16550	GKN Rentals	Hired Plant	2328.00
16551	The Goodyear Tyre & Rubber Co	Tyres & Repairs	760.80
16552	Q Stores	Stationery	1280.90
16553	Gough & Gilmour	Plant Parts	30.99
16554	K & J Griffis	Milk Supplies	13.42

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16555	GWS Machinery Pty Ltd	Plants Parts	287.10
16556	Clifford Hallam Pharmaceutical	Child Care Equipment	159.77
16557	Hawkesbury Engineering Co	Plant Parts	13952.00
16558	Hawkesbury Truck Repairs & Spa	Plant Repairs	122.76
16559	Hawkesbury Newspapers	Advertising	1693.83
16560	H'Bury City Cncl Petty Cash	Petty Cash	407.80
16561	H'Bury Distrist Agric Associat	Contribution	300.00
16562	Hawkesbury Hydraulics	Plant Repairs	194.72
16563	Hayes Bros & Co Pty Ltd	Hardware	1680.67
16564	Health Yourself	Publication	287.40
16565	Hepworth Industrial Wear P/L	Protective Items	53.00
16566	Al Heckenberg Grass Cutting	Mowing Contract	2555.30
16567	Heritage Garage Doors	Building Mtce	75.00
16568	H Hire	Plant Hire	578.75
16569	Hire Power Pty Ltd	Plant Hire	4312.00
16570	Holding Education Aids	Child Care Equipment	207.25
16571	H P Plumbing Supplies Pty Ltd	Hardware	405.49
16572	CSR Humes Pty Ltd	Concrete Surrounds	58.30
16573	Ann Hughes	Vacation Care Exps	150.00
16574	Jacki's Wholesale Pet Food	APV Animal Food	111.43
16575	JHP Electrics	Electrical Repairs	132.00
16576	J & L Publication	Publications	39.00
16577	Jobhire - Jobjet	Plant Hire	630.00
16578	Kahata Electrics	Electrical Works	1187.00
16579	Dr A U Khan	Compensation Claim	640.00
16580	Kindergarten School & Equipmen	Child Care Equipment	63.80
16581	H R King & Son Pty Ltd	Plant Parts	188.00
16582	Kristan Couriers	Freight	93.00
16583	KRE Metaland	Metal	664.31
16584	Kurrawood Computers	Computer Equipment/Mtce	4716.90
16585	Lanier (Aust) Pty Ltd	Copier Charges	131.42
16586	Land Titles Office	Refund	118.00
16587	G C Laughton	Plant Hire	780.00
16588	Helen Lane	Study Allowance	130.00
16589	Land & Information Centre	Maps	117.60
16590	D & L Lavender	Plant Hire	416.00
16591	Legalco	Searches	86.60
16592	Leigh-Mardon Graphics	Labels	640.00
16593	Lower MacDonald Bush Fire Brig	Plant Maintenance	1703.00
16594	Local Govt & Shires Assoc	Registration Fees	175.00
16595	D J & B C Lord	Plant Hire	3262.50
16596	MacDonald Johnston Engineering	Plant Parts	279.10
16597	MacQuarie Towns Glass	Glass	22.00
16598	P W & L Mayor	Plant Hire	1022.00
16599	McKenzie Land Planning Service	Planning Services	3060.00

THIS IS PAGE SEVEN (7) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY,
1993.

General Purpose Committee - Finance - 23/2/93

16600	Mister Plywood	Plywood	680.75
16601	Modern Teaching Aids Pty Ltd	Child Care Equipment	606.46
16602	Multilease Ltd	Computer Equip Lease	10187.55
16603	Nayjon Pty Ltd	Plant Parts	122.87
16604	National Australia Bank	Loan Repayment	8982.39
16605	National Library Of Australia	Library Network Charge	40.00
16606	N E I S Pty Ltd	Software	82.70
16607	Nepean Office Furniture	Furniture	525.00
16608	North Richmond Auto Electrical	Plant Repairs	38.00
16609	Norbrick	McQuare Park Mtce	13573.32
16610	Oce-Reprographics Ltd	Copier Supplies	113.50
16611	Neil Patterson	Mowing Contract	1950.13
16612	Pascol Paints Aust Pty Ltd	Paint	237.30
16613	Dick Petrikas	Plant Parts	247.10
16614	Penrith-Sydney Courier Pty Ltd	Courier	231.39
16615	Pedersen Stationers Pty Ltd	Stationery	480.88
16616	Phillips Fox	Legal Fees	1072.20
16617	Pioneer Asphalts Pty Ltd	Asphalt	11657.25
16618	Pioneer Concrete	Concrete	5214.69
16619	Prospect County Council	Electricity	25420.75
16620	Public Authorities Super Board	Loan Repayment	47380.03
16621	Public Auth Securities Trust	Loan Repayment	3547.34
16622	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	187.80
16623	Prestige Portables	Shed hire	873.57
16624	Richmond Public School	Vacation Care Exps	237.50
16625	Ritronic Wholesale	Computer Accessories	106.09
16626	Robank Farm Supplies Pty Ltd	APV Animal Food	709.00
16627	Roads and Traffic Authority	Ferry Maintenance	199.76
16628	The Rocking Horse Stud	Child Care Supplies	736.89
16629	Royal Blind Society of NSW	Office Equipment Mtce	953.43
16630	Elizabeth Roet	Vacation Care Exps	150.00
16631	Joanne Ryan	Reimburse Training	140.00
16632	Safety Kleen	Service Machine	474.70
16633	Say It With Flowers	Flowers	40.00
16634	M P Schultz Excavations	Plant Hire	1329.60
16635	Scotts Road Sealing Service	Roadworks	4479.12
16636	Scruttons Ltd	Depot Supplies	216.72
16637	Hawkesbury City Council	Reimbursement	320.85
16638	Smorgon ARC	Sewerage Mtce	272.75
16639	Spraypave Pty Ltd	Roadworks	16476.92
16640	Standards Australia	Publication	29.40
16641	TL & MA Stokes	Milk Supplies	67.07
16642	Don Stein Plant Hire Pty Ltd	Plant Hire	19202.00
16643	Stillwell Trucks (Sydney)P/L	Plant Parts	327.37
16644	Sturdy Components Pty Ltd	Office Furniture	387.70

