

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...

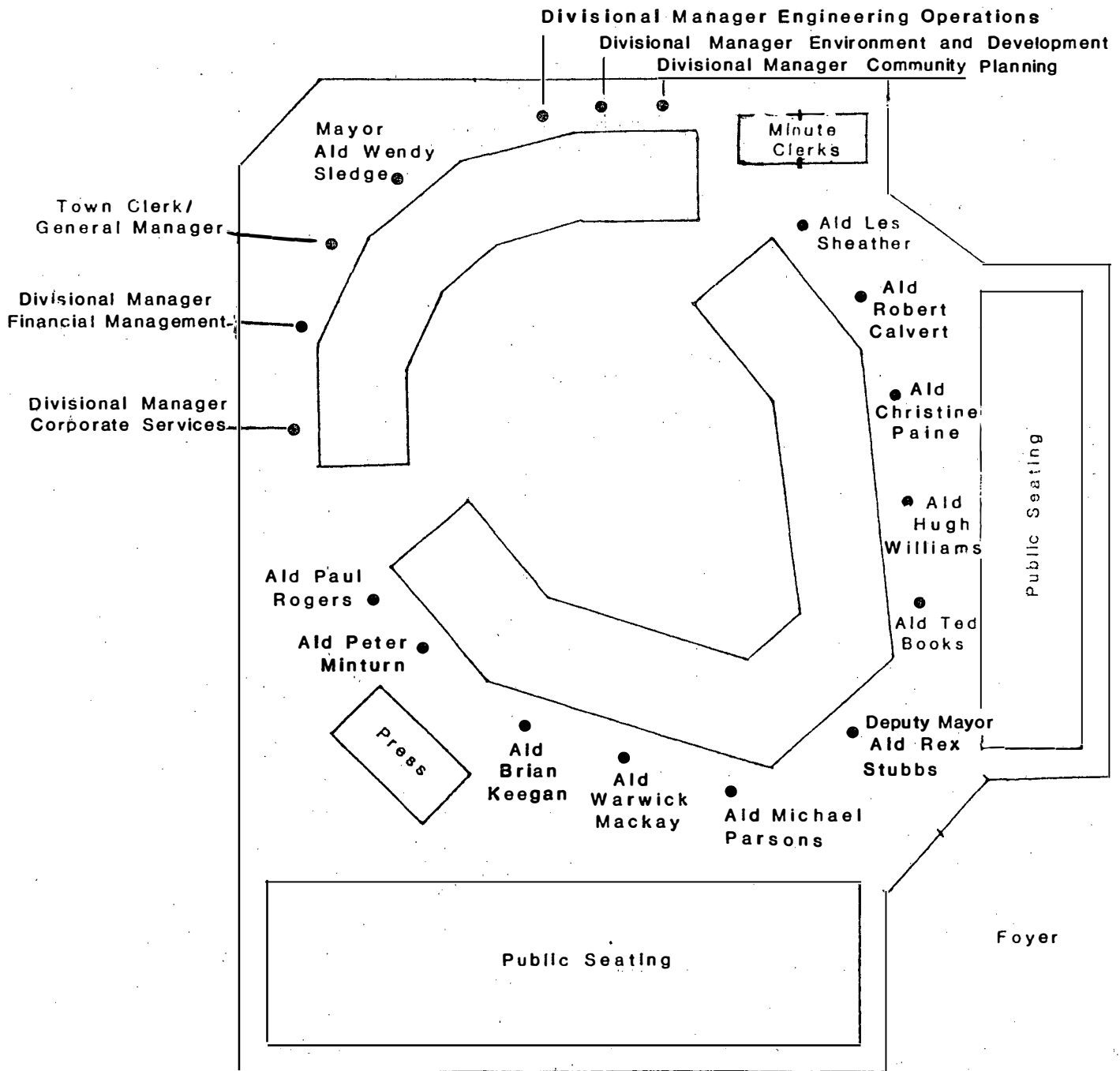
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 1st June 1993, commencing at 9.30 am.

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

RESOLVED on the motion of Alderman Calvert seconded by Alderman Sheather that the Minutes of the General Purpose Committee Meeting held on 27th April 1993, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

THE WORKS COST Statement to 30th April 1993, be received and the revised estimates of cost be adopted.

2. POIDEVIN LANE , WILBERFORCE - PROPOSED ROAD NAME. 1649/R PT02

THE ROAD BETWEEN Clergy Road and Copeland Road and parallel to Putty Road be named Poidevin Lane under the provisions of Sec. 249(a) of the Local Government Act, 1919, as amended.

3. TIZZANA ROAD, EBENEZER - EXTENSION OF BITUMEN SEAL. 2006/R PT01

TIZZANA ROAD BE included in the 1993 Gravel Resheeting Programme.

4. POUND PADDOCK RESERVE, RICHMOND - LIONS CLUB. PK/218 PT01

THAT APPROVAL BE granted subject to appropriate screening.

5. COLO RIVER - NEW BRIDGE. GR070/015 PT02

THE ROADS & Traffic Authority be supported in their application to use part of Reserve R.88881 for bridge and associated roadworks and no objection be raised to the establishment of a temporary construction site on the Reserve, subject to satisfactory reinstatement of the site on completion of the works, and a photographic record be kept of the old bridge.

6. CHAPEL STREET - PROPERTY DAMAGE BY STREET TREES. 347/R PT01

Alderman Williams returned to the meeting at 5.00pm.

WHERE A NEED is identified, appropriate tree root barriers be installed with the agreement of the particular owner concerned and reasonable damage which can be attributed to root problems from street trees be repaired. Each case to be assessed on its own merits.

7. WINDSOR TOWN ENTRY. GR120/004 PT04

1. THE IMPROVEMENTS TO the Windsor town entry (from Wilberforce) be undertaken in accordance with the plan adopted in principle, by Council, at its meeting of 8th December, 1992.
2. The "*Windsor, a Macquarie Town*", sign (as per the plan by Architect, Robert Pont), be erected on a suitable location on the Windsor Road approach to the South Creek bridge.
3. Street posts indicating Windsor be erected at the intersection of Macquarie/Fitzgerald and Macquarie/Kable Streets.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday 14th May, 1993 commencing at 10.00am.

PRESENT:

Members: Alderman C Paine, Chairperson;
Sergeant G Thompson, NSW Police Dept;
Mr G Kevill, Roads and Traffic Authority;
Mr R Searle, Office of K Rizzoli, MP.

Also Present: Mr C Daley, Divisional Manager Engineering Operations;
Ms A Brandjes, Town Planning

APOLOGIES: Mr G Hatch, Department of Transport;

CONFIRMATION OF MINUTES

The minutes of the meeting held on the 16th April, 1993, were confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES

**1. FREEMANS REACH PUBLIC SCHOOL - TRAFFIC CONDITION.
805/R, 2312/R**

NO FURTHER ACTION be taken until the proposed 40km speed signs have been implemented by the Roads and Traffic Authority.

**2. EAST RICHMOND RAILWAY STATION - COMMUTER
PARKING. 0258/R**

1. REMARK THE UNBROKEN lines in Bourke Street between March Street and the railway crossing to provide equal lane widths.
2. Provide "No Standing" on the eastern side of Bourke Street from and including the southern driveway of the Golf Club and include the full road frontage of the Prospect Electricity Substation.
3. Provide "No Standing" on the western side of Bourke Street 12 metres north of the March Street property line.

4. Provide centre line marking in March Street at the approach to Bourke Street and a traffic dome at that location.

CORRESPONDENCE

3. PUNT ROAD, PITT TOWN - TRAFFIC CONDITIONS, P & K WHITE. 1369/R

THAT CONSIDERATION BE given to better defining the turning circle with the provision of advisory 'No Parking beyond this point' signs before the turning circle.

4. MCMAHONS PARK ROAD, KURRAJONG - TRAFFIC CONDITIONS - MRS N BIREE. 1313/R

THAT THIS MATTER be referred to the NSW Police Department for enforcement.

5. PORT ERRINGHI ROAD, EBENEZER - TRAFFIC CONDITIONS - R TOWNSEND. 1611/R, 1915/R

THAT APPROPRIATE SIGNAGE warning of children, and the 60k/hr speed limit be referred to the Roads and Traffic Authority for investigation and action.

6. WINDSOR SOUTH PRIMARY SCHOOL - CAMPBELL STREET, WINDSOR - RESTRICTED PARKING SIGN - 369/R, 343/R

THAT A "NO STANDING" Zone be provided between 9.00am and 3.30pm for a distance of 5 (five) metres either side of the access gate to the Early Intervention Centre.

7. WINDSOR SOUTH PRIMARY SCHOOL - COX STREET,
WINDSOR - TRAFFIC CONDITIONS. 369/R, 343/R

THAT TRAFFIC AND pedestrian volumes at Windsor South Primary School do not warrant action at this time.

8. INTERSECTION, ANDREW THOMPSON DRIVE AND
MCGRATH ROAD, MCGRATHS HILL - TRAFFIC CONDITION.
115/R, 1337/R

THAT NO FURTHER action be taken in relation to the installation of the 'stop' sign on Andrew Thompson Drive.

9. INTERSECTION OF HUNTER STREET AND BALMAIN ROAD,
MCGRATHS HILL - INSTALLATION OF A 'GIVE WAY' SIGN.
837/R, 235/R

THAT THIS ITEM be deferred to the next meeting. That further information is required in relation to 'Give Way' sign at the intersection of Hunter Street and Balmain Road.

10. BELLS LINE OF ROAD, NORTH RICHMOND - EXTENSION
OF 'NO STANDING' ZONE - A MONAHAN. 243/R

THAT THIS ITEM be deferred for consideration to the next meeting.

11. BOSWORTH AND MARCH STREETS, RICHMOND - TRAFFIC
LIGHTS. 255/R, 1343/R

THAT TRIMMING OF trees be undertaken to improve visibility of the traffic lights.

12. PITT TOWN PUBLIC SCHOOL, BUCKINGHAM STREET, PITT TOWN - TRAFFIC CONDITIONS - R BURNS. 0268/R

THAT 'NO STANDING' signs be replaced and trees trimmed to improve visibility within Buckingham Street, Pitt Town.

REPORTS

13. LOT 173, DP813232, N^o 25 WOODLANDS ROAD, WILBERFORCE - HAWKESBURY CITY COUNCIL. DA19/73

THAT THE APPLICANT give consideration to having a single access to the proposed car park and accordingly appropriate alteration of the car park design.

GENERAL BUSINESS

14. SHEPHERDS GULLY ROAD, LOWER MACDONALD - PROPOSED RESTRICTION OF VEHICULAR ACCESS. GR080/020

NO OBJECTION IS made to the closure of Shepherds Gully Road, on the basis that access is maintained to emergency vehicles and non motorised recreational vehicles.

15. HERITAGE SIGNAGE. GR120/004 PT04

THAT THE HERITAGE Signage proposal of Council's Heritage Advisory Committee be referred to the Roads and Traffic Authority for consideration and comment.

QUESTIONS WITHOUT NOTICE

1. **Shell Service Station - Vineyard**

Mr Kevill, advised that the Roads and Traffic Authority had requested that both the Shell Oil Company and Blacktown City Council close the Vineyard Service Station until such time as all works had been rectified. Mr Kevill further advised that Blacktown Council had refused to comply with the Authority's request and thus the Service Station was currently operational.

The RTA are now ensuring that correct traffic control measures are being implemented while the project proceeds.

A LETTER BE forwarded to the Roads and Traffic Authority stating that if it wants to have Blacktown City Council close down the service station, it be suggested that the Authority deny access to the service station and take responsibility for it until the road is fixed and that a copy of the letter to the RTA be forwarded to Blacktown Council.

2. Signage at Glossodia Public School

Sergeant Thompson advised that in January, 1993, signs at Glossodia Public School had been removed and to date had not been replaced.

THAT THE RTA be requested to undertake this work.

3. Traffic Speed Monitoring Device

Sergeant Thompson requested that Council consider the purchase of a traffic speed monitoring device to enable speed surveys to be undertaken within the Hawkesbury Local Government Area.

4. Pedestrian Crossing - West Market Street/Windsor Street, Richmond

Sergeant Thompson advised the Committee that pedestrians using this crossing were causing severe hold-ups of traffic along Windsor Street.

THAT THIS MATTER be referred to the Consultant undertaking the Richmond Traffic Study.

NEXT MEETING

The next Local Traffic Committee Meeting will be on Friday, 11th June, 1993.

THE REPORT BE received and the recommendations be adopted with the exception of Item 1 of Questions Without Notice.

SECTION 2 - PLANNING AND DEVELOPMENT

1. HOME ACTIVITY - REPAIRING OF DRIVE SHAFTS - LOT 9 DP260127, 50 HALL STREET, PITT TOWN - MR R DAY. DA62/93

Mr Day, the applicant, addressed the Committee.

CONSENT BE GRANTED subject to:

1. The development shall be carried out generally in accordance with plans and supporting documentation submitted with the application.
2. Compliance with the following requirements of a 'Home Activity' as defined in HLEP, 1989:-
 - a. Only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and
 - b. "the activity or pursuit does not:-
 - (i) Interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
 - (ii) involve exposure to view from any public place of any unsightly matter;
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
 - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling;
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."
3. Operating hours shall be limited to 8.00am to 4.00pm daily. Any alteration to these hours will require further approval.
4. No materials, goods or vehicles to be stored between the building and the street alignment.

5. No motor vehicles are to be displayed for sale on the subject premises.
6. No more than 2 (two) vehicles shall be kept on the subject property within the shed at any one time associated with the "home activity" use.

2. EXTENSION TO RETAIL PLANT NURSERY - LOT 2, DP236785, N^o 393 WINDSOR ROAD, VINEYARD - C ALOI. DA276/92

The Divisional Manager Environment & Development advised that this report was submitted in error and asked that it be withdrawn.

THE REPORT BE withdrawn.

3. VILLA HOMES DEVELOPMENT - LOTS 9 & 10, DP242486 N^o 33 - 35 STEPHEN STREET, NORTH RICHMOND - L & F DENNE. DA68/93

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan No. 45791/A1-A2, dated 4th September, 1992.
2. A contribution of \$6,908 (six thousand nine hundred and eight dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc.)
3. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.
4. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
5. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a Building Application.

6. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
7. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
8. New boundary fences shall be provided at the applicants expense. Details to be submitted with the Building Application. Such fencing behind the building line shall be to a height of 2.0m (two metres) and at least lapped and capped.
9. All fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels. Details are to be submitted for consideration with the Building Application.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
11. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway areas.
12. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
13. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
14. Access being provided for maintenance purposes for the service yard of Unit 5.
15. The bathroom and toilet of unit 3 being provided with ventilated skydomes or heavily frosted windows which extend no further than 1m (one metre) below the eaves. Details to be submitted with the Building Application.

Alderman Keegan arrived at the meeting at 9.36am.

4. PETROLEUM STORAGE AND DISTRIBUTION CENTRE - LOT 6 AND 7, DP235303; LOT 209, DP752061 AND PART RAILWAY ROAD NORTH, MULGRAVE - R R MONTANO PTY LIMITED AND CALTEX OIL (AUSTRALIA) PTY LIMITED. LEP15/91, DA224/92

Alderman Calvert declared an interest in this matter.

Mr Ryan, on behalf of the applicant, addressed the Committee.

Alderman Paine arrived at the meeting at 9.43am. and Alderman Williams at 9.45 am.

Mrs Peare, Mr Coyte, Mr Lalich, Mrs Dechellis, Mrs Short, Mrs Boden & Mrs Gough, objectors, addressed the Committee.

THERE BE A further report to the Ordinary meeting on :

- a) Limitations on the movement of B-Double vehicles on Regional Roads within the City of Hawkesbury;
- b) Advice from the Roads and Traffic Authority on the possible lifting of the 5 (five) tonne weight limit on Old Windsor Road; and
- c) An estimate of the effect of noise from increased vehicular traffic on Windsor Primary School.

5. RECREATIONAL AND CAMPING FACILITY - LOT 3, DP13446 N^o 183 MOUNTAIN AVENUE, YARRAMUNDI - YMCA. DA368/92

Mr Kajzonyi, Mr Ford, Mr Pullen, Mrs Hatcher, and Mrs Brown, objectors, addressed the Committee.

Mr Rathbone of the YMCA, addressed the Committee.

THE APPLICATION BE approved subject to the following conditions:-

1. All waste materials are to be removed from the site at the conclusion of activities.

2. Suitable permanent composting toilet facilities shall be provided on the site. Details of which, including location, to be lodged for consideration prior to the development proceeding.
3. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
4. The construction of an all weather access from Mountain Avenue to the site over the existing right of carriageway or the creation of a right-of carriageway over the existing access track where not already existing.
5. The site is not to be used more than 20 (twenty) times per year of duration not exceeding 5 (five) days and the maximum number of participants involved in activities on the site at any one time is not to exceed 40 (forty).
6. Submission of an application in accordance with Ordinance 71, Local Government Act, 1919 for use of the site for camping purposes.
7. The two large cleared areas adjacent to the northern access track are to be kept clear and maintained to the satisfaction of the Divisional Manager Environment and Development. The lighting of fires outside these areas is prohibited.
8. All activities are to be supervised by trained YMCA staff.
9. All materials containing asbestos located within the shed ruins are to be removed to the satisfaction of the Divisional Manager Environment and Development and WorkCover Authority.
10. Site communication to the satisfaction of the Divisional Manager Environment Development.
11. Fire mitigation to the site to the satisfaction of the Fire Control Officer.

6. PROPOSED DEVELOPMENT OF VILLA UNITS - LOT A, DP369136 N^o 7 HAM STREET, SOUTH WINDSOR - R & L BUTCHER. DA15/93

Mr Butcher, the applicant, addressed the Committee.

THAT THE APPLICATION be approved with appropriate conditions brought forward to the Ordinary meeting.

7. VILLA HOMES DEVELOPMENT - LOT F, DP380782 N° 3 HAM STREET, SOUTH WINDSOR - M AND I VANDERBURG. DA85/93

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan No. 62392, dated 11th March, 1993.
2. Payment of a sewer headworks contribution to Council of \$12,410 (twelve thousand four hundred and ten dollars). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
3. A contribution of \$6,908 (six thousand nine hundred and eight dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc.)
4. Arrangements are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.
5. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site with a minimum width of 4.8 metres (four point eight).
6. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6.0 metres (six point zero).
7. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at pre-development levels.
8. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.
9. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 1ST JUNE, 1993.

10. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
11. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building. Existing trees and shrubs on the site are to be preserved and integrated with the plan of landscaping where possible.
12. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a Building Application. In this regard, the proposed development shall match the existing dwelling.
13. New boundary fences shall be provided at the applicants expense. Details to be submitted with the Building Application. Such fencing behind the building line shall be to a height of 1.8 metres (one point eight) and at least lapped and capped.
14. Additional plantings are to be provided adjacent to the windows of bedroom 2 of unit 1 in order to screen the dwelling on the adjoining allotment to the north. Full details to be submitted with the landscaping plan required.
15. A screened garbage receptacle storage area shall be provided for unit 2. Details to be submitted for consideration with the Building Application.

8. EXTENSION OF A RECREATION ESTABLISHMENT - LOT 1, DP741427 AND LOT 1, DP80529 N^o 304 PITT TOWN BOTTOMS ROAD, PITT TOWN - HAWKESBURY MODEL AIRCRAFT SOCIETY. DA76/93

Mr Ivor F, the applicant, and Mr Steyn, an objector, addressed the Committee.

- A. THE SEPP 1 objection not be supported in relation to the spectator structures and the applicant be advised of the reasons.
- B. The application be approved subject to the following conditions:-
 1. The development shall be carried out generally in accordance with the model and supporting documentation submitted on 29th March, 1993.
 2. Construction of a compacted crushed rock access and car park area to serve the development.

3. All car parking associated with the use being accommodated on-site.
4. Details of any fill to be carried out on the site to be submitted for consideration and approval prior to commencement of the works.
5. The removal of any material, including soil and sand, is prohibited.
6. The use of internal combustion motor powered model boats and cars is prohibited.
7. The total number of motor powered planes, including remote and line controlled, shall not exceed 6 (six).
8. The development shall be conducted in such a manner so as not to interfere with the existing amenity by any increase of noise above current levels.
9. This consent does not permit the establishment of spectator enclosures.
10. The operation be limited to 9.00am to 5.00pm.

Aldermen Rogers and Mackay left the meeting at 1.39pm.

9. STORAGE FACILITIES FOR PRIVATE RAILWAY COLLECTION, INCLUDING 3 CARRIAGES - LOT 3 DP817163, TURPENTINE GROVE, KURRAJONG. - MR J COOPER. DA19/93

THE AMENDED APPLICATION be approved subject to the following conditions:

1. The development shall be carried out in accordance with the plans and supporting documentation submitted with the application except as amended by other conditions of consent.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No excavation or site works shall be commenced prior to the issue of the building permit.

4. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building and maintained.
5. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3 (three) metres in height shall be removed without approval under the Tree Preservation Order. Such approval to be sought subsequent to the pegging of building works.
6. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. The payment of a road damage deposit of \$1,000 (one thousand dollars) prior to moving on site of the train carriages. The deposit shall be refundable should there be no damage to the local road system as a result of transport of the carriages.
8. The construction of the shelters over the railway carriages shall take place as soon as possible after placement of the carriages and, in any case, not longer than 3 (three) months from their placement date. The applicant is advised that should the shelters not be so constructed, the train carriages will be required to be removed.

10. PROPOSED SUBDIVISION - LOT 1 DP 557035, LOT 2 DP 615915, LOT 171 DP 527991 HORANS LANE, GROSE VALE, REDVIEW PTY. LTD SA72/91.

Alderman Books declared an interest in this matter.

A SITE INSPECTION be carried out.

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

THE DEPARTMENT OF Planning be requested to concur to the subdivision of the land under State Environmental Planning N^o 1 into 16 (sixteen) allotments based on the density availability of the adjoining Rural 1(c1) zone.

11. LOPPING OF TREE, SHADING AND ROOT INVASION OF GARDEN AND SHADE HOUSE - LOT 1, DP17880 N^o 1 ROSS STREET, WINDSOR - MR F DAINES - AND ADJOINING PROPERTY, LOT 1, DP707050 N^o 1 MACQUARIE STREET, WINDSOR - MR P O ALLEN. P1834/10, P1341/1090

THE APPLICATION FOR lopping of the tree be refused in that it would be detrimental to both the shape and condition of the tree.

12. PARADISE POINT - LOCAL ENVIRONMENTAL STUDY - PORTIONS 18 AND 19 GREENS ROAD, LOWER PORTLAND, LEP16/91 PT12

Mr Hooker, the applicant, addressed the Committee.

THE MATTER BE further reported to the Ordinary meeting.

13. EXTENSION TO RETAIL PLANT NURSERY - LOT 2, DP236785 N^o 393 WINDSOR ROAD, VINEYARD - C ALOI. DA276/92

Alderman Calvert declared an interest in this matter.

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.30 p.m. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor and Aldermen H.J.M.Books, R.G.Calvert, B.N.Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, L.C.Sheather and H.Williams.

THE INFORMATION BE received.

Alderman Williams left the meeting at 4.50 p.m.

14. RESERVE 88956 MCMAHONS ROAD, KURRAJONG. 01311/95 PT01.

THE DEPARTMENT OF Conservation & Land Management be advised that Reserve 88956 is not required for Council's use and that it should be included within the Wollomi National Park.

15. UNAUTHORISED DWELLING - LOT 3 DP505128, PITT TOWN BOTTOMS ROAD, PITT TOWN - (K SMITH/ C CHESSER). P1631/730 PT01, BA/DA984/92

THE 317AE CERTIFICATE for the dwelling be issued.

Alderman Sheather asked that his name be recorded against this recommendation.

16. SECTION 94 CONTRIBUTIONS PLAN. GT200/001 PT04

1. THE AMENDED SECTION 94 Contributions Plan be placed on exhibition.
2. The information on existing Passive Open Space Land Stock be received.
3. A Section 94 Contribution for the Tourism Plan be deferred for further report.

17. LAND AND ENVIRONMENT COURT APPEAL, PROPOSED AMPOL SERVICES STATION/ROAD PANTRY AT N^o 13 BELLS LINE OF ROAD, NORTH RICHMOND. DA271/92

THE INFORMATION BE received.

18. HOME ACTIVITY - CAR DETAILING, LOT 12, DP791952 N^o 552A BELLS LINE OF ROAD, KURMOND - D SCOTT AND W WRIGHT. DA310/92

Mr Leabeter, an objector, addressed the Committee.

THAT NO EXTENSION of this activity be granted.

19. STATE ENVIRONMENTAL PLANNING POLICY Nº 34 - MAJOR
EMPLOYMENT GENERATING INDUSTRIAL DEVELOPMENT.
GT190/024 PT01.

INFORMATION IN THE report on State Environmental Planning Policy Nº 34 be received.

20. MUSHROOM COMPOSTERS PTY LIMITED. P1609/110 PT07

THE REPORT BE received.

21. COMMUNITY TITLES POLICY - OUTSTANDING REPORT.
GT220/005/PT01

THE INFORMATION ON Community Titles be received and that steps be taken to alter Hawkesbury Local Environmental Plan, 1989, to enable Community Title subdivision to take place, even though the allotments may be beneath the minimum area provision currently within the Local Environmental Plan, providing that the density within the current LEP zones are not increased as a result of subsequent Community Title subdivision.

22. WILBERFORCE PRIMARY SCHOOL - USE OF OLD SCHOOL
BUILDING. DA334/92

DEVELOPMENT CONSENT BE issued with a deletion of requirement of retention of the existing weatherboard school building.

23. EXTENSION OF A RECREATION ESTABLISHMENT - NO. 304
PITT TOWN BOTTOMS ROAD, PITT TOWN - HAWKESBURY
MODEL AIRCRAFT SOCIETY. DA76/93

THE INFORMATION BE received.

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.	18327 -	18900	\$6,264,291.13
Trust Fund Nos.	1451 -	1476	\$981,524.76
FID General Fund	-	-	-
98P General Fund	-	-	-
98P Bank Trust Fund	-	-	-
FID Account Trust Fund	-	-	-
			\$7,245,815.89

2. SCHOLARSHIP FOR LOCAL RESIDENTS - UNIVERSITY OF WESTERN SYDNEY HAWKESBURY. GU001/005 PT02

COUNCIL ALTER ITS policy by agreeing to 4 (four) scholarships operating at the University at any 1 (one) time.

3. RICHMOND COMMUNITY NURSING HOME - EXEMPTION

PROPERTY LOT 100, DP793048, 116 March Street, Richmond, be exempt from rating from 1st January, 1991, and that an amount of \$4,603.45 (four thousand six hundred and three dollars forty five cents) for rates be written off.

QUESTIONS WITHOUT NOTICE

1. Alderman Rogers asked if there has been any consideration given for the establishment of a Mayoral Christmas Appeal in the past, and if there has not, could a report be prepared for Council's consideration in conjunction with

other community aid agencies as to their activities to ensure there is no conflict or duplication.

The Town Clerk/General Manager advised that there has been formal discussions in the past. There was some representations from the Aid Agencies that Council would be cutting across their boundaries in which they operate, and it ceased on that basis. He stated that there is no reason that it cannot be done again.

Alderman Rogers asked if a report could come forward and a possible niche identified for the Mayoral appeal.

2. Alderman Rogers requested a report for the Ordinary Meeting in relation to Item 6 DA15/93 in to-day's business paper to address the overshadowing arising out of the amended plans dated 31st May and in particular what variations have been achieved by the amended plans in relation to building heights and have they been revised.

3. Alderman Rogers stated that at the Ordinary meeting on 11th May he asked a question to the Town Clerk/General Manager and the Divisional Manager Environment & Development as to their respective professional opinions as to the volume of material removed from the site of Lot 11, No. 27 Airstrip Road, Pitt Town.

The Divisional Manager Environment & Development stated that he understood that there was a report required to the Ordinary Meeting, which he is proposing to do.

4. Alderman Rogers stated that at the Ordinary meeting on 11th May he asked for a report to be made available to the next General Purpose Committee as to the activities on Mr. Terry Allen's property at Cornwallis, where there were some possible breaches of consent.

The Divisional Manager Environment & Development said he was of the opinion that the report was for the Ordinary Meeting as well.

5. Alderman Rogers stated that at the General Purpose Committee Meeting on the 28th April he requested that an Officer attend, with both himself and Alderman Minturn, to inspect Lenords Lane, Kurrajong in relation to seepage and compliance matters with the buildings.

The Divisional Manager Environment & Development undertook to follow the matter up.

6. Alderman Rogers referred to the construction of a footpath between Redbank Creek Bridge and Colo High School and asked if the concrete pathway is going to be extended right to the Village Centre down past the various shops on the left hand side.

The Divisional Manager Engineering Operations advised that this is being reported to the Ordinary Meeting. At this stage it is only going from Colo High School to the Bridge. It is fully funded by the RTA.

Alderman Rogers asked if the report could cover the negotiations re the suspension bridge footpath across Redbank.

The Divisional Manager Engineering Operations advised that in the report it is indicated that this is in the 1993/94 program for the RTA to construct that bridge.

7. Alderman Parsons stated that the Manager of McDonalds had raised with him the Alcohol Free Zone in Richmond Park, and was advised that they are getting a lot of drunks coming out of the park rather than the pub and asked if this matter could be brought up with the Police with a view to more policing. He asked if this information could be faxed back to him.
8. Alderman Parsons asked if there has been any response to Christine Sinclair's letter regarding the disabled access to the McDonalds Restaurant at Richmond.

The Mayor advised that this has been responded to.

Alderman Parsons asked if this information could also be faxed back to him.

9. Alderman Books stated that he had been contacted by the Pitt Town Tennis Club in regard to their concern in the delay in finishing the amenities building. He pointed out that people are unable to use the tennis courts because there are no toilet facilities.