THIS IS PAGE EIGHT (8) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16645	Stranrol Pty Ltd	Pool Maintenance	433.50
16646	Stupsy Pty Ltd	Function Centre	1737.30
16647	Jan Stowe	Vacation Care Exps	150.00
16648	Telecom Australia	Telephone Account	23194.25
16649	Teather Trading	Books	225.42
16650	Thomas Power Tools	Plant Repairs	681.45
16651	Colin Thompson	Compensation Claim	222.00
16652	Ken Thompson	Fencing	525.00
16653	TLE Electrical Pty Ltd	Electrical Parts	6066.33
16654	Toy Buyers Limited	Toys	1227.10
16655	Tourmaline Hotel	Refreshments	234.77
16656	University of Western Sydney	Scholarship	4000.00
16657	Waddell Earthmoving	Plant Hire	2621.00
16658	Waynes Home & Garden	Plants	49.15
16659	Water Board	Water	18165.85
16660	Cancelled Cheque		.00
16661	Waste Service & E P A	Contribution	3915.16
16662	Watson and Crane	Plumbing Supplies	103.78
16663	Keith Wellington Pty Ltd	Plant Hire	262.50
16664	Western Air Cleaner Services	Plant Parts	1141.55
16665	Webb Mower Parts Pty Ltd	Plant Parts	86.00
16666	Wilberforce Service Station	Fuel Supplies	301.38
16667	Windsor-Richmond T V Service P	PA System Repairs	500.00
16668	Windsor Glass & Glazing	Plant Repairs	104.10
16669	Windsor Smash Repairs	Plant Repairs	1454.00
16670	Winford Motors Pty Ltd	Plant Repairs	81.30
16671	Wisemans Books Pty Ltd	Books	633.66
16672	Windsor Centre Sounds	Library Supplies	155.95
16673	Wormleaton Earthmoving Pty Ltd	Plant Hire	1980.00
16674	Dr K Y Wu	Compensation Claim	63.00
16675	C Amit	Reimburse Training	650.00
16676	C Bellamy	Reimburse Training	317.25
16677	Colong Foundation Wilderness	Publication	14.95
16678	Carol Connors	Reimburse Training	650.00
16679	Dept Conservation & Land Manag	License Fee	700.00
16680	Andrew Dean	Reimburse Training	650.00
16681	J Dimech	Compensation Claim	60.00
16682	Dawn Doab	Refund	20.00
16683	MP & R Dries	Refund	50.00
16684	L Floyd	Reimburse Training	450.00
16685	H'bury Community Arts Workshop	Vacation Care Exps	21.00
16686	D & A Hayes	Refund	150.00
16687	RJ & N Hurst	Refund	30.00
16688	K S Maul	Refund	150.00
16689	J Marsland	Reimburse Training	350.00

THIS IS PAGE NINE (9) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY,
1993.