The Divisional Manager Engineering Operations undertook to follow the matter up to-morrow.

10. Alderman Williams referred to a newspaper clipping from the Hornsby Advocate of April 28, 1993 which refers to Hornsby Council having erected signs in Berowra Creek which warns people that for a period of up to 4 days after heavy rain, water in the creek may be unsuitable for swimming. The Council has done that because it feels that it has a responsibility to the residents. Alderman Williams asked when this Council's signs would be going up on the river, as was resolved some time ago.

The Divisional Manager Environment & Development undertook to ascertain details of the current resolution.

11. Alderman Williams referred to a news item in The Mercury which states that Prospect Electricity may soon be flying the Aboriginal Flag on occasions such as National Aboriginal Week and that a letter was written by Mr. Robert Tickner to all Councils suggesting that they might like to fly the flag during that week. He asked if Council had received such a letter and what was the answer.

The Town Clerk/General Manager advised that he had not seen the letter. He was not aware as to whether Council does have an Aboriginal Flag. He stated that Council flies the flags in accordance with the Australian protocol similar to the ones hanging in the Council Chambers. External to the building, the New South Wales' flag is flown.

Alderman Books advised that he thought that Prospect has decided to establish a display in the building.

12. Alderman Paine tabled two letters - one being a petition from the residents and ratepayers from Mulgrave and the other from Mrs. Julie Gough, regarding the Caltex development at Mulgrave. Alderman Paine asked if the letter from Mrs. Gough could be reported to the Ordinary Meeting.
13. Alderman Sheather referred to the letter distributed to Aldermen by Mr. David Hooker in relation to a petition for the sealing of the eastern section of Blaxlands Ridge Road and also a letter of support from the Souths Junior Tourist Hotel. He asked if a brief feasibility could be done on the likelihood of this being done in the near future.
14. Alderman Sheather referred to the treatment headworks and the Water Board and asked what other Councils still charge headwork contributions and then pass them on to the Water Board.

The Town Clerk/General Manager stated that Hawkesbury Council is the only Council that has any sewerage authority in the Metropolitan Area. The discussions with the Board were that there was to be a business plan so that Council has some control over the destiny of the treatment plants and reticulation. Discussions to date with the Board's staff were that they were more than happy about Council operating the business plan where Council directs the future of those plants, and sewerage as long as it is in accordance within any applicable Metropolitan policy. Council is currently collecting what the Water Board would have collected and applying it to that fund.

Alderman Sheather asked if a report could be prepared indicating the current position in relation to pumpout and Council's responsibilities.

15. Alderman Sheather referred to the provision of toilets in Thompson Square. He stated that the only toilets that are available in the area are at the Hotel and at the Museum, and these are locked outside the hours that the Museum operates. He asked about signposting.

The Divisional Manager Engineering Operations stated that there are signs at the intersection of George Street and also opposite the gateway to the Museum indicating the toilets.

16. Alderman Sheather sought advice regarding the availability of maps in the business paper.

The Divisional Manager Environment and Development said that all matters relating to land are to have a map.

17. Alderman Sheather referred to the recent Flood Mitigation Conference, wherein it was indicated that there were quite a few letters and representations to the Minister from the Flood Mitigation Conference, supporting particular projects, which were forwarded to Councils. He stated that nothing had come before this Council in relation to these matters. He asked how these were dealt with by Council.

The Divisional Manager Engineering Operations advised the only letter that was received was from the Flood Mitigation Authority Executive for the flood warning system on which a letter was forwarded by Council to the Prime Minister and Mr.Crean.

The meeting terminated at 6.45 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 29th June, 1993.

..... Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee – Works – 29/06/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st May, 1993

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	4326	0	2040	2040	—	Annual Provision
1020.00	Tree Planting New	14715	0	13624	13624	—	Annual Provision
1020.01	Tree Maintenance	38316	0	12467	12467	—	Annual Provision
1020.02	Earth Week	4635	0	1225	1225	—	Annual Provision
1510.01	Richmond Grandstand Cons. Stg 3	48000	849	3473	4322	—	Work Commenced
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
Ferries							
2000	Lower Portland Ferry	170000	0	64747	64747	—	Annual Provision
RTA State Roads "Tied" Grant 92/93							
2002.201	Wisemans Ferry 1992/93	673670	139185	582266	721451	—	Annual Provision
2004.201	Webbs Creek Ferry 1992/93	552000	129711	419510	549221	—	Annual Provision
2006.201	Sackville Ferry 1992/93	180600	83789	83041	166830	—	Annual Provision
2007.202	Spare Ferry 1992/93	5000	191	2213	2404	—	Annual Provision
2008.0	Docking Slips	15450	0	468	468	—	Annual Provision

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

		Expenditure					
Item		Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Road Maintenance							
2016.1 –6	Sealed Roads Maintenance	1081158	0	508852	508852	—	Annual Provision
Reseals							
	<u>Financial Assistance Grant (\$89300)</u>						
2037.01	Kurmond Rd, 2.9–3.7,5.2–5.8, 7.65–7.9km	22800	0	0	0	—	Programmed September
2037.02	East Kurrajong Rd Sec.1,6.7–7.4km from Comleroy Rd	9000	0	0	0	—	Programmed September
2037.03	Laws Farm Rd, 3.2–3.8km	15200	0	0	0	—	Programmed September
2037.04	Tizzana Rd, 8.7–9.7km Ferry end	12800	0	0	0	—	Programmed Sept/Oct
2037.05	Blacktown Rd Freemans Reach	23000	0	0	0	—	Programmed October
2037.06	Lt Bowen Drive, 1.1 –1.7km	6500	0	0	0	—	Programmed October
<u>1993 Maintenance Works Program</u>							
<u>Revenue (\$137270)</u>							
Agnes Banks							
2036.01	Price Lane	3500	0	0	0	—	Programmed November
2036.02	Randall St (plus A.C.bulb)	5300	0	0	0	—	Programmed November
2036.03	Warnock Road East	4400	0	0	0	—	Programmed November
Bilpin							
2036.04	Hanlons Rd South	2500	0	0	0	—	Programmed November

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1. WORKS COST STATEMENT

EXPENDITURE TO: 31st May, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2036.05	Blaxlands Ridge Cedar Ridge Rd	13500	0	0	0	–	Programmed September
2036.06	Bowen Mountain Lt Bowen Rd, 1.3km fm Nth end Cattai	4000	0	0	0	–	Programmed Oct/Nov
2036.07	Lakeland Rd	1000	0	0	0	–	Programmed Sept/Oct
2036.09	Threlkeld Drive	17500	0	0	0	–	Programmed October
2036.10	Clarendon Rickaby Street	4000	0	0	0	–	Programmed December
2036.11	East Kurrajong Morilla Rd	22800	0	0	0	–	Programmed October
2036.08	Comleroy Rd, 4.15–5.0km from Blaxlands Ridge Rd	8600	0	0	0	–	Programmed December
2036.12	Freemans Reach McKinnons Rd	6500	0	0	0	–	Programmed August
2036.13	Smiths Lane	4200	0	0	0	–	Programmed Nov/Dec
2036.14	Glossodia Derby Place A.C cul-de-sac	2200	0	0	0	–	Programmed June
2036.16	Ian St Glossodia	3600	0	0	0	–	Programmed Sept/Oct
2036.18	Wattle Crescent Glossodia	14600	0	0	0	–	Programmed Sept/Oct
2036.20	Kurmond Erica St	5800	0	0	0	–	Programmed October
2036.24	Kurrajong Robertson St, 400m length	7000	0	0	0	–	Programmed Oct/Nov
2036.77	Wilberforce Burdekin Rd	6270	0	0	0	–	Programmed Oct/Nov

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item	Adopted Estimate	Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
		Previous Years					
	<u>Loan Funds 91/92 (\$72256)</u>						
	<u>(Plus Ln 89/90 \$580 Cambridge Ave)</u>						
	Freemans Reach						
2036.15	Hibberts Lane, 400m from Kurmond Rd	12200	0	0	0	—	Programmed September
2036.19	Freemans Reach Rd, 4.5—5.8km from Putty Rd	16000	0	0	0	—	Programmed September
	Glossodia						
2036.17	Valley Way (300m southern end)	4500	0	0	0	—	Programmed Sept/Oct
	Kurrajong						
2036.21	Catherine St	3900	0	0	0	—	Programmed October
2036.22	Hermitage Rd, 2.2—2.7km from Bells Line of Rd	6800	0	0	0	—	Programmed October
2036.23	Redbank Road	11000	0	0	0	—	Programmed Oct/Nov
	Kurrajong Heights						
2036.33	Vista place, plus A.C. bulb	14600	0	0	0	—	Programmed October
	Windsor						
2036.150	Cambridge Ave	3836	0	0	0	—	Programmed September

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Revenue (Previous loan 92/93 \$46824)</u>						
	Kurrajong Heights						
2036.25	Burralow Road	5000	0	0	0	—	Programmed February 1994
2036.26	Don Street	6200	0	0	0	—	Programmed February 1994
2036.27	Frederick Place	4300	0	0	0	—	Programmed February 1994
2036.28	Max Street	4700	0	0	0	—	Programmed February 1994
2036.29	Nina Place plus A.C.bulb	3000	0	0	0	—	Programmed February 1994
2036.30	Pecks Rd, first 250m	2500	0	0	0	—	Programmed February 1994
2036.31	Pinedale Place, first section	2000	0	0	0	—	Programmed March 1994
2036.32	Tomah St, north west leg	3500	0	0	0	—	Programmed March 1994
	McGraths Hill						
2036.35	Old Hawkesbury Rd	15624	0	0	0	—	Programmed March 1994
	<u>Revenue (Loan Redemption Funds \$351700)</u>						
	McGraths Hill						
2036.36	McGrath Road	12000	0	0	0	—	Programmed September
2036.37	Plimsoll St (not full length)	8825	0	0	0	—	Programmed September
2036.38	West Hill St	1500	0	0	0	—	Programmed September
	Maraylya						
2036.39	Mewton Rd	6400	0	0	0	—	Programmed October
2036.40	Neich Rd	11850	0	0	0	—	Programmed October
2036.41	Phipps Rd, second half	6700	0	0	0	—	Programmed October
	Mulgrave						
2036.42	Mulgrave Rd, south of Railway	8800	0	0	0	—	Programmed October

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	North Richmond						
2036.43	Patya Place	2000	0	0	0	–	Programmed November
2036.44	Pecks Rd (Campbell Street to Susella Crescent)	6100	0	0	0	–	Programmed November
2036.45	Slopes Rd (Crooked Lane to Maddens Rd)	11400	0	0	0	–	Programmed November
	Oakville						
2036.46	Bocks Rd (Stahls Rd to Commercial Rd)	9800	0	0	0	–	Programmed Oct/Nov
2036.47	Commercial Road (Boundary Rd to Menin Rd)	10300	0	0	0	–	Programmed Oct/Nov
2036.48	Hession Rd	8400	0	0	0	–	Programmed Oct/Nov
2036.49	Martins Rd	4000	0	0	0	–	Programmed Oct/Nov
2036.50	Menin Rd	1500	0	0	0	–	Programmed Oct/Nov
2036.51	Midson Rd (Cusack Rd to Martins Rd)	5400	0	0	0	–	Programmed Oct/Nov
2036.52	Old Pitt Town Rd, 3.2–4.9km recon two sections plus reseal	40300	0	0	0	–	Programmed Oct/Nov
2036.53	Old Stock Route Rd (Saunders Rd to Oakville Rd)	5200	0	0	0	–	Programmed Oct/Nov
2036.54	Saunders Rd (Old Stock Route Rd to Smith Rd)	17900	0	0	0	–	Programmed Oct/Nov
2036.55	Smith Rd, first 50m fm Saunders Rd	1000	0	0	0	–	Programmed Oct/Nov

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st May, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Pitt Town						
2036.56	Buckingham St (Bathurst St to Liverpool St)	10300	0	0	0	–	Programmed November
2036.57	Mawson Place	1500	0	0	0	–	Programmed November
2036.58	Pitt Town Bottoms Rd, 0.9–1.6km fm Bathurst St northern end	9000	0	0	0	–	Programmed November
2036.59	Schofields Rd (Old Stock Route Rd to Pitt Town Rd)	11300	0	0	0	–	Programmed November
2036.60	Somerset St	1100	0	0	0	–	Programmed November
	Richmond						
2036.61	Bourke St (Windsor St to Railway)	5899	0	0	0	–	Programmed Nov/Dec
2036.62	Clarke Avenue	5500	0	0	0	–	Programmed Nov/Dec
2036.63	Ducker Avenue	2800	0	0	0	–	Programmed Nov/Dec
2036.64	East Market St (Lawrence Ave to Brentwood Ave)	4500	0	0	0	–	Programmed Nov/Dec
2036.65	Francis St (Pitt St to Bourke St)	6800	0	0	0	–	Programmed Nov/Dec
2036.66	Francis St (Paget St to East Market st)	7000	0	0	0	–	Programmed Nov/Dec
2036.67	Long st	1800	0	0	0	–	Programmed Nov/Dec
2036.68	Moray St (Teviot St to College St)	4000	0	0	0	–	Programmed Nov/Dec
2036.69	Rutherglen Ave	7000	0	0	0	–	Programmed Nov/Dec
2036.70	Smith Ave	1800	0	0	0	–	Programmed Nov/Dec
	South Windsor						
2036.71	Church St (Bell St to Campbell St)	9800	0	0	0	–	Programmed December
2036.72	Church St (James St to Ham St)	14000	0	0	0	–	Programmed December

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Tennyson						
2036.73	Derrig Rd	11300	0	0	0	—	Programmed December
	Vineyard						
2036.74	Level Crossing Rd	7000	0	0	0	—	Programmed December
2036.75	Railway Road South	12700	0	0	0	—	Programmed December
	Wilberforce						
2036.76	Anne Place, A/C overlay	16826	0	0	0	—	Programmed July
2036.78	Church Rd (Macquarie Rd to Old Sackville Rd)	5200	0	0	0	—	Programmed December
2036.79	Coburg Rd (Macquarie Rd to Old Sackville Rd)	4500	0	0	0	—	Programmed December
2036.80	King St	2500	0	0	0	—	Programmed December
2036.81	Stannix Park Rd 700m from Putty Rd	8200	0	0	0	—	Programmed December
	Road Works Reserve (\$53176)						
	Windsor						
2036.100	Cornwallis Rd, 0–1.6km (minus 300m)	14576	0	8	8	—	Programmed Jan/Feb'94
2036.101	Cornwallis Rd, 2.3–3.15km	8000	0	0	0	—	Programmed Jan/Feb'94
2036.102	Cornwallis Rd, 5.6–6.0km	4800	0	0	0	—	Programmed Jan/Feb'94
2036.103	Cornwallis Rd, 6.4–6.7km	3500	0	0	0	—	Programmed Jan/Feb'94
2036.104	Gosper St	1900	0	0	0	—	Programmed Jan/Feb'94
2036.105	Pitt St	15200	0	0	0	—	Programmed Jan/Feb'94
	Yarramundi						
2036.106	Pleasant Place	5200	0	0	0	—	Programmed Jan/Feb'94

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

		Expenditure			Total Expenditure	Variance	Remarks
Item	Adopted Estimate	Previous Years	Current Expenditure				
2017.01	<u>Reseal Rehabilitation Program (\$252329)</u>						
	Bowen Mountain						
	Cabbage Tree Road 1.3 – 2.8km fm Grose Vale Road	16000	0	0	0	–	Work Complete
	Carters Road	5000	0	5263	5263	263	Work Complete
	Cattai						
	Nelsons Road	8600	0	6109	6109	–2491	Work Complete
	Freemans Reach						
	Graham Place	1000	0	0	0	–	Programmed October
	Grono's Piont						
	Tallowood Close	5000	0	0	0	–	Cul de sac complete reseal September
	Grose Vale						
	Grose Vale Road 5.8 – 6.9km from Pecks Road	16500	0	14525	14525	–1975	Work Complete
	Kurrajong						
	Bailey's Lane	7329	0	4727	4727	–2602	Work Complete
Kurrajong Road	11500	0	11199	11199	–301	Work Complete	
Old Bells Line of Road 500m at western end	7000	0	4888	4888	–2112	Work Complete	
Redbank Road 900m from Bells Line of Road	11500	0	8072	8072	–3428	Work Complete	
Vincent Road 420m to end	4000	0	0	0	–	Programmed October	

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Kurrajong Heights						
Coach House Place	2700	0	299	299	—	Work Commenced
Stone Terrace	1200	0	556	556	—644	Work Complete
McGraths Hill						
Andrew Thompson Drive – Red House Crescent to Meares Road	10600	0	20698	20698	10098	Work Complete
Clare Crescent	8400	0	3436	3436	—	Work Commenced
Maraylya						
Pitt Town–Dural Road 1100m from Boundary Road	15200	0	14273	14273	—927	Work Complete
Richmond						
Catchpole Avenue, Valder Avenue to Douglas Street	3700	0	0	0	—	Work Complete
Douglas Street	9200	0	4107	4107	—5093	Work Complete
Lukis Avenue	8600	0	0	0	—	Work Complete
West Market Street – Lennox Street to March Street	7700	0	3533	3533	—4167	Work Complete
Tennyson						
Slopes Road 0.5 – 1.6km from Comleroy Road	14000	0	11310	11310	—2690	Work Complete
Tennyson Road 5.3 – 5.9km from Kurmond Road	7900	0	6200	6200	—1700	Work Complete

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st May, 1993

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Vineyard						
Chapman Road, bridge to Commercial Road	6700	0	4881	4881	-1819	Work Complete
Wilberforce						
Kirra Place	1600	0	798	798	802	Work Commenced
Windsor						
Cox Street, Campbell Street to Bell Street	24000	893	0	893	-	Work in Progress
Cox Street, Rickaby Street to No.186 and Ham Street to No.104	10400	0	0	0	-	Programmed September
Dowling Place	4600	0	3343	3343	-1257	Work Complete
Moses Street, Tebbutt Street to Greenway Crescent at east side	2400	0	2208	2208	-192	Work Complete
Walker Street	20000	0	16691	16691	-3309	Work Complete

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

2035.150	Regional Roads 1992/93	397970	203222	184273	387495	-	Maintenance Works
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ROAD MAINTENANCE

2021.0-3	Unsealed Roads Maintenance	440945	0	249432	249432	-	Annual Provision
2021.100	Gravel Resheeting Program	220000	0	15942	15942	-	Commenced May

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>FLOOD & STORM DAMAGE</u>							
<u>RTA Grant 1992</u>							
<u>Local Roads (\$1153600)</u>							
Working Funds (Council \$25000)							
2027	Local Roads 1992	1189907	614676	76062	690738	—	Work in Progress
<u>Dept Public Works Grant 1992</u>							
2030	Howe Park	16000	10166	75	10241	—5759	Work Complete
	Governor Phillip Park	191100	0	497	497	—	Tenders Invited
	Emergency	9500	0	0	0	—	As required
<u>Maintenance and Repair</u>							
2042.01	Paved Footpath Maintenance	21723	0	4341	4341	—	Annual Provision
2042.07	Unpaved Path Maintenance	2060	0	441	441	—	Annual Provision
2044	Bus Shelter Shed Maintenance	3090	0	0	0	—	Annual Provision
2046.01	Bridge Maintenance	95000	0	51801	51801	—	Annual Provision
<u>Bridge Construction</u>							
Financial Assistance Grant Rd Reconst \$69398							
Financial Assistance Grant Bridges \$65602							
2047.01	Mill Rd Bridge Replacement	135000	0	0	0	—	Programmed Sept/Oct

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st May, 1993

		Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
Item	Adopted Estimate	Previous Years					
<u>Kerb & Guttering</u>							
	Revenue (Previous Ln 92/93 \$211500)						
2080.501	Nightingale Square	66000	0	0	0	—	Programmed August
2080.502	Elizabeth St Nth Richmond, paving adjacent to school	5000	0	0	0	—	Programmed September
2080.503	Mulgrave Rd Windsor, footpath at bus stop adjacent to school	3000	0	0	0	—	Programmed September
2080.504	Kurmond Rd Freemans Reach, footpath south side Marlene St to Hibberts Lane	30000	0	0	0	—	Programmed September
2080.505	Palmer St Windsor	10500	0	0	0	—	Programmed July
2080.506	Richmond Rd Windsor, footpaving north side Gosper St to Moses St	5000	0	0	0	—	Programmed October
2080.507	Little Church St Windsor, footpaving Moses St to school entrance	5000	0	0	0	—	Programmed September
2080.508	Bandon Rd Vineyard, footpaving north side adj to Windsor Country Village & from opposite school entrance to Windsor Rd	8000	0	0	0	—	Programmed November
2080.509	Grose Vale Rd North Richmond	31500	0	0	0	—	Programmed October
2080.510	Wilberforce Child care Centre, concrete drainage invert nth side	3000	0	0	0	—	Programmed July
2080.511	South Windsor shops, parking area at rear, pave between kerb & fence	7500	0	0	0	—	Programmed June

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2081	<u>Wombat Crossings Council Contribution</u> Church St Windsor, Golden Valley Drive Glossodia, George Rd Wilberforce, Grose Vale Rd Nth.Richmond	37000	0	0	0	–	Programmed June
2080.401	Gormley Street, Freemans Reach Loan \$41200 Cont. \$25200	66400	43631	30354	73985	7585	Work near completion
2080.550	Improve entrance Windsor Ln Funds \$26218 Ln Reserve \$37329	63547	0	0	0	–	Programmed July

PROVISION FOR INFRASTRUCTURE

2061.01	Sundry Pub/ Wks Survey & Design	29377	0	5189	5189	–	Annual Provision
2074	Vehicular Crossings	5665	0	2530	2530	–	Work as Required

CITY ROADS CONSTRUCTION

Loan Program 89/90
+ 30000 Cncl Funds

2066.05	The Terrace closure relocation	230000	177540	223	177763	–52237	Work Complete
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1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

		Adopted	Expenditure Previous	Current	Total		
	Item	Estimate	Years	Expenditure	Expenditure	Variance	Remarks
	<u>Loan Program 90/91</u>						
2070.52	Fitzgerald Street – George St to The Terrace – pavement reconst	101500	0	0	0	–	Programmed October
	<u>Roads Reconstruction</u>						
	<u>Financial Assistance Grant \$574620</u>						
2069.501	Spinks Rd, reconstruction and kerb & gutter 2.1 – 2.82km	271620	0	0	0	–	Programmed November
2078.01	The Driftway, reconstruct Cncl 25%	169000	0	328	328	–	Programmed June
2069.502	Buckingham St Pitt Town, Liverpool St to Main Cattai Rd	26400	0	13	13	–	Programmed June
2069.503	Yarraman Rd Grose Wold	24000	0	2433	2433	–	Work Completed
2069.504	Boundary Rd Glossodia	52600	0	1862	1862	–	Work Completed
2069.505	Paget St Richmond, pavement reconstruct	31000	0	0	0	–	Programmed October
	<u>Loan Funds 1991/92 \$132000</u>						
2069.512	Traffic Facilities Windsor	33500	0	0	0	–	Programmed August
2069.513	Level Crossing Rd, railway crossing	14500	0	0	0	–	Work Completed
2069.514	Palmer St, George St to North St	12000	0	0	0	–	Programmed August
2069.515	North St to Pitt St	18000	0	0	0	–	Programmed August
2069.516	Grenville St Pitt Town, sealed shoulder adj to kerb & gutter	22000	0	0	0	–	Work Commenced
2069.517	Gillespie Place, alter car park	50000	0	0	0	–	Programmed August

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

		Expenditure				Variance	Remarks
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure		
<u>Revenue (Previous Ln 92/93 \$191 676)</u>							
2069.506	Nightingale Square Glossodia	30000	0	0	0	—	Programmed September
2069.507	Ebenezer Wharf Rd, rehabilitation	50000	0	0	0	—	Programmed June/July
2069.508	Grose Vale Rd, Nth Richmond	28500	0	0	0	—	Programmed November
2069.509	Dight St Windsor, Car Pk alterations	55000	0	0	0	—	Programmed August
2069.510	George St Windsor, safety fence	5000	0	0	0	—	Programmed July
2069.511	Douglas St Nth Richmond	231 76	0	6407	6407	—	Work Complete
<u>Roadworks Reserve \$241 539</u>							
2069.01	Commercial Rd, west of Chapman Rd, Reconstruct/Rehabilitation	84500	0	0	0	—	Programmed July
2069.02	Wallace Rd Vineyard, rehab/reconst	60000	0	0	0	—	Programmed June
2069.03	Lt Bowen Drive, 600m from Waratah St, rehabilitation/reconstruction	40000	0	0	0	—	Programmed October
2069.04	Collith Ave, rehab/reconstruction	57039	0	0	0	—	Programmed October

LOCAL ROADS PROGRAMMES**L/R 90/91 RTA Grant (\$580000)**

2071.302	Boundary Road Vineyard	87500	6519	0	6519	—	Subject to agreement Baulkham Hills
2071.304	Mileham St – Day St – Fairey Rd	242500	190142	52968	243110	610	Work Completed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

		Expenditure				Variance	Remarks
Item		Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure		
<u>L/R 91/92 RTA Grant (\$673826)</u>							
2071.410	Tizzana Road	28275	6094	27756	33850	5575	Work Complete
2071.411	Scheyville Road	12285	0	0	0	—	Programmed October
2071.412	West Portland Road	11700	0	0	0	—	Programmed October
2071.403	George Street Sth Windsor	60000	0	0	0	—	To Be Programmed
2071.408	Hermitage Road	100000	55427	6745	62172	—	Work near completion
<u>3x3 Roads Program (\$322000)</u>							
2077.01	Mulgrave Rd, reconstruct including entry to Curtis Rd	150000	0	0	0	—	Programmed September
2077.02	Whitmore Rd, reconstruct and seal unsealed section	87000	0	0	0	—	Programmed Oct/Nov
2077.03	Old Hawkesbury Rd/ McGraths Rd McGraths Hill	68500	0	0	0	—	Programmed Aug/Sept
2077.04	Roberts Creek Rd, reconst access fm East Kurrajong Rd Sec 1	16500	0	0	0	—	Programmed July/Aug
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	42008	0	6960	6960	—	Annual Provision
2092.01	Traffic Signs Maintenance	22660	0	9025	9025	—	Annual Provision

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemetries</u>							
3000	Cemetries Expenses	77250	0	29955	29955	-	Annual Provision
<u>Emergency Services</u>							
3010	State Emergency Services	44599	0	17274	17274	-	Annual Provision Volunteer Organisation
<u>Stormwater Control</u>							
Loan Funds \$939,583							
3200.106	North Street (plus revenue \$11800)	23170	2563	0	2563	-	Agreement for easement with one owner not complete
3200.350	Lt5 Bowen Mt Rd	15813	0	0	0	-	Programmed Septeber
3200.202	Bandon/Windsor/Old H'bury Rds	18500	0	7717	7717	-	Work commenced
3200.203	Redfern Place, Pitt Town	12000	0	0	0	-	Programmed Sept/ Oct
3200.303	Paget Street to East Market Street	70000	2271	0	2271	-	Programmed October (Survey costs)
3200.305	Stage 2 – College Drain	11900	0	0	0	-	Programmed Aug/Sept
3200.400...	Richmond Drainage	800000	3379	498	3877	-	Design complete, tender documents under preparation
Loan Funds 92/93 (\$72200)							
3200.300	North St, Windsor, Stage 2	38000	1402	0	1402	-	Agreement for easement with one owner not complete

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
3200.310	12 Rose Crescent, Glossodia	10000	48	6894	6942	-3058	Work Completed
3200.311	9 David Street Wilberforce	24200	12746	6305	19051	-5149	Work Completed
<u>Maintenance</u>							
3210	Drainage Maintenance	33990	0	6877	6877	—	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	577369	0	219376	219376	—	Annual Provision
<u>Infrastructure</u>							
<u>Car Parking</u>							
4000	Car Parks Maintenance	90331	0	21286	21286	—	Annual Provision
<u>Construction</u>							
	Revenue (Previous Ln 92/93 \$100000)						
	Rehab/Improvement Program	100000	0	0	0	—	Detailed Program to be Reported to July GPC
<u>Community Facilities and Services</u>							
<u>Boat Ramp</u>							
5170	Boat Ramp Maintenance	53251	0	18125	18125	—	Annual Provision

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

		Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
Item		Adopted Estimate	Previous Years				
Parks							
5180	Parks Maintenance	484184	0	246406	246406	—	Annual Provision
5180.03	Parks Amenities Mtce	71000	0	23586	23586	—	Annual Provision
5180.04	Parks Cleaning	233300	0	91089	91089	—	Annual Provision
5180.09	Contract Mowing	61500	0	18157	18157	—	Annual Provision
5180.13	Garden Competition	2000	0	580	580	—	Annual Provision
5180.100	Sports Council M & R	145700	0	40826	40826	—	Annual Provision
<u>RECREATIONAL SERVICES</u>							
Loan Program 1988/89 (\$100000)							
5680	Woodbury Reserve	19990	8204	0	8204	—	Work in progress
	(Ln Fnds \$12050, Cont \$7940)						
	Powell Park	5500	386	0	386	—5114	Improvements by S530a Committee—Work complete
5680	Richmond Park – Cannons, Tables and Trees	61850	22102	0	22102	—	Work Commenced
Loan Program 1989/90 (\$71400)							
Contributions (\$264300)							
	Kurrajong						
5682.09	Bowen Mountain Park	10000	7378	0	7378	—	Improvements by Committee
5682.10	Memorial Park	30000	659	16761	17420	—	Work Commenced