General Purpose Committee - Finance - 23/2/93

16690	Wayne O'Connor	Reimburse Training	650.00
16691	V Paddison	Reimburse Training	313.20
16692	F Razza	Refund	109.00
16693	M D Riddell	Refund	92.00
16694	Suellen Waters	Catering	660.00
16695	NSW Treasury Corporation	Investment	500000.00
16696/			
16719	Employees	Salaries & Wages	101714.31
16720	R J Abrahams Pty Ltd	Insurance	409.24
16721	Abbott Tout Russell Kennedy	Legal Fees	2838.49
16722	The Acamedy Group	Advertising	400.00
16723	Advance Bank	Day Care Payments	1266.15
16724	A N Z Bank	Day Care Payments	1097.45
16725	Grahame Ware	APV Entertainment	70.00
16726	Ware's Livery Stables	APV Entertainment	400.00
16727	Barry Smith Isuzu	Plant Purchase	37746.00
16728	Barron & Pope Pty Ltd	Contract Payment	12312.86
16729	BCR Holdings Pty Ltd	Stationery	109.51
16730	BHB Printing Pty Ltd	Printing	1780.00
16731	Blacktown Court House	Summons Fees	40.00
16732	Blue Mountains Wonderland	Advertising	350.00
16733	Brooks Retreads Pty Ltd	Tyres & Repairs	1003.10
16734	Brite Solutions Pty Ltd	Building Maintenance	4800.00
16735	Buttsworth Engineering	Plant Parts	96.77
16736	Canon Australia Pty Ltd	Copier Charges	1360.00
16737	Cafe Bar International	Office Supplies	945.60
16738	Camelot Amusements	Australia Day Exps	500.00
16739	Carrolls Springs Pty ltd	Plant Repairs	748.00
16740	Camtas Pty Ltd	Toys	87.73
16741	Comet Overnight Transport	Freight	82.54
16742	Commonwealth Bank of Australia	Day Care Payments	1658.85
16743	C & PA Corporate Pty Ltd (Sydn	Computer Hardware	3109.00
16744	Dr L Degotardi	Immunisation	392.60
16745	Department of Lands	Royalties	16929.00
16746	Department of Local Government	Licence Levy Fees	2079.00
16747	Doublet Pty Ltd	Flags	64.00
16748	Ellis Tipper Hire	Plant Hire	307.06
16749	R & S Evans Landscape Supplies	Plant Hire	899.37
16750	G J Everingham	Mowing Contract	110.00
16751	L J Follington	Plant Hire	616.00
16752	Fujitsu General (Aust) Pty Ltd	Airconditioner	5364.54
16753	Gasweld Pty Ltd	Electrical Tools	368.00
16754	General Auto Instrument Servic	Plant Parts	984.17
16755	GIO Business Insurance	Insurance Premium	180.63
16756	G & J Horswell & Sons	Waste Removal	31321.99

THIS IS PAGE TEN (10) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY,
1993.

General Purpose Committee - Finance - 23/2/93

16757	GKN Rentals	Hired Plant	409.75
16758	J.Goughs Landscaping Supplies	Sand	3468.01
16759	Alan Greentree	Contract Payment	21360.12
16760	GWS Machinery Pty Ltd	Plants Parts	313.10
16761	Hawkesbury City Council	Transfer	4601.00
16762	Hawkesbury Valley Holden	Plant Parts	35.30
16763	Hewlett Packard Australia Ltd	Computer Hardware	185.00
16764	B Hepper Pty Ltd	Stationery	78.85
16765	The Hills News	Advertising	36.00
16766	Hi-Torque	Plant Repairs	1791.76
16767	Hi Tech Brake & Clutch P/L	Plant Parts	74.60
16768	Industrial Mowers Pty Ltd	Plant Parts	149.28
16769	Jasco Pty Limited	Stationery	720.50
16770	Neville Jeffress Advertising	Advertising	2272.86
16771	The Jewish News	Advertising	125.00
16772	John Fairfax Group Pty Limited	Advertising	312.20
16773	Johnson Rotobic Professional	Childcare Equipment	45.20
16774	KITAB Sales Pty Ltd	Office Equipment	84.00
16775	Kurmond Vet Clinic	Veterinary Care	33.55
16776	Land Titles Office	Refund	118.00
16777	G C Laughton	Plant Hire	1260.00
16778	P W & L Mayor	Plant Hire	1535.50
16779	Medical Gases Australia Pty Lt	Gas Cylinders	40.30
16780	Melkonian Constructions Pty Lt	Contract Payment	38168.00
16781	Monaghans Mitre 10	Timber & Hardware	2330.23
16782	National Australia Bank	Loan Repayment	6537.82
16783	National Bank of Australia	Day Care Payments	539.70
16784	NSW Library Supplies	Office Equipment	445.00
16785	NSW Dept of Local Govt Coopera	Publications	40.00
16786	E & L Palmer	Contract Payment	2556.17
16787	Patterson, Britton & Partners	Consultancy Fees-Flood	18945.00
16788	Ian Palmer Pty Ltd	Child Care Equipment	240.95
16789	Pacific Power	Licence Fees	2800.00
16790	A J Paving	Concrete	11856.80
16791	Petbarn Pty Ltd	Dog Pound Supplies	470.65
16792	Dick Petrikas	Land Clearing	952.00
16793	Prospect County Council	Electricity	56026.88
16794	Public Works	Analysis	393.00
16795	Glen & Lisa Rapson	Refund	255.50
16796	Richmond Court House	Summons Fees	40.00
16797	Robank Farm Supplies Pty Ltd	APV Animal Food	240.50
16798	RMS Road Signs	Signs	200.00
16799	J & M Romano	Contract Payment	7135.95
16800	G Schinko	Immunization	69.40
16801	Sebel Furniture Limited	Furniture	2082.00

THIS IS PAGE ELEVEN (11) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16802	Security Mailing Services Pty	Rate Notices	4679.84
16803	South Pacific Science Press	Subscription	30.00
16804	Spink One Go Pty Ltd	Office Equipment Mtce	120.00
16805	Spectrum Group Pty Ltd	Consultancy Fees	500.00
16806	S & S Wholesale Pty Ltd	Child Care Equipment	601.89
16807	Standards Australia	Publication	1030.20
16808	Don Stein Plant Hire Pty Ltd	Plant Hire	5030.00
16809	St George Bank	Day Care Payments	3034.05
16810	State Bank	Day Care Payments	274.50
16811	Mirror Australian Telegraph Pu	Advertising	493.20
16812	Sunburst Regency Foods	Juice	22.00
16813	Town & Country Concrete P/L	Concrete	212.98
16814	Trade Centre Mowers Pty Ltd	Mower	3090.00
16815	Travellers Guide to NSW	Advertising	325.00
16816	M Vaughan Produce	Cemeteries Mtce	1270.00
16817	Valuer-General's Department	Report Fees	195.00
16818	Vinidex Tubemakers Pty Ltd	Plumbing Parts	291.46
16819	V I P Home Services	Mowing Contract	95.00
16820	Waddell Earthmoving	Plant Hire	2995.00
16821	Water Board	Water	4304.85
16822	Water Board	Repairs-Bligh Park	2760.00
16823	Western Air Cleaner Services	Plant Parts	103.00
16824	Westpac Banking Corporation	Day Care Payments	2730.05
16825	Windsor Court House	Summons Fees	380.00
16826	Windsor Toyota	Plant Parts	7710.00
16827	Wormleaton Earthmoving Pty Ltd	Plant Hire	2040.00
16828	WSROC	Membership Contribution	15000.00
16829	Your Holiday Advertiser	Advertising	100.00
16830	G & M Astill	Refund	117.50
16831	Mellanie Beavis	Australia Day Exps	120.00
16832	A W & P L Chaseling	Refund	343.12
16833	Dunamenti Hungarian Dancers	Australia Day Entertainment	250.00
16834	H'bury Museum & Information	Donation	500.00
16835	J Ellison Water Ski Enterprise	Plant Hire	300.00
16836	NSW EPA	Publication	30.00
16837	Robys Amusements	Australia Day Exps	300.00
16838/			
16859	Employees	Salaries & Wages	79394.93
16860	Cancelled Cheque		
16861	Abbott Tout Russell Kennedy	Legal Fees	7311.80
16862	Active Detergent Company P/L	Cleaning Equipment	508.55
16863	Art in Print	Corporate Report	11898.00
16864	Australian Cement Limited	Cement	45.00
16865	Australian Bureau of Statistic	Publications	128.40
16866	Ausirrigation	Irrigation Supplies	41731.00

THIS IS PAGE TWELVE (12) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL, held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16867	Australian Inst of Env Health	Training Course	45.00
16868	BBC Hardware	Hardware	94.80
16869	Bennett & Wood Autoparts	Plant Parts	166.86
16870	BHB Printing Pty Ltd	Printing	312.00
16871	J Blackwood & Son Ltd	Hardware	143.00
16872	Blakes Marine	Plant Repairs	95.46
16873	Bowman Tea Rooms	Refreshments	110.00
16874	W R Bright & Sons Pty Ltd	Printing	256.00
16875	Comet Overnight Transport	Freight	18.14
16876	N Coulton	Mail Service	300.00
16877	CopyAid Pty Ltd	Child Care Equipment	94.45
16878	Custom Call Communications	Radio Repairs	114.00
16879/			
16894	Employees	Wage Deductions	171834.40
16895	Denning Constructions	Contract Payment	18800.00
16896	Dept of Housing	Land Purchase	390731.74
16897	Ellis Tipper Hire	Plant Hire	932.65
16898	Farmquip (Aust) Pty Ltd	Repairs	410.27
16899	Fitzgerald Motors Pty Ltd	Plant Parts	335.45
16900	L J Follington	Plant Hire	714.50
16901	Genasys II Pty Ltd	Software Mtce	950.00
16902	Gordon & Gotch Limited	Books	4883.11
16903	GIO Australia	Insurance Premiums	350.31
16904	Tony Guminsky Air Conditioning	Air Conditioning	5895.00
16905	Hawkesbury City Council	Transfer	649715.23
16906	Heritage Garage Doors	Buildings Mtce	75.00
16907	H Hire	Plant Hire	130.25
16908	ICI Australia Pty Ltd	Chemicals	6766.50
16909	Jasco Pty Limited	Stationery	115.20
16910	J & L Publication	Publications	19.50
16911	J T C & Assoc Pty Ltd	Skateboard Ramp	33500.00
16912	KBL Group Pty Ltd	Road Maintenance	850.00
16913	John Kershaw	Consultancy Fees-Mall	3600.00
16914	Klen-All Pty Ltd	Cleaning Equipment	193.05
16915	G C Laughton	Plant Hire	1260.00
16916	P W & L Mayor	Plant Hire	2055.75
16917	MTE Pty Ltd	Training Course	498.00
16918	National Australia Bank	Loan Repayment	17718.44
16919	Penrith City Council	Training Course	646.05
16920	Dick Petrikas	Plant Hire	1981.00
16921	Penrith-Sydney Courier Pty Ltd	Courier	124.29
16922	A H Pierce Pty Ltd	Depot Supplies	562.48
16923	Ponderosa Pest Control	Pest Control	240.00
16924	Prospect County Council	Electricity	8707.40
16925	Prestige Portables	Shed hire	148.28