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
5682.15 Landscape/Development – Major Parks & Reserves	5700	2464	2864	5328	–	Landscape Designs nearing completion
S94 Contributions 1990/91 (\$379100)						
Grants (\$71400) Cont. (\$2000)						
Windsor						
5682.23 Colbee Park, McGraths Hill	25000	9852	135	9987	–	Shelter Shed Complete Drainage under Investigation
5682.38 Richmond Ex–Servicemens' Sport Complex – Water Supply	29000	5543	23240	28783	–217	Work Complete
5682.29 North Richmond Community Centre	6000	844	0	844	–	Work Commenced
5682.30 Kemsley Downs Estate	6000	1432	2522	3954	–	Plan of Management
5682.31 McMahons Park – Replace Existing Amenities & play equip.	32600	21955	122	22077	–	Work Nearing Completion
5682.34 Agryle Bailey Reserve –reroof toilets & refurbish picnic shelters	9500	5548	0	5548	–	Work Nearing Completion
5682.35 Woodlands Park –effluent disposal	37000	537	0	537	–	Work Commenced
Revenue (Previous Ln 92/93 \$39500)						
5682.100 Richmond Park, picnic tables, park benches,litter bins	16800	0	0	0	–	Programmed August
5682.101 St Albans Park, picnic tables, park benches,litter bins	4900	0	0	0	–	Programmed September
5682.102 Lower Portland/Ski Lodge Village Reserve, picnic tables, park benches & litter bins	4200	0	0	0	–	Programmed September

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st May, 1993**

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
5682.103 McLeod Park, picnic tables, park benches,litter bins	4600	0	0	0	—	Programmed August
5682.104 Macquarie Park, picnic tables, park benches,litter bins	5000	0	0	0	—	Programmed September
5682.105 McQuade Park, fence in Moses St adjacent to childrens playground	4000	0	0	0	—	Programmed July

Capital Works Programme 1987 (\$25000)

5681.08 Macquarie Park Cable Fence and Car Park	16000	1528	0	1528	—	Work Commenced
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ENTREPRENEURIAL ACTIVITIES**Cordners Corner**

6050.06 Cordners Corner Restoration	10300	0	10953	10953	0	Annual Provision
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SEWERAGE WORKS

8256.3–6 Sth Windsor Treatment Wks Stg 2	4100000	3939017	–81522	3857495	—	Works Near Completion
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Recommendation

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

2. GOLDEN GROVE - ROAD NAME CHANGES. 749/R, 707/R, GR120/003 PT02

The Hawkesbury Historical Society has advised that the name "Golden Grove" refers to the name of the ship and it would be more appropriate to use a name such as Golden Grove Avenue. The submission is correct and two streets are affected, namely Golden Grove, Bligh Park, being a through road and Golden Grove, Freemans Reach, being a short cul-de-sac.

IT IS RECOMMENDED THAT action be taken under Section 249(a) and Ordinance 30 of the Local Government Act, as amended, to alter the name of Golden Grove, Bligh Park, to Golden Grove Crescent, Bligh Park and to alter the name Golden Grove, Freemans Reach to Golden Grove Close, Freemans Reach.



3. FAISCHI CRESCENT - ROAD NAME SPELLING. 617/R

The Hawkesbury Historical Society has brought to notice that Faischi Crescent should be Fiaschi Crescent. Development Control Plan South Windsor (1973) showed the proposed road name as Fiaschi Crescent, confirming the intent of historic recognition.

IT IS RECOMMENDED THAT action be taken in accordance with the Local Government Act, 1919, as amended to alter the name of Faischi Crescent, South Windsor to Fiaschi Crescent.



4. BLAXLANDS RIDGE ROAD - PUTTY ROAD TO WEST PORTLAND ROAD. 0209/R PT02

A letter and a petition have been received, requesting Council consideration to the upgrading and bitumen sealing of Blaxlands Ridge Road from the Putty Road to West Portland Road. A report was also requested regarding this matter from the General Purpose Committee meeting of 1st June, 1993.

As indicated, the section of road in question, provides access between Putty Road and West Portland Road. It consists of a variable width gravel pavement, approximately 3.6 kilometres in length and includes two narrow winding areas.

When looking at access to Wilberforce and thence Windsor from Lower Portland, there is an existing sealed route via West Portland Road and Sackville Road. As a comparison, the distance from the intersection of Sackville Road and Putty Road via Sackville Road, and West Portland Road to the intersection of West Portland Road and Blaxlands Ridge Road is 15.5 kilometres, with a travel time of 13½ minutes. The distance from the intersection of Sackville Road and Putty Road via Putty Road and Blaxlands Ridge Road to the intersection of Blaxlands Ridge Road and West Portland Road is 17 kilometres, with a travel time of just over 12 minutes. It can be seen that although the distance via Putty Road is some 1.5 kilometres longer, the travel time is shorter due to the nature of the road and the existing speed limits on that road.

If consideration was to be given to the reconstruction and bitumen sealing of Blaxlands Ridge Road, to minimise the environmental affect of this work, it is felt that the existing alignment should be retained wherever possible and as such, any decrease in travel time over this section would be negligible. The estimated cost of reconstruction of this type of road is between \$125,000 and \$150,000 per kilometre, thus the estimated cost of reconstruction and bitumen sealing of this section of Blaxlands Ridge Road would Be between \$450,000 and \$540,000.

The gravel surface of Blaxlands Ridge Road is currently in good condition and maintenance works are undertaken on an as needs basis.

✓ IT IS RECOMMENDED THAT the reconstruction and bitumen sealing of Blaxlands Ridge Road between Putty Road and West Portland Road not proceed at this stage.

5. FINEMORES PTY LTD - B-DOUBLE ACCESS McGRATHS HILL. GT230/004

An application has been received from Finemores Pty Ltd., for the use of B-Double combinations to carry livestock to the McGraths Hill Saleyards, via Curtis Road and Cuneen Street.

Curtis Road and Cuneen Street service the McGraths Hill Industrial area, with Curtis Road giving direct access to Windsor Road. It is considered that both these roads are suitable for the use of B-Double combinations and accordingly it is proposed that the Roads & Traffic Authority, who give final approval to B-Double routes, be advised that there is no objection to the use of Curtis Road and Cuneen Street for B-Double operation.

IT IS RECOMMENDED THAT the Roads & Traffic Authority be advised that there is no objection to the use of Curtis Road and Cuneen Street for the use of B-Double combinations.

6. WILBERFORCE PUBLIC SCHOOL - WOMBAT CROSSINGS. 0703/R PT02

As Council would be aware, funding has been provided on a 50/50 basis for the provision of wombat crossings at Church Street, South Windsor (South Windsor Public School), Grose Vale Road, North Richmond (North Richmond Public School), Golden Valley Drive, Glossodia (Glossodia Public School) and George Road, Wilberforce (Wilberforce Public School).

With the re-development of Wilberforce Public School, the main access to the School will be from Macquarie Road, however, it has been advised by the Headmaster, that a gate will still be provided in George Road, giving access to the School from that area south of George Road. On this basis, it is considered that the provision of the wombat crossing in George Road adjacent to the School is still justified for the use of children gaining access to the School as well as use by residents from north of George Road accessing the Wilberforce shopping area and is consistent with the proposed 40kph speed zones proposed around the School.

On the basis of the alteration of the main School access to Macquarie Road, it was identified that a crossing would be required on this street also. Following the receipt of quotations for the construction of all the wombat crossings, it was found

that funding would still be available for the provision of this type of amenity, however, the Roads & Traffic Authority proportion of the funding had to be fully expended by 30th June. On this basis, a suitable location was identified with the Headmaster at Wilberforce Public School for the provision of an additional wombat crossing and this crossing is currently under construction. No objection was raised from the Roads & Traffic Authority for the provision of the additional crossing.

IT IS RECOMMENDED THAT the action taken in the provision of the wombat crossing in Macquarie Road, Wilberforce adjacent to Wilberforce Public School be endorsed.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday, 11th June 1993, commencing at 10.00am

PRESENT:

Members: Alderman C Paine, Chairperson;
Constable R Banno, NSW Police Department;
Mr G Kevill, Roads and Traffic Authority;
Mr J Christie, Office of P Gibson, MP;
Mr G Hatch, Department of Transport;
Constable In-Charge R Banno, NSW Police Department.

Also Present: Mr C Daley, Divisional Manager Engineering Operations
Miss E Hanlon, Town Planner
Mr T Shepherd, Administrative Officer (Engineering).

APOLOGIES: Mr R Searle, Office of K Rozzoli, MP.

CONFIRMATION OF MINUTES:

The Minutes of the meeting held on 14th May 1993, were confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. HUNTER STREET AND BALMAIN ROAD, MCGRATHS HILL
- REQUEST FOR "GIVE WAY" SIGN - HAWKESBURY CITY
COUNCIL. 837/R, 235/R

Request for installation of a "Give Way" sign at the intersection of Hunter Street and Balmain Road, McGraths Hill.

Issues addressed: terminating road not warrant provision of "Give Way" sign, problems encountered more related to road configuration.

Committee's Recommendation

Provision be made for double white centre lines on eastern approach of Hunter Street to Balmain Road, as well as traffic dome.

2. BELLS LINE OF ROAD, NORTH RICHMOND - EXTENSION OF "NO STANDING" ZONE - A MONAGHAN. 243/R

Request extension of "No Standing" zone at Bells Line of Road, North Richmond, between driveway entrance to State Bank Plaza and Pitt Lane, to improve sight distance upon egress from State Bank Plaza car park.

Issues addressed: the question of need for on-street parking dependent upon completion of development in area.

Committee's Recommendation

The situation be re-assessed upon completion of shop/arcade development being undertaken by J Apostolu (DA1308/92).

3. CREEK RIDGE ROAD, GLOSSODIA - REQUEST FOR 60KPH SPEED SIGN/ZONE - D MULDOON. 321/R

Requesting 60kph speed zone/sign on Creek Ridge Road on approach to Kurmond Road, Freemans Reach.

Issues addressed: traffic exiting Creek Ridge Road onto Freemans Reach Road enter 60kph zone from 80kph, without advance signposting as to lower speed limit.

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority for investigation, with a view to signposting at 60kph.

REPORTS:

4. PROPOSED CONVENTION CENTRE - PT LOT D, DP403787,
317 WINDSOR ROAD, VINEYARD - GOSIS S & V. DA77/92

Committee's Recommendation

No objection is made to the proposal, subject to the applicant complying with the following:-

1. submitting an amended plan for the Committee's consideration showing location of additional parking to Council requirements;
2. formalising access to Windsor Road for existing fruit market/Chinese restaurant;
3. restricting access to existing motel/storage area via Henry Road;
4. restricting access to proposed convention centre via Henry Road; and
5. completing intersection improvements to Henry and Windsor Roads as required under previous Development Consent N^o 443/1981.

GENERAL BUSINESS:

5. ROADS & TRAFFIC AUTHORITY - OPERATION OF LOCAL
TRAFFIC COMMITTEES. GT230/002 PT03

Advising completion of that Authority's "Review of Existing Operation of the Local Traffic Committees" and recommending delegation of responsibilities in relation to traffic matters as contained in Schedules 1 and 2 below.

In essence, such delegation provides that the Authority's representative will only offer advice in respect of those items listed on Schedule 1; items appearing on Schedule 2 will be determined solely by Local Traffic Committee/Council in reflection of local community needs.

Council recommendations in respect of Schedule 2 items are to be forwarded to the Authority to allow for expiration of 14 (fourteen) day appeal period prior to commencement of works.

Schedule 1

Childrens crossings and marked footcrossings.
Other regulatory signs (except period parking signs).
Speed humps.
L.A.T.M. devices.
Road closures

Schedule 2

Preferential resident and construction parking.
Aged and disabled parking.
Pedestrian refuges.
Lane lines, separation lines.
Medians.
Traffic Domes.
Period parking signs.
Light traffic thoroughfares.
Parking meters.

Committee's Recommendation

Council support the proposal by the Roads and Traffic Authority to streamline administration of Local Traffic Committees.

QUESTIONS WITHOUT NOTICE:

1. Mr J Christie advised that "Give Way" sign, intersection Lennox Street/Castlereagh Road, Richmond, appeared to be ineffective in controlling traffic exiting Lennox Street.

Committee's Recommendation

The matter be referred to the consultant preparing Richmond Traffic Study.

2. Constable Banno advised that a "No Standing" sign may be required at intersection of Bells Line of Road and Longleat Road, Kurmond, due to limited sight distance for vehicles exiting Longleat Road whilst water tankers filling at hydrant adjacent to intersection.

Committee's Recommendation

The matter be deferred pending site inspection.

3. Constable Banno advised that the NSW Police Department had received correspondence from W M Tulloch requesting provision of additional marked pedestrian crossing at intersections Campbell and George Streets, South Windsor, and Argyle and George Streets, South Windsor.

Committee's Recommendation

No action be taken due to proximity of existing pedestrian crossing as well as proposed alteration to carriageway.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held at 10.00am, 9th July 1993.

Meeting terminated at 11.15am.

GENERAL PURPOSE COMMITTEE MEETING

P L A N N I N G A N D D E V E L O P M E N T

- 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. THREE LOT SUBDIVISION - LOTS 273 AND 274, DP751665, EBENEZER WHARF ROAD, EBENEZER - NORTH WESTERN SURVEYS. SA170/92

Owner:	R King
Statutory Situation:	Hawkesbury Local Environmental Plan, 1989
Area:	Lot 273 - 14.8 ha Lot 274 - 13.6 ha
Zoning:	Environmental Protection (Scenic) 7(d1)
Advertising:	Not applicable
Date Received:	22nd October, 1992

Key Issues

- Minimum area requirement
- Existing dwellings

Recommendation

Refusal

Report

Application has been made to subdivide two existing allotments into three. Proposed lots 731, 732 and 733 will have areas measuring 10.0 ha, 10.0 ha and 8.5 ha respectively. The existing lots currently each contain a dwelling which face Ebenezer Wharf Road. The rear boundaries back onto Grono Farm Road.

Statutory Situation

The application provides for an undersized allotment and as a consequence the applicant has submitted an objection under SEPP 1 as follows:-

"...We are aware that Council states they require a minimum of 10 ha per lot, but due to the fact that there are several subdivisions adjacent to our land which are substantially less than this requirement.

We feel that our proposal will have no detrimental affect to adjoining properties and the neighbourhood..."

Planning Comments

The land surrounding the subject property is predominantly 10.0 ha in area. It is considered undesirable to approve additional allotments which fall below the

minimum standard as these allotments were a result of earlier planning schemes permitting subdivision with varying allotment sizes, which have now been superseded.

The subject land is within a Moderate Bush Fire area as identified in the "Bush Fire Mitigation Policy".

Normally this subdivision would be determined under delegated authority, but is presented to this meeting as it is understood the applicant desires to address the Committee.

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. That is, there is nothing inherently different with the subject land that distinguishes it from other lots in the locality and in the City generally.

The Director of the Department of Planning would be required to concur with this proposal as Council does not have the power to approve. 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 justification.

As each lot currently contains a dwelling there appears to be no other justification for the subdivision.

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

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

2. HOME ACTIVITY - UPHOLSTERER, LOT 63 DP243215, 34 GARFIELD STREET, MCGRATHS HILL - MR ARNAOUT. DA109/93.

Owner	:	Mr and Mrs G Arnaout
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	758m²
Zone	:	Rural 1(c1)
Advertising	:	Advertised with two submissions
Date Received	:	7th May 1993

Key Issues

- Amenity

Recommendation

Approval

Proposal

The applicant seeks approval to formalise an existing use which has been operating for the last couple of years.