THIS IS PAGE THIRTEEN (13) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

16926	Rest Centre Coffee Shop	Meeting Sustenance	21.75
16927	Roach's Radiator Service	Plant Repairs	105.00
16928	RMS Road Signs	Signs	108.00
16929	Royal Life Saving Society NSW	Posters	803.00
16930	Robot System Pty	Signs	160.00
16931	M P Schultz Excavations	Plant Hire	2974.37
16932	Jack Simpson Fuel Supplies	Fuel Supplies	40.00
16933	South Windsor Pharmacy	Photo Development	125.80
16934	Springwood Security Services	Security	635.00
16935	Spicers Paper Ltd	Stationery	206.40
16936	Sulo MGB Australia Pty Ltd	Sulo Bins	18850.00
16937	Sunburst Regency Foods	Juice	55.00
16938	Suttons Motors Pty Ltd	Plant Parts	39.60
16939	Telecom Australia	Telephone Account	41.25
16940	Telecom Australia	Telephone Account	563.15
16941	Texel Pty Limited	Air Conditioner Mtce	998.10
16942	Waddell Earthmoving	Plant Hire	4306.00
16943	Webb Mower Parts Pty Ltd	Plant Parts	283.80
16944	Windsor Smash Repairs	Plant Repairs	365.43
16945	Windmill	Toys	52.45
16946	Work Cover Authority	Contribution	9375.00
16947	Wormleaton Earthmoving Pty Ltd	Plant Hire	2070.00
16948	John Woods & Co	Plumbing Repairs	329.20
16949	Mr Jack Bonser	Donation	100.00
16950	Baulkham Hills Shire Council	Rates	323.05
16951	Judy Clemson	Reimburse Training	450.00
16952	Rosemary Dorrough	Reimburse Training	450.00
16953	Tracey Marklew	Reimburse Training	450.00
16954	Gillian Simpson	Reimburse Training	450.00
16955	Hawkesbury City Council	Transfer	232.63
16956	Prospect County Credit Union	Salaries & Wages	26467.28
16957	National Australia Bank	Loan Repayment	10702.45
16958	Hawkesbury City Council	Salaries & Wages	938.34
99950	Commonwealth Bank	Fees & Charges	633.54
General Fund		TOTAL	6286378.28

THIS IS PAGE FOURTEEN (14) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 23/2/93

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
1336	G & G Boring Pty Ltd	Refund	5117.96
1337	Bush Haven Pools	Refund	115.00
1338	Alberto Freire	Refund	230.00
1339	A M Hale	Refund	115.00
1340	International Pools & Spas	Refund	200.00
1341	NK & JA Newton	Refund	230.00
1342	John & Helen Robinson	Refund	230.00
1343	Rodleo Concrete Pty Ltd	Refund	230.00
1344	Perry Seeto	Refund	230.00
1345	R E Stuut	Refund	230.00
1346	A Szombati	Refund	115.00
1347	Bruce Williams	Refund	115.00
1348	Building Services Corporation	Insurance Premiums	4648.12
1349	Hawkesbury City Council	Transfer	1464.38
1350	Hinchey & Cross	Refund	250.00
1351	L & L Andison	Refund	115.00
1352	GJ & WL Fewings	Refund	115.00
1353	RJ & N Hurst	Refund	150.00
1354	L J Klein	Refund	230.00
1355	K & D Miller	Refund	300.00
1356	S Read	Refund	230.00
1357	A & M Shepherd	Refund	115.00
1358	NSW Treasury Corporation	Investment	800000.00
1359	NSW Treasury Corporation	Investment	200000.00
1360	Mr Boulton	Refund	230.00
1361	Mr David Lynne	Refund	230.00
1362	Mr John McKenzie	Refund	115.00
1363	J & L Nettleton	Refund	100.00
1364	I & J Plummer	Refund	115.00
1365	K & K Rochester	Refund	115.00
1366	L Roessen	Refund	115.00
1367	P & M Vella	Refund	100.00
1368	P Verheyden & L Sullivan	Refund	200.00
1369	S R Wills	Refund	250.00
Trust Fund			TOTAL 1016345.46

THIS IS PAGE FIFTEEN (15) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY,
1993.

General Purpose Committee - Finance - 23/2/93

FID GENERAL FUND

469193	Hawkesbury City Council	Transfer	647716.34
		FID General Fund TOTAL	647716.34

THIS IS PAGE SIXTEEN (16) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31 JANUARY, 1993

GENERAL FUND	CR.	302,470.96
TRUST FUND	CR.	105,100.01
GENERAL FUND 98P		
GENERAL FUND FID		
TRUST FUND 98P		
TRUST FUND FID		
	CR.	407,570.97

FORM 2

GENERAL

Balance - Cash Account as at 1 January, 1993	DR.	205,286.60
Receipts for period ended 31 January, 1993	CR.	7,581,404.19
	CR.	7,376,117.59
Payments for period ended 31 January, 1993	DR.	7,873,474.32
	DR.	497,356.73
Unpaid accounts in office amount to		\$1,257,949.99
Limit of overdraft arranged with bank		\$800,000.00

TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 31 January, 1993.

G.M. McCully,
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest Account</u>	<u>Amount</u>
277 Days	23-07-93	6.05%	Sewerage Fund	960,000.00
277 Days	23-07-93	6.05%	General Fund	40,000.00
763 Days	10-06-94	8.10%	General Fund	2,000,000.00

Term Deposits

180 Days	08-02-93	5.73%	Treatment Wks	141,139.00
180 Days	08-02-93	5.73%	General Fund	558,861.00
48 Days	08-03-93	6.00%	General Fund	250,000.00
91 Days	15-04-93	6.01%	General Fund	1,100,000.00
87 Days	15-04-93	6.00%	General Fund	1,500,000.00
362 Days	26-04-93	7.20%	General Fund	700,000.00
362 Days	26-04-93	7.20%	General Fund	50,000.00
365 Days	02-06-93	6.70%	General Fund	300,000.00
365 Days	02-06-93	6.76%	General Fund	500,000.00
371 Days	11-06-93	6.55%	General Fund	807,805.04
371 Days	11-06-93	6.55%	General Fund	192,194.96
365 Days	16-06-93	6.00%	Sewerage Fund	1,143,838.15
365 Days	16-06-93	6.00%	General Fund	356,161.85
365 Days	29-06-93	6.23%	Sewerage Fund	3,600,000.00
365 Days	30-06-93	6.23%	General Fund	1,016,942.00
365 Days	30-06-93	6.23%	Sewerage Fund	183,058.00
365 Days	01-07-93	6.35%	Sewerage Fund	296,951.85
365 Days	01-07-93	6.35%	General Fund	1,669,785.62
365 Days	01-07-93	6.05%	Sewerage Fund	238,202.00
365 Days	01-07-93	6.05%	General Fund	261,798.00
365 Days	01-07-93	6.35%	General Fund	33,262.53

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

General Purpose Committee - Finance - 23/2/93

365 Days	06-07-93	5.90%	General Fund	3,000,000.00
190 Days	23-07-93	6.08%	General Fund	1,200,000.00
365 Days	25-08-93	6.47%	General Fund	1,000,000.00
682 Days	15-07-94	7.90%	General Fund	330,000.00
812 Days	08-09-94	7.21%	General Fund	460,000.00
812 Days	08-09-94	7.21%	General Fund	2,540,000.00

National Mutual (L.G.I.F.)	1,000,000.00
Treasury Corporation (Hour Glass)	1,500,000.00

Australian Treasury Corporation

03-02-94	8.70%	Workers Comp Board	200,000.00
15-07-94	7.90%	Workers Comp Board	420,000.00

Short Term Investments	2,500,000.00
------------------------	--------------

\$32,050,000.00

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD FEBRUARY, 1993.

1. WESTPOOL - DEED OF AGREEMENT. GI010/009 PT01

Council will be aware of the decision to join with five other Councils (Penrith, Fairfield, Blacktown, Liverpool and Blue Mountains), in forming a Joint Insurance Authority (Westpool) which covers those Councils against Public Liability and Professional Indemnity. This action was taken as a result of the difficulties faced by Local Government Authorities in securing adequate insurance coverage.

Westpool was formed on 1 March, 1988, with each member Council entering into a five year Deed of Agreement, accordingly as Westpool now enters its fifth year of operation this Council is now required to give consideration to the participation in a further five year term.

Westpool on entering its fifth year, continues to build on earlier achievements which is essential for the efficient operation of a Pooling entity.

Member Councils have, over this period, enjoyed a stabilisation in insurance premiums and have not suffered as other local government authorities in the hardening insurance market. It is estimated, to date, that premium savings to this Council would be in the order of \$300,000 over the five year period.

The hardening of the insurance market allows for the benefits of Pooling to become more evident, and guided by careful accurate forecasting and a pro-active approach to risk management, an optimistic outlook exists for the future.

IT IS RECOMMENDED THAT Council enter into a further 5 (five) year Deed of Agreement with Member Councils of Westpool.

2. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY SPONSORSHIP. GR030/015 PT01

The Hawkesbury District Eisteddfod Society have requested continued support in the form of subsidy for the use of Windsor Function Centre over the duration of the 1993 Eisteddfod.

In 1992, four thousand individuals, mostly local school children, performed on stage as solos or groups. The Eisteddfod Society would like to increase recognition of Hawkesbury City Council as a major sponsor and are considering changing the name of the Eisteddfod to "*City of Hawkesbury Eisteddfod*". In

addition, the Society will be recognising sponsorship through the Eisteddfod syllabus and programme.

Sponsorship required in 1993 is expected to be \$5,500. This amount represents costs associated with the hire of Windsor Function Centre, based on current costs. Such an allocation could be funded under Section 504.

IT IS RECOMMENDED THAT support be given to the Hawkesbury District Eisteddfod Society in the form of sponsorship for the use of Windsor Function Centre to the sum of approximately \$5,500 (five thousand five hundred dollars).