The business involves the making and repair of furniture upholstery which is carried out within the garage. Occasionally vehicle seats are also restored. A fly-screened enclosure is also used for the purpose of storage.

Hours of operation will be 8.30am to 3.30pm five days a week. Only the residents are to be engaged within the business. Equipment used are staple-gun, sewing machine and trimmer. The applicant will use his own van for deliveries.

Statutory Situation

The use such as upholstery restoration being defined as a 'home activity' is permissible with consent.

Advertising

Of the six properties notified, two submissions have been received from Mrs P Stanley and Mr C Richards, objecting to the proposal on the following grounds:-

- If approved definition of area to be utilised, and what controls?

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- Vehicles being trimmed and upholstered cannot get onto rear of property, so where will work be done?
- Times clearly defined for work and what controls?
- Policing of out of hours noise etc.
- Removal of rubbish and movement of materials.
- What if any solvents or other noxious materials are to be used?

Comments on objections:-

- Noise/Amenity Industrial Use - noise will be contained within the garage and is generated by a staple-gun powered by a hand-carried generator also contained within the garage area. The amenity of the area is and will be maintained and it is considered that as the use will be confined within the garage area, the proposal will not detract visually.
- Area to be utilised - plans and discussions indicate that most of the activity will be carried out within the garage. The screened enclosure will be used for storage and cutting of fabric. The sewing will be confined with the dwelling. Assembly by way of stapling is carried out within the garage. As the application is made for a 'home activity', the use will be confined within the dwelling.
- Times of work - hours of operation will be 8.30am to 5.30pm Monday to Friday and can be conditioned.
- Removal of rubbish - all waste will be collected and disposed of regularly and also can be conditioned.
- Solvents and other noxious materials - the applicant and site inspections indicate that no solvents will be used.

Conclusion

The applicant has stated that he works only for one customer at a time, thus eliminating the need to stockpile furniture. The noisiest part of the activity is to be carried out within the garage and noise can be contained within the garage. The applicant is aware of the conditions relating to home activities and it is considered that the amenity of the area will not be diminished.

It is considered however, that consent should be limited for a period of 12 months so that the use of premises can be monitored.

IT IS RECOMMENDED THAT the consent be granted, subject to:-

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

"the activity or pursuit does not -

- (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) involve exposure to view from any public place of any unsightly matter;*
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling;*
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
3. All waste materials to be stored and disposed of at regular intervals.
 4. All raw materials and finished goods to be stored within the building and all work performed to be confined in the building.
 5. No signs shall be displayed on the footpaths, pedestrianways or roadways.
 6. Operating hours shall be limited to 8.30am to 5.00pm, Mondays to Fridays. Any alteration to these hours will require approval.
 7. The sale of furniture shall be restricted to the repaired and re-upholstered furniture.
 8. The upholstering of vehicle seats shall be limited to one vehicle at any one time being kept on the premises.
 9. The screened enclosure shall only be used for the purpose of storage and laying of fabric.
 10. This consent is limited for 12 (twelve) months from date of issue. Any continuation past this date shall require further approval.

3. USE OF PORTABLE BUILDING ANCILLARY TO EXISTING DWELLING FOR HABITABLE PURPOSE - LOT 6, DP801358 N^o 6 IVORY PLACE, RICHMOND - MS P EDWARDS. P911/60 PT02

Owner : Ms P Edwards
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989
Area : 1000m²
Zone : Residential 2(a)
Advertising : Advertised with 4 (four) submissions received

Key Issues

- Local area amenity
- Visual amenity

Recommendation

Refusal of application to allow the structure to remain.

Report

History

- (a) Complaint received alleging that a large structure had been delivered by crane to the subject property which the complainant believed had no consent from Council. Complainant also wanted to know if the structure would be rented out as it was alleged that the existing house on the subject property was partially rented at that time.

An inspection revealed a portable shed placed on the site approximately 6 metres long x 3 metres wide, cream in colour connected to a temporary power supply.

- (b) The owner of the subject property was contacted in writing requesting information as to why action should not be instigated for unauthorised building work.
- (c) A letter was received from the property owner stating that the reason for not seeking approval prior to siting the shed on her property was that she was able to obtain the shed cheaply and that it had to be moved quickly. Ms Edwards also stated that she intended to apply to Council at a later date in conjunction with an application for a garden shed. The letter also stated that the shed was to house her son whilst at University and would be removed when he was finished University in about six years time.

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- (d) Ms Edwards was further informed in writing that notification of her written application to allow the shed to remain would be circulated to adjoining property owners for their comments prior to any decision.
- (e) Four submissions were received as a result of the notification, one stating they had no objections, the other three raised objections in relation to:-
 - 1. The aesthetics of the structure;
 - 2. alleging that the structure would be used for rental purposes;
 - 3. Negative effect on surrounding property values; and
 - 4. loss of privacy.

Environment and Development Comments

An inspection of the property and the structure revealed that the shed is not considered to be compatible with the existing dwelling on the site or with development within the immediate area.

Alternative accommodation can be provided by the extension or addition of rooms to the existing dwelling, designed to complement the existing architecture.

The shed has impacted on the visual amenity of neighbouring properties and is clearly visible from a number of aspects.

IT IS RECOMMENDED THAT the application to allow the shed to remain upon the subject property be refused, as it is not in keeping with approved development in the area, and that the applicant be required to remove the shed from the property within 60 (sixty) days.

4. TOURIST FACILITY - HERB FARM AND REFRESHMENT ROOM, LOT 16, DP607802, N^o 177 COMLEROY ROAD, KURRAJONG - R & J PINFIELD. DA63/93.

Owner	:	R & J Pinfield
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	4.581 ha
Zone	:	Rural 1(c1)
Advertising	:	Advertised with 1 (one) submission received
Date Received	:	17th March 1993

Key Issues

- Amenity

Recommendation

Approval with conditions

Report

Proposal

Council is in receipt of an application proposing the establishment of a tourist facility incorporating the growing and retailing of herbs and plants, the retailing of craftware plus a refreshment room.

The activity will operate between the hours of 10.00am and 6.00pm daily and will involve the employment of 4 persons, 2 of whom will be residents of the property.

This proposal involves the following:-

- Conversion of the ground floor and verandah of the residence for the refreshment component of the use accommodating up to 35 people.
- Conversion of stables to display herbs and crafts and provide toilet facilities.
- Utilise an existing paved area to display plants.
- Provision of carparking within an area previously levelled for a tennis court.

Statutory Situation

The proposal is defined as a "tourist facility" and, as such, is a use permissible with Council consent, under the provisions contained in Hawkesbury Local Environmental Plan, 1989. In order to comply with the definition, the refreshment room must operate ancillary to the herb growing component.

Submission

One submission was received from K & C Rozzoli, who adjoin the property to the south, objecting to the application on the following grounds:-

- traffic hazards;
- out of character with the rural area;
- adversely affect the amenity;
- increase in noise;
- not in the public interest;
- precedential affect;
- proposal is simply a retail outlet;
- not in keeping with sound planning principles;
- proposal more akin to retail activity and should be located in appropriate commercial zone.

Whilst the submission raises many relevant concerns, on the whole it is considered that the activity is appropriately defined as a 'tourist activity' and the objection does not warrant refusal of the application.

Planning Assessment

The subject property is an irregular shaped allotment with an area exceeding 4 hectares. At present, the property contains a two storey residence, stable building, garage and workshop plus landscaping. This existing development is located in the northern portion of the property.

Traffic and Parking

Council's Parking Development Control Plan does not specify a requirement for this type of development in terms of the number of spaces to be provided. In this respect, the applicant proposes parking within an area measuring 30 metres x 15 metres. This could adequately accommodate 10 vehicles. In addition, a double garage adjacent to the existing residence brings the total parking provision to twelve. It is considered that this is an adequate number of spaces to cater for the expected parking demand.

The entrance to and exit from the property is satisfactory and permits adequate sight distances to enable vehicular safety when entering and leaving the property.

Visual Amenity

As no new buildings are proposed, it is considered unlikely that visual amenity will be reduced as a result of this proposal. Indeed, increased landscaping, which should be required to screen the parking area and access roads will improve the area from an aesthetic point of view, if the application is approved.

Amenity

Given the type and scale of development proposed, it is considered unlikely that the amenity of the area will be reduced, particularly in respect of the generation of additional noise. The development is located approximately 300 metres from the nearest residence on the western side of Comleroy Road, whilst the residences opposite are screened by the dwelling-house and topographic features. Although the level of noise will increase, the buffer provided to the nearest residence will assist in the reduction of noise levels.

In order to maintain the amenity, operating hours should be limited from 10.00am to 6.00pm daily, as the applicant has requested.

As the capital cost of the proposal is not excessive it is considered, because of objections received, to limit the consent for an initial 12 month period during which the premises can be monitored.

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

1. The development shall be carried out generally in accordance with the plans submitted on 17th March, 1993.
2. Additional Parking shall be provided for 10 (ten) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways, including the connection to the existing seal in Comleroy Road, and aisles to conform to Council's Development Control Plan and to be constructed, drained, and marked. Full details of works shall be submitted for approval with the building application.
3. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
4. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
5. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
6. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application.

7. Landscaping shall be completed prior to commencement of use.
8. 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.
9. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
10. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
11. The existing driveway shall be used as an entrance only and the proposed driveway shall be used as an exit only. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
12. Operating hours shall be limited to 10.00am to 6.00pm daily.
13. The refreshment room shall only operate when the herb garden and craft shop is open.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
15. This consent is limited for an initial period of 12 months from commencement of operations. An inspection by the Divisional Manager of Environment and Development is to be undertaken prior to commencement of operations to ascertain whether works required as a result of conditions have been satisfactorily undertaken.

5. EXTENSION TO RETAIL PLANT NURSERY - LOT 2, DP236785, N^o 393 WINDSOR ROAD, VINEYARD - C ALOI, DA276/92

Owner	:	C Aloï
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989. Hawkesbury Local Environmental Plan, (Amendment 8).
Area	:	2.023 hectares
Zone	:	Rural 1(c)
Advertising	:	Advertised with 3 (three) submissions received.
Date Received	:	17th September, 1992

Key Issues

- Building below the 1 in 10 year flood frequency level,
- Impact of landfill.

Recommendation

Approval

Report

History

Council will recall that this application has been previously reported, however, was deferred at the applicant's request to enable the preparation of amended plans to overcome concerns with the original proposal. The proposal has been amended by deleting the proposed storage shed which was below the 1 in 10 year flood level and substantially reducing the amount of landfill which presently exists on the site.

Proposal

Application has been made for the erection of extensions to an approved retail plant nursery which has not yet been completed. The proposal involves the following:-

- the erection of an awning extending off the previously approved nursery building. The awning measures 40 metres x 24 metres and has a height of 9.5 metres;

- a mezzanine level within the previously approved nursery building measuring 23 metres x 6 metres;
- car parking for 92 vehicles along the eastern boundary;
- access roadways for unloading/loading purposes;
- various earthworks/landfill to make the development effective.

Statutory Situation

The subject land is zoned Rural 1(c) under Hawkesbury Local Environmental Plan, 1989. The development of a retail plant nursery is permissible, with consent, under the provisions contained in HLEP, 1989.

Clause 22 of HLEP, 1989, prohibits direct vehicular access to Windsor Road.

Clause 25 of HLEP, 1989 (Amendment 8), prohibits the erection of buildings below the 1 in 10 year flood frequency level.

Submissions

The application was advertised in accordance with policy, and 2 submissions plus 1 petition containing 7 signatories were received. The submissions object to the development on the following grounds:-

- non-compliance with previous Development Consent conditions;
- the proposed buildings are out of character with the locality;
- vehicular access to Windsor Road should be prohibited;
- traffic; and
- drainage.

Planning Assessment

The subject property is generally regular in shape with an area of 2.024 hectares and has frontage to both Windsor and Old Hawkesbury Roads, Vineyard.

Although the application has been amended by deleting the proposed storage shed at the rear of the property, the attached awning is located on land which, at the appointed day, was below the 1 in 10 year flood frequency level. It is considered that Council does not have the power to vary this requirement and as such, the awning should be reduced in length so that it is constructed on land which is above

the 1 in 10 year level. This will entail approximately half the length of the awning.

At present, landfill has been placed on the property in excess of that approved. Discussions with the applicant indicate that the fill is being temporarily stored pending its use in the construction and raising of Old Hawkesbury Road which is a requirement of the previous approval. As a consequence, no new fill is proposed with this application and much of the existing fill will be removed. Plans submitted with the proposal illustrate that the property will be fairly level along the southern boundary where the car parking is proposed. The property will then slope gently to the northern boundary. Batter slopes of 2:1 are proposed and the fill will result in the level of the land ranging from approximately 900mm to 1.5m above the natural ground level. This is considered satisfactory, however, the batter slopes should be increased to 4:1 to obtain a more natural appearance. A study by the then Department of Water Resources indicates that landfill in this locality will have minimal impact on the floodplain. Suitable conditions can be imposed regarding on-site drainage so stormwater does not adversely affect adjoining properties.

The application proposes parking for 92 vehicles along the southern property boundary. Council's Parking Development Control Plan requires for retail plant nurseries that 1 space be provided for each 200m² of site area. The property has 2.023 hectares of area which would require 101 parking spaces. As much of the property is not to be used for the display and sale of goods the number of parking spaces proposed is adequate. Adequate manoeuvrability is provided for the parking spaces. Accessways are provided internally for the loading and unloading of goods.

It is considered that the local road network can adequately accommodate any expected traffic generated by this proposal. Direct vehicular access should be prohibited to Windsor Road in accordance with Clause 22 of HLEP, 1989.

The appearance of the development will not alter significantly from that previously approved with the only new building being the awning. It is considered that the development will have a satisfactory appearance.

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

1. The development shall be carried out generally in accordance with Plan N^o 162/1 dated 19th February, 1992, 162/9 dated 11th August 1992 and 162/2 dated 22nd May 1992, except where amended by the following conditions.
2. The final levels of the property shall be generally in accordance with Plan N^o 87710 dated 31st May 1993, except where amended by the following conditions. In this regard a survey plan shall be submitted upon the completion of earthworks.
3. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.

4. The proposed storage shed at the rear of the property is not approved.
5. The proposed awning shall be amended so that it is located on land which at the appointed day was above the 1 in 10 year flood frequency level, being RL 12.1 AHD. In this respect, McKinlay Morgan & Associates Pty Limited plan dated 26th November 1992, shall be used as a reference source.
6. The batter slopes of the landfill adjoining the northern and eastern boundaries shall be maximum of 4 vertical to 1 horizontal.
7. Direct vehicular access from Windsor Road is prohibited except in flood periods when access is unavailable from Old Hawkesbury Road in respect of the retail plant nursery/landscape supplies use.
8. Full construction of Old Hawkesbury Road from Latona Street to and including the access to the site in accordance with plans approved by the Divisional Manager of Engineering on 3rd March 1992. Provisions is to be made for construction of vehicle traffic along Old Hawkesbury Road to the north of the construction.
9. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
10. Full details of all crossings of the existing creek/dam including full hydraulic calculations is to be submitted for approval with the Building Application.
11. A detailed plan of landscaping shall be submitted and approved by the prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
12. 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.
13. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
14. Compliance with all conditions of DA76/90.

**6. REZONING PROPOSAL - RURAL/RESIDENTIAL
SUBDIVISION - LOTS 1 TO 4 AND 6 TO 13, DP803222,
ROYERDALE PLACE, EAST KURRAJONG. LEP5/93**

Owner : **Kemeta Pty Limited and Wataland Pty Limited**
Statutory Provisions : **Hawkesbury Local Environmental Plan, 1989**
Area : **120 hectares**
Zone : **Rural 1(b) and - Environmental Protection, Wetlands 7(a)**
Date Received : **18th June, 1993**

Key Issues

- Environmental impact;
- Disposal of effluent;
- Alienation of agricultural lands;
- Flooding considerations:

Recommendation

That a draft local environmental plan be prepared for the proposal and that Council consult with the appropriate government bodies in the preparation of the draft plan.

Report

Proposal

The applicant has provided the following information in relation to the proposal:-

The amendment is sought to guarantee the long term preservation of environmentally sensitive areas and to enable the orderly development of approximately 70 lots averaging 5000m² in area and representing 28% of the total site area, or a density of 1 dwelling per 2 hectares.

It is proposed to develop the gently sloping ridge crests being land of limited agricultural viability. The area will be developed in stages of approximately 10 to 15 lots.

All flood prime land, being land of significant agricultural viability, and land with slope greater than 16%, will be rezoned 7(d) (Scenic) and transferred to the adjoining "Hadden Farm" for preservation. This area of land represents 59% of the total site.

All significant historical and archaeological sites fall within the 7(d) (scenic) zoning area and thus the likelihood of their preservation is enhanced.

The land under the present zoning could be cleared for grazing and agriculture so the limits of the lots have been established to assist in the preservation of significant trees and vegetation and thus ensure the conservation of the native flora and fauna. Corridors have been created between groups of lots to create a genuine rural bushland setting for the pleasure of both human and wildlife inhabitants.

Due to the establishment of building envelopes the dwellings will be significantly screened from any direction. The preservation of the timber on the steeper slopes and on the edge of the floodplain will provide almost total privacy from any surrounding property. Each of the dwellings will be approximately 50 metres apart ensuring good internal privacy. The access roads will be designed to avoid all significant trees thus enhancing the privacy, scenic quality and preservation of the area.

The proposal is for high quality housing. Buildings will be restricted to "bush timber" coloured brick and tile construction with areas in excess of 200m². There will be maximum 1 metre cut and fill techniques utilised for buildings, and fencing will be of a rural nature.

Power and telephone services are available. Disposal of effluent will be by means of transpiration beds or "envirocycle" type treatment system. Internal water supply will be provided by 110,000 litre tanks collecting roof water. External water needs will be provided by spray irrigation of treated effluent supported by a community bore for each group of five lots.

The demand for this type of development has been clearly demonstrated by Council's 1990 Rural Lands Study; Wellings, Smith and Byrnes' 1985 study and Bowdens 1992 survey.

Accompanying the rezoning submission are the following reports:

- Planning report - Bowdens;
- Archaeology - Elizabeth Rich;
- Flora and Fauna - Peter and Judy Smith;
- Engineers - Bowdens;
- Water supply - Lyall and Macoun;
- Effluent disposal - Lyall and Macoun;
- Market Study - Bowdens;
- Historical - Neil and Darcy Sheddon;
- Ground Water - Golder & Associates.

Accompanying the rezoning submissions are letters from Prospect Electricity, Telecom, Water Board, Department of Agriculture, Water Resources Commission. None of these letters contain advice which would prohibit the proposal.

Statutory Situation

The minimum allotment size for the locality is 10 hectares. As the applicant seeks to create 70 allotments averaging approximately 5000m² in size. The Director of Planning's concurrence will be required prior to the issue of a Section 65 Certificate to enable exhibition of the draft plan.

Council has the power to resolve to prepare a draft local environmental plan and in so doing liaise with public authorities and any other such persons as the Council determines, in the preparation of the draft plan. Once this liaison has run its course then a draft local environmental plan can be forwarded to the Director of Planning with a request to issue a Section 65 Certificate for exhibition should Council consider such appropriate after considering comments received from public authorities.

In this particular case the consultant studies undertaken appear adequate and it is not recommended that a separate local environmental study be undertaken for this proposal subject to what public authorities comments may be. In liaising with the appropriate public authorities or bodies, copies of the consultant's report would be forwarded with Council's request for advice on the proposal.

IT IS RECOMMENDED THAT a draft local environmental plan be prepared for the proposal and that Council consult with the appropriate government bodies in the preparation of the draft plan pursuant to Section 62 of the Environmental Planning and Assessment Act, 1979 and that the matter be further reported to Council when comments from the government bodies are received.

**7. FORTY BED AGED PERSONS HOSTEL, LOT 211, DP806061,
Nº 47 RICHMOND ROAD, WINDSOR - FITZGERALD MEMORIAL
HOSTEL. DA113/93**

Owner	:	Hawkesbury City Council
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989 State Environmental Planning Policy Nº 5, Housing for Aged or Disabled Persons.
Area	:	8658 square metres
Zone	:	Residential 2(a)
Advertising	:	Advertised with 2 (two) submissions received
Date Received	:	14th May 1993

Key Issues

- Access
- Visual amenity

Recommendation

Approval with conditions

Report

Proposal

Application has been made for the erection of a 40 bed hostel on the subject property. The development is to be administered by the Fitzgerald Memorial Hostel Association who currently run the Fitzgerald Memorial Home in Brabyn Street, Windsor.

The application involves the conversion of two, two storey buildings to accommodate 40 single bed units. In addition, a one-part/two storey community building is to be erected.

Car parking is to be provided for seven vehicles and one ambulance adjacent to the community centre block.

History

The establishment of an educational centre being a training school for management has previously been approved for the site. The construction has substantially commenced, however, financial problems have caused the abandonment of this project. Consequently, there exists on the site two partially completed two storey

buildings and the footings for a third building which, although not contained within this application, may be developed further at a later stage.

Statutory Situation

The subject property is zoned Residential 2(a) under Hawkesbury Local Environmental Plan, 1989. The development of aged persons housing is permissible with consent under the provisions of HLEP, 1989, and State Environmental Planning Policy N^o 5.

Submissions

The application was advertised in accordance with Council policy and two submissions were received.

One submission objects to the proposal on the grounds that no public road access is available. The second submission does not object to the proposal, but advises that much of the property is in an unkempt state. This is due to the abandonment of uncompleted building works which will be tidied up with this proposed development.

In respect of access to the property, this can be provided via both Rum Corps Lane and Claremont Lane both of which are public roads.

Planning Comments

The subject property is an irregular shaped allotment with an area of 8648 square metres. The property has frontage to Richmond Road, Claremont Lane and Rum Corps Lane.

Provisions of SEPP 5

State Environmental Planning Policy N^o 5 applies to the proposal and aims to increase the availability and choice of residential accommodation for both aged and disabled persons. The Policy includes a number of design considerations relating to building height, density, landscaped area, carparking and provision for wheelchair access. The proposal complies in all respects with the requirements of SEPP N^o 5, with the exception of landscaped area. A suitable condition can be imposed as ample area is available on the site to provide additional landscape area.

Clause 11 of the Policy requires that prior to granting consent, Council should establish that *"adequate support services for aged persons or disabled persons are or will be available within a reasonable time, and are or will be able to meet the needs of the aged or disabled residents."*

The application proposes the provision of a community centre which comprises dining facilities, plus indoor recreation and meeting areas. In addition, as this development replaces the previous facility in Brabyn Street, which is in the general vicinity of the site, the residents will take advantage of the previous retail, medical, religious and cultural support services.

Council is not able to levy a contribution pursuant to Section 94 for public amenities or public services.

Character/Design Quality/Amenity

The site is surrounded by residential development to the east, north and south whilst the Rum Corps Barracks and its environs adjoin to the west. For the most part, the development is existing, however, the proposed architectural treatment is considered suitable.

Access and Parking

The development will provide for 7 car parking spaces plus 1 ambulance space in accordance with the requirements of SEPP 5. Adequate dimensions and manoeuvrability are provided to enable vehicles to enter and leave the site in a forward direction.

Access is available from both Claremont Lane and Rum Corps Lane. Details submitted with the application indicate that initial access will be from Claremont Lane which upon further development of the site will be closed to vehicular traffic which will be accommodated entirely from Rum Corps Lane. Given that Claremont Crescent contains residential properties, it would be more desirable to restrict all heavy vehicles to the Rum Corps Lane entrance. This can be required as a condition.

Services

Electricity, telephone, water and sewerage services are all available to the site and are not considered to be a constraint to the development.

Conclusion

The construction of this proposal will assist in meeting the increasing demand for aged housing, particularly in the form of hostel type accommodation within the City of Hawkesbury. The development is unlikely to have any detrimental effects to adjoining properties, provided slight amendments are implemented, and given its location, should satisfy the needs of its future residents.

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

1. The development shall be carried out generally in accordance with Plan N^o H2/93/7/3 dated 24th March 1993 and issued 14th May 1993, except where amended by conditions.
2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. Parking shall be provided for 1 (one) ambulance and 7 (seven) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. The entrance to the service yard is to be opened up to provide satisfactory access. Full details of works shall be submitted for approval with the building application.
4. A surcharge path sufficient to carry the 1:100 year storm flow frequency is to be provided across the site.
5. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
6. Design and construction of site drainage shall be carried out in accordance with Council's guidelines for stormwater drainage requirements for commercial, industrial and medium density developments. Details to be submitted for approval with the Building Application and shall include the partially completed drainage line through the site.
7. Claremont Lane shall be constructed of brick paving and concrete edging generally along the line of existing failed paved area. The work shall include a paved footway 1 (one) metre wide utilising a contrasting paving brick at the northern side of the Land and a paved vehicular passing bay on the southern side together with drainage through the site to off the end of the Lane. There shall also be constructed at the entrance to Claremont Lane, a brick entrance threshold treatment such as to prohibit heavy vehicles. The design of each of the above shall be submitted for approval by the Divisional Manager of Environment and Development with construction to the satisfaction of the Divisional Manager of Engineering Operations.
8. Creation of a drainage easement 2.5 (two point five) metres wide over the existing line of pipes through the site.
9. Construction of a sealed access road from the Lane beside the "Rum Corps" to the proposed car park area. Details to be submitted for approval with the Building Application.

10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site from the lane beside the "Rum Corps".
11. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
12. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
13. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
14. The spillage of light, if any, shall be controlled so as to not interfere with local amenity.
15. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021. Details are to be prepared by an accredited acoustical consultant to be submitted for approval with the building application.
16. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
17. The amount of landscaped area being increased to a minimum of 1000 (one thousand) square metres. Details of the designated area shall be submitted with the Building Application.

**8. PROPOSED CONSTRUCTION AND USE OF FOOD KIOSK -
WINDSOR MALL (BETWEEN KABLE AND BAKER STREETS).
DA134/93**

Owner	:	Hawkesbury City Council
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Zone	:	Commercial 3(a)
Advertising	:	Not required
Date Received	:	9 June 1993.

Key Issues

- Location
- Design

Recommendation

Approval

Report

At its meeting of 13th April, 1993, Council considered a request in correspondence from Mr. W. Chan, Director of Netape Pty. Limited, seeking approval in principle for the establishment of a food kiosk in the Mall. Council resolved as follows:

"Approval in principle be given to Netape Pty. Limited for the establishment of a food kiosk in Windsor Mall subject to the final location being approved and the kiosk designed by Council's Consultant Architect at the full cost of the applicant and terms of the Lease negotiated and reported to Council."

The applicant has engaged Architect Mr. R. Pont to prepare plans of a proposed kiosk and the plan will be available for Council at the meeting. In essence, it proposes a building similar in design and scale to the existing rotunda within the Mall, with the siting of the building being to the south of the existing fountain and water wheel and close to the front boundary of the old Hawkesbury Valley Motors site.

The construction of the building is external face brickwork with colour bond corrugated roofing on painted timber posts and timber boarding above the brickwork. Internally, it is proposed to have a sink, hotplates and refrigerators under a kitchen bench, including a servery bench. As indicated to Council's previous meeting, it is also proposed to have a number of dining tables in an alfresco style within the Mall and in close proximity to the kiosk.

The location of the kiosk has been determined in consultation with Mr. Pont and, whilst the location is not as originally desired by the applicant, it has been accepted by him following the site inspection with Mr. Pont and Council officers.

The use of the Mall for alfresco style dining has previously been supported by Council and it is noted that a number of outlets currently use the Mall for this purpose.

Whilst the application has not been advertised for public comment (this being in line with Council's policy for development in Commercial 3(a) zones), it is understood that objections have been received by Aldermen from some of the existing shopkeepers in the Mall area and, indeed, Mrs. Raylene Wiltshire did address the Committee meeting of 30th March, 1993, in respect of this proposal, indicating her objection.

In summary, it is considered that the proposal will compliment the general environment of the Mall and provide a worthwhile service to the community and visitors to the area.

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

1. Submission of a building application, plans and specifications complying with Ordinance 70.
2. All works including provision of services to be at the applicant's expense.
3. The style, number of, and location of dining tables to be determined in conjunction with the building application. Details are to be submitted for consideration with the Architect's plans for the building application.
4. All paving, etc., required to be removed for provision of services to be "made good" and at the applicant's expense.

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

At its Committee meeting of 27th January, 1993, and Ordinary meeting of 9th February, 1993, Council considered the following report:

Owner	:	G L & K A Mitchell
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
	:	SEPP1 - Development Standards
Area:	:	16 ha
Zone	:	Rural 1(b1)
Advertising	:	Not required
Date Received	:	5th November, 1992

Key Issues

- Department of Planning Policy
- Contrary to LEP minimum area provisions
- Appropriateness of use of SEPP1

Recommendation

Approval

Report

In the investigations which took place and leading up to gazettal of Council's current planning instrument, Hawkesbury Local Environmental Plan, 1989, the Grose Wold area of the City was identified to alter from its then 10 ha. minimum subdivision area provisions to a 4 ha. minimum. It was believed that this was consistent with other land in the Grose Vale area that was similarly identified to be changed and also consistent with the Blaxlands Ridge/East Kurrajong area which had, at that time, already been altered from 10 ha. to 4 ha.

The Department of Planning and, ultimately, the Minister, gazetted the provisions of the LEP with the exception of the Grose Wold area. In respect of this area, the reason for not agreeing to Council's request was that the area was identified in the Metropolitan Land Audit as being suitable for long term urban development and that any reduction in minimum area provisions and, hence, an increase in the number of lots in the locality, would not be conducive to urban development as the land would be harder to retrieve because of the extra landowners involved.