3. SHEPHERDS GULLY ROAD - ROAD CLOSURE. GR080/020 PT02

A request has been made by the National Parks and Wildlife Service (NPWS) for consideration of the closing of Shepherds Gully Road at Central Macdonald. The proposed closure, in conjunction with other planned and existing road closures in the area, forms an integral part of a plan of management being prepared by the NPWS for the conservation of the area.

Shepherds Gully Road, built originally by convicts, forms a 1.5km link between Settlers Road and the Great North Road. A plan will be displayed at the meetings. The road is in very poor condition and passable only to four wheel drive vehicles and trail bikes. The NPWS is concerned for the continuity integrity of the road and is seeking to control damage to the road through uncontrolled recreational vehicular use.

The closure of Shepherds Gully Road will complement the closure of the Great North Road by the NPWS along the section it controls through Dharug National Park and also recent action by Gosford City Council to restrict vehicular traffic along Great North Road, which it is noted has been classified as an item of National Heritage.

Access to the single private property along the proposed closed roads will not be affected, as a licence agreement between the NPWS and the property owner has been formalised.

The proposed closure has been advertised locally on 6 January, 1993. In accordance with requirements, local community/business organisations were also invited to comment on the proposed closure. A number of submissions have been received. Principally, objections have been received from local horseriders and horseriding clubs expressing concern that the closure will limit their access to the area. Concern has also been expressed that, should closure occur, continuing access for bushfire vehicles and other emergency services may be withdrawn. These matters were raised with the NPWS at an on-site meeting on 29 January, 1993. The NPWS indicated that rather than proceed with a full road closure, Council may wish to consider following a similar recommendation to that made by Gosford City Council on 15 December, 1992, that vehicular traffic be controlled in accordance with S269A of the Local Government Act.

By resolving to control traffic in accordance with S269A, the road will retain its public status and, therefore, access by horseriders and emergency service vehicles will continue. The NPWS proposes, at its cost, to erect a locked gate at the bottom of Shepherds Gully Road with keys to be provided to all essential users. In this manner only recreational vehicles will be excluded. The NPWS has agreed to contact four wheel drive clubs, advise of the closure and offer alternative four wheel drive trails in the area. Also the NPWS plans to develop the road as an information resource providing self-guiding tours highlighting the historical and engineering aspects of the road and the area in general.

IT IS RECOMMENDED THAT:-

1. No further action be taken to permanently close Shepherds Gully Road.
2. Application be made to the Roads and Traffic Authority pursuant to Section 269A of the Local Government Act, to control vehicular traffic along Shepherds Gully Road between its intersection with Settlers Road and the Great North Road.
3. All necessary documents be completed under Seal of Council.

4. DRAFT LOCAL GOVERNMENT BILL 1992. GL010/003 PT1

Further to previous reports to Council concerning WSROC's consideration of the proposed Local Government Act, separately circulated for Council's information is a copy of the final submission to the Department of Local Government outlining WSROC's response to the proposed new legislation.

It will be seen that consideration of the legislation has been extensive and formulated following consideration by the various Technical and Administrative committees.

Each Member Council has been encouraged to support the submission and accordingly, the matter is now placed before Council for specific resolution.

IT IS RECOMMENDED THAT Council strongly endorse and support WSROC's submission to the Department of Local Government in relation to the Local Government Bill 1992.

5. SPORTS AND RECREATION - FEES AND CHARGES. GT010/007 PT03

Hawkesbury Sports Council Inc has requested Council approval of proposed fees and charges for use of Recreational Facilities.

The basic fee of \$330 per sporting discipline per field, per season has been approved by Council. In addition, it is requested that a casual field hire be approved at \$100 per day and a canteen facility charge be approved at \$130 per season or \$10 per day.

IT IS RECOMMENDED THAT the Fees and Charges be amended to include a casual field hiring fee of \$100 (one hundred dollars) per day and a canteen fee of \$130 (one hundred and thirty dollars) per season or \$10 (ten dollars) per day.

6. HAWKESBURY SHOWGROUND - AMENITIES BLOCK. **GC283/90 PT3**

The following report was submitted to the General Purpose Committee of 24th November, 1992, as part of the overall report relating to the lease/licence of the Hawkesbury Showground by the Hawkesbury District Agricultural Association. Due to the uncertainty of tenure of the Showground site the original report was requested to be withdrawn until the Minister for the Department of Conservation and Land Management determined the lease/licence with the Association. The Agricultural Association has now requested that Council reconsider their request for financial assistance towards the development of the amenities block on the Showground site. The report is now submitted for Council's consideration.

"The Hawkesbury District Agricultural Association has recently requested financial assistance from Council for the development of an amenities block at the Showground. Such amenities would include toilets and showers of a size which is suitable to meet their existing needs and foreseeable requirements to replace the temporary facilities such as port-a-loos, which have to be hired in for major events. Currently there is a small toilet block and other minor toilet facilities on the Showground, but is not satisfactory for the public's requirements where an event would have more than approximately 1,000 people attending. The Association has provided a list of booked events for the next twelve months, with crowds estimated to be up to 80,000 people. These include the Lions Club Charity Rodeo, the Rescue Expo 1993, the Small Farm and Machinery Field Days, their Annual Show and a number of other programmed events.

The proposed toilet block would be similar to the one recently constructed at Eastern Creek, which has external walls of concrete blocks and would be of sufficient size to meet their planned requirements. The enquiries that the Show Society have made indicates that the cost of an appropriate structure would be approximately \$120,000.

The Agricultural Association has provided their last audited financial statements, which show their financial position to 30th June, 1992. Representatives of the Association have subsequently indicated that they would be able to contribute \$15,000 towards the cost of the amenities block if Council could provide financial assistance with the remaining funds. The Association has proposed various options as to the types of funding requested, including an interest free loan, repayable over a five or ten year period. The financial statements indicate that they could afford to repay a loan of \$105,000 over five years, based on their current activities. The funds could be provided from internal borrowing from the Employees Leave Entitlement Reserve.

Based upon the bookings which have already been made for the use of the Showground site with the Association, the cost of hiring portable facilities and the indicated need for such facilities, it is felt that Council should support a loan to the Agricultural Association of the \$105,000 required to construct the amenities block."

The Agricultural Association has also advised that they have had the offer of two further pavilions and a large horse stabling complex at little or no charge to be constructed on the Showground site. In recognition of the indicated need for the use of these facilities and the planned further development of the Showground site, it is felt that financial assistance towards the construction of the amenities building will provide substantial facilities to enable the agricultural association to meet the aims and objectives of the development of this reserve for public recreation and showground facilities.

IT IS RECOMMENDED THAT a loan of \$105,000 (one hundred and five thousand dollars) be provided to the Hawkesbury District Agricultural Association repayable by equal annual instalments over 5 (five) years, interest free, with the funding being provided from the Employees Leave Entitlement Reserve.

7. UPGRADE OF COMPUTER PROCESSOR. GT020/137 PT1

Almost four years ago Council upgraded its computer system with the purchase of a Hewlett Packard/Genasys Hardware/Software configuration. The heart of the system is Hewlett Packard Processor (HP3000/935).

With the increase in the number of systems available servicing the organisation and the increase in the number of users of these systems, the capacity of the processor has been stretched and there is an unsatisfactory response time generally being experienced throughout the organisation. Further, as operating software becomes more sophisticated greater processing capability is required. At the time of purchase, the expected operating life was three to four years.

Accordingly, the Council in consideration of the Information Technology Budget for 1993, approved funds for the upgrading of the processor on an operating lease basis. The upgraded equipment proposed is a Hewlett Packard (HP3000/957) processor.

General Purpose Committee - Finance - 23/2/93

Following public advertising the following responses were received:-

	Monthly payment
1. Equitech Finance Pty Ltd	\$7,467.58
2. C B O Finance Limited	\$7,584.78
3. Commercial & Business Finance Canberra Pty Ltd.	\$7,829.00
4. Hewlett Packard Australia Finance Limited	\$7,947.34
5. I B M Australia Credit Limited	\$8,023.68

The operating lease will be for a period of three years for a principle amount of \$249,335 being the cost of the hardware and operating software.

It will be seen that the submission from Equitech is financially the most favourable and this company currently services a number of Local Government Authorities and other organisations in terms of financing operating leases, some of which are quite significant. Acceptance of the quotation from Equitech is now recommended.

With reference to the existing processor, submissions were also invited for the purchase of same. The highest offer was from Hewlett Packard Australia Finance Limited in the sum of \$35,335. This was significantly higher than any other offer submitted and represents a good return to Council for this model of equipment.

IT IS RECOMMENDED THAT:-

1. The quotation submitted by Equitech be accepted for an operating lease in respect of a Hewlett Packard Computer Processing System (HP3000/957 model) with operating software, over a period of 36 (thirty-six) months with monthly operating lease payments of \$7,467.58 (seven thousand, four hundred and sixty-seven dollars and fifty-eight cents). The Common Seal of Council be affixed to any necessary documentation.
2. The offer of \$35,335 (thirty five thousand, three hundred and thirty five dollars) from Hewlett Packard Australia Finance Limited for the purchase of a Hewlett Packard Processor (Model HP3000/935) be accepted.

[illegible][illegible]

Paros: 308. ABS
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 8

Rogers & Muser 1230 41
 ES: 21 5 58 64 Provent
 51,000 191
 : can 15 1 7 21 15 11 11

d_0

: 7 6 5 2 + 9

: 1 10 1

: 1 10 1

(1) : 1 10 1

: 1 10 1

(2)

(1) 7 Bw. p v o 9 x

(2) 6 m 9 - 2 v

Tolson: 6/14/68

Re: 6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

6/14/68

Adm. Panel -

6/14/68

6/14/68

6/14/68

Adm. Panel -

6/14/68

Adm. Regs -

6/14/68

6/14/68

6/14/68

6/14/68

Mr. [Name] -

6/14/68

6/14/68

Panel

6/14/68

Panel

6/14/68

6/14/68

6/14/68

Adm. Regs

6/14/68

6/14/68

6/14/68

Panel

6/14/68

6/14/68

6/14/68

6/14/68

Panel

6/14/68

6/14/68

6/14/68

6/14/68

Regs

6/14/68

6/14/68