The Department of Planning subsequently prepared its own Local Environmental Plan over the Grose Wold area which maintained the minimum 10 ha. provision but altered all other clauses to bring it in line with Hawkesbury LEP 1989.

The subject proposal is to divide the land into two equal 8 ha. allotments. This is beneath the minimum area provisions in the LEP but twice the size of the minimum area that was originally required by Council.

The applicant has written directly to the Department of Planning whose response is as follows:

"I refer to your letter concerning the subdivision of your property, Lot 3, Grose River Road, Grose Wold.

I wish to inform that your land is currently zoned Rural 1(b) under Hawkesbury local Environmental Plan 1989 (Amendment No.15) which was made by the Minister for Planning on 11 November 1990. Under the provisions of the plan a 10ha minimum subdivision standard applies to your land.

As you are aware the Grose Wold area was originally deferred from Hawkesbury LEP 1989 to allow further investigation of the area's urban potential. The Minister decided to make amendment No.15 to the plan in order to preserve Grose Wold's future urban development options. The Minister determined to introduce the same 10ha subdivision standard as had existed under Hawkesbury LEP 1984 in order to achieve this.

The Department supports the 10ha subdivision standard in the Grose Wold area and would not favour a rezoning of the land so recently after the making of Hawkesbury LEP (amendment No.15). However it would be appropriate to discuss with Hawkesbury City Council the use of State Environmental Planning Policy No.1 - Development Standards in relation to your property. I would be prepared to consider the merits of your case under SEPP No.1 should Council support your subdivision proposal.

I trust that the above information is of assistance."

It is considered that for the same reasons as identified in documentation leading up to Hawkesbury LEP 1989, that the locality is not suitable for urban development and should be zoned as a 4 ha. minimum to bring it in line with surrounding localities. However, in the meantime, and because of the Department of Planning response, this application could be supported as an objection against the provisions of the LEP with the reasons being those previously identified.

Council resolved "that consideration of this matter be deferred pending the formulation of Council's Rural Subdivision Policy".

Since that resolution, the applicant has appealed to the Land and Environment Court on a "deemed" refusal by Council. That is, an appeal on the basis that Council has not properly determined the application either by refusing it or approving it. The matter has been referred to the Department of Planning, as is required, because the proposal was to utilise State Environmental Planning Policy No.1 which requires the concurrence of the Director of the Department. The Department is required to be notified of appeal matters involving use of SEPP1 so that it can determine whether or not it wishes to take part in the appeal proceedings. The matter has also been to a mediation before the Land and Environment Court where documentation from the Department of Planning was indicated to the Registrar of the Court as follows:

"... It is understood that the proposed subdivision would involve the creation of one additional lot and a 20% variation of the minimum lot size of 10 hectares which applies in Grose Wold. Furthermore, it is understood that your department's report to Council recommended approval of the proposed subdivision.

In these circumstances, it would be unlikely that the Director would have refused concurrence for this application if the Council had decided to support the recommendations of your report.

I trust that this advice is of assistance to Council and the Court in its consideration of this matter."

Further discussions with the Department of Planning have indicated that it is unlikely because of the State Government's "containment" policy that the Grose Wold area will be further required for long term urban development. As a result of this information and also the letter from the Department of Planning, it is considered unlikely that Council would be successful in defending a "deemed" refusal should it proceed to full hearing before the Court. The Court has stood the matter over to enable Council to reconsider the application and issues involved, the matter being returnable to Court after the Ordinary meeting date of 13th July, 1993.

As indicated in the previous report to Council, the land is in an area previously supported by Council to become a 4 ha minimum subdivision area. The lots proposed as a result of the subject subdivision are for two lots having areas of 8 ha each, i.e., they are twice as large as the minimum sought by Council in the Draft LEP 1989 compilation.

It is believed that it is difficult for Council and the Department of Planning to continue justification for leaving Grose Wold as a 10 ha area when all surrounding localities are 4 ha. There is nothing inherently different in the Grose Wold area compared to Grose Vale such as would warrant this difference.

Accordingly, it is recommended to Council that it supports this proposal under State Environmental Planning Policy No.1 and again request the Department of Planning to support a Local Environmental Plan to rezone the area in accordance with Council's previous requirements. Whilst it is understood Council deferred

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this matter pending the results of the "Our City - Our Future" rural subdivision report, the recommendations within that report would be for the area to become 4 ha, being consistent with Council's previous stance.

IT IS RECOMMENDED THAT:-

- 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.

10. REZONING APPLICATION TO CREATE A RESIDENTIAL SUBDIVISION FOR 23 HOME SITES AT LOT 28, DP802983, STRONG PLACE, RICHMOND - PETER DUFFIELD & ASSOCIATES PTY.LTD. LEP3/93

Owner	:	K. & L. Wallis
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989.
Area	:	2.052 ha
Zone	:	Environmental Protection 7(d)1 (Scenic)
Advertising	:	Not required.
Date Received	:	23 March 1993.

Key Issues

- Flood liability
- Noise
- Water and Sewerage
- Amenity of adjoining lots

Recommendation

Rezoning not be supported.

Report

In 1989 the old dairy land on the corner of Jersey Street and Francis Street, in Richmond was subdivided to create 29 lots, 27 of these lots were conventional residential lots between 600m to 1000m² in area. Lots 28 and 29 were larger lots with lot 28 having an area of 2.05 ha (5 acres). The site is cleared of trees and there are no buildings existing on the land at the present time. Approximately 75% of Lot 28 is below the 1 in 100 year flood frequency level.

The applicant has provided the following information in relation to the proposal:

The proposal consists of a lake to act as a retention basin to purify the stormwater that presently passes through the site, together with that which will be collected from the proposed development.

The lake will be surrounded by a public reserve and footpath. This area will be heavily landscaped and provide a focus determining the character of the area. Other drainage easements to drain the roads will double as footpaths to give all residents access to the lake.

The lake will be suitably graded so as to give shallow edges for purification planting and also to serve as a deterrent to adventurous children.

The whole site will be heavily planted with complimentary trees and filled to comply with the 100 year flood level requirements. The creation of a lake offsets large areas of fill and provides a most pleasant focus.

It is proposed to create 23 lots with single storey housing suitably designed to compliment each other and the landscaped character of the site.

The houses will be designed to comply with the sound barrier requirements for the area, having an indoor design level of 20 units as defined in AS 2021 to cope with aircraft passing overhead.

The site has a sewer passing through, direct connection is easily obtainable. Water connection for supply is under discussion with the Water Board and it is intended to design into each individual house underground storage of roof water for domestic supply.

The contours of the design are used to assure that all floor levels are above the 1:100 flood level of RL 16.80.

It is proposed to introduce the provisions of Community Titles to ensure the proper maintenance of all public facilities.

Planning Assessment

The land is currently zoned Environmental Protection Scenic 7(d1). To obtain building platforms of RL 16.80 AHD it will be necessary to fill substantial parts of the site. The depth of fill will range from a thickness of zero to a depth of 3 metres at places.

The Minister of Planning has issued guidelines for Councils in preparing Draft Local Environmental Plans which seek to increase residential densities. These directions indicate the draft Local Environmental Plans shall not rezone flood liable land from Environmental Scenic Protection to Residential unless special circumstances exist. Similarly the subject land is within the noise footprint of the RAAF Base, Richmond and again the Minister has indicated that such land should not be rezoned for residential purposes unless special circumstances exist.

The land also falls within Sydney Regional Environmental Plan N^o 9 - Extractive Industries, and if Council resolves to prepare a draft Local Environmental Plan, concurrence would be required from the Department of Mineral Resources which has identified the subject land and other land in the vicinity as having potential for extractive resources.

The applicant intends to provide some of the water to the future dwellings by underground storage tanks fed by roof water. Given that the development has access to a full reticulation service, and is surrounded by development that has full access to a reticulated supply, this aspect of the proposal is also not supported.

The subdivision in 1989 which created the subject lot was of a residential nature and included all that part of Strong Place now developed for residential purposes, and for which a residential zoning had existed ever since 1973. Because the zoning existed for such a long time, notwithstanding the site had constraints of noise, the land was able to be so developed. The remainder of the land, however, including the subject lot, was then and is still not zoned for residential purposes, hence, the requirement for rezoning. Presumably, the zoning boundary excluded the subject land because it is substantially affected by flood waters.

The applicant has stated, and it is conceded, that Strong Place is presently under-utilised in that there is no development fronting the northern part of the road, with the road having the full kerb and gutter, etc., on each side. The subdivision in 1989 was proposed on the basis as it now exists, and the road is presumably in the location that it is so that maximum utilisation of the zoned residential component could take place. That is, if the road was moved further to the south with lots on either side, then the lot yield would not have been as great and, arguably, may not have been able to take place at all because of the reduction of available area for residential purposes.

Whilst the proposal was not advertised, an objection has been received in the form of a written submission and a petition containing 20 signatures.

The grounds of objection are as follows:

- destroy views due to landfill and subsequent houses;
- precedent of filling flood land for housing;
- triple the traffic on Strong Place;
- narrow street;
- purchased knowing land was not zoned for residential purposes.

Conclusion

On the basis that the land is flood prone and the development would require substantial filling of the land, and is subject to aircraft noise, it is recommended that the rezoning application not be supported.

IT IS RECOMMENDED THAT the rezoning application not be supported.

11. LICENSED CLUB - LOT 274, DP813232, N^o 25 WOODLANDS ROAD, WILBERFORCE - WILBERFORCE DISTRICT SPORTS AND RECREATION CLUB. DA17/93.

Owner	:	Hawkesbury City Council
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989 State Environmental Planning Policy N ^o 11 - Traffic Generating Development
Area	:	5547 square metres
Zone	:	Part Rural 1(b), Part Open Space Existing 6(a)
Advertising	:	Advertised with no submissions received
Date Received	:	29th January 1993

Key Issues

- Amenity
- Traffic

Recommendation

Approval

Report

Application was been made for the erection of a licensed club associated with the Wilberforce District Sports and Recreation Club. The proposal involves the erection of a club with lounge, dining and bar facilities with on-site parking for 25 vehicles.

Statutory Situation

The subject property was created as a result of a road closure plus a boundary adjustment. As a consequence of the road closure, the location of the zone boundary between the Rural 1(b) and the Open Space Existing 6(a) is ill-defined. It is apparent, however, that land to the north east of Woodlands Road is zoned 6(a), whilst land on the south western side of Woodlands Road is Rural 1(b). In view of this mapping anomaly, it is considered the Rural 1(b) zone should be implemented, as this property is located south west of Woodlands Road.

The development of a club is permissible with consent under the provisions contained in HLEP, 1989.

The application requires referral to the Local Traffic Committee under the provisions contained in State Environmental Planning Policy N^o 11 - Traffic Generating Development. At its meeting the Committee recommended:-

"That the applicant give consideration to having a single access to the proposed car park and accordingly appropriate alteration of the car park design."

This has been addressed as a condition.

Planning Assessment

The subject property is irregular in shape with an area of 5547 square metres, having frontage of approximately 100 metres to Woodlands Road.

Siting and Design

The application involves the erection of a building to be used as a licensed club. The building measures 23 metres x 16 metres and has an overall height of 8 metres. The development is to be finished in face brick with colourbond roof. The appearance of the development is satisfactory and receives suitable architectural treatment in the form of verandahs and gables. The development is setback 32 metres from Woodlands Road and 20 metres from the closest adjoining boundary. Proposed setbacks are reasonable.

Traffic and Parking

Council's Parking Development Control Plan requires the provision of 1 space for each 6 square metres of service/lounge area, plus 1 space per 2 employees. This application proposes 250 square metres of such area, whilst the number of staff is unknown at this stage, however, would be in the vicinity of 6 people. Using the above figures, 45 spaces would be required. Provision has only been made for 25 spaces as a result of this stage. This number is considered satisfactory given that improvements to Woodlands Road are to be undertaken to increase the amount of kerb-side parking whilst ample informal parking is available opposite in Woodlands Reserve.

Guidelines produced by the Roads and Traffic Authority indicate that the property has the potential to generate 225 vehicle trips per day. The local traffic network can adequately accommodate this amount of additional traffic.

Amenity

The subject property is located opposite a public reserve and the Woodlands industrial area. Next to the subject property is a building used by a scout group. No adverse impact will be created for these properties. Surrounding the site is properties with a rural character. Residences are contained on these, approximately 100 metres from the club. It is considered that this is a suitable distance to reduce noise associated with the club and as a consequence, the impacts will be negligible.

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

1. The development shall be carried out in accordance with Plan N^o 9218, dated January 1993.
2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.
4. Parking shall be provided for 25 (twenty five) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
5. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
6. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.

7. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
8. Landscaping shall be maintained.
9. 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.
10. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
11. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
12. The spillage of light, if any, shall be controlled so as not to cause any nuisance.
13. The driveway and parking layout being amended to provide for only 1 (one) entry/exit point. In this respect, the applicant is to liaise with the Divisional Manager of Environment and Development. Details to be submitted for consideration with the Building Application.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
15. Filling of the site to provide a minimum 0.5% (point five) fall to the level of the required kerb and gutter in Woodlands Road. Care is to be taken to protect and retain as many trees as possible by the provision of suitable subsoil drainage. All fill is to be compacted to 98% (ninety eight) standard compaction and verified by test results. Topsoil is to be stockpiled and respread over the finished surface.
16. The existing Telecom cable traversing the site is to be relocated clear of the proposed development in consultation with Telecom Australia.
17. Construction of access and car parking works within the transmission line easement to be carried out to the requirements of Prospect Electricity. The access drive is to be relocated clear of the existing power pole on the site.
18. The service area to be modified to provide suitable manoeuvring for delivery vehicles.

19. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of an 8 (eight) metre wide sealed pavement over the frontage of the site together with any such works as are necessary to make this construction effective.
20. The full construction of a 6 (six) metre wide sealed pavement from Sackville Road to Iron Bark Drive where not covered by the above together with any necessary drainage and including a suitable intersection at Sackville Road.
21. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6 (six metres).
22. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
23. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. A drainage line together with a suitable surcharge path is to be included to carry water from above the site to the culvert under Woodlands Road.

12. PROPOSED DEVELOPMENT OF VILLA UNITS, LOT 27, DP25171 N^o 23 MONTI PLACE, NORTH RICHMOND - MR S POTTS. DA86/93 PT01

Owner	:	Mr S Potts
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	1097m²
Zone	:	Residential 2(a)
Advertising	:	2 week period closing 6th May 1993, with 2 submissions being received.
Date Received	:	7th April 1993.

Key Issues

- Insufficient Carparking
- Inadequate vehicle manoeuvring
- Inadequate vehicular access to the site
- Amenity
- Privacy

Recommendation

Refusal

Report

Proposal

There exists on the subject property a three bedroom brick residence, and it is proposed to construct 2 x 2 bedroom villas at the rear of this dwelling house. Car parking would be provided in the form of car ports and open parking spaces. The set back of the existing dwelling from Monti Place is approximately 11.9 metres while the villas at the rear of will be approximately 1.35 metres from the rear boundary.

Statutory Situation

The site is zoned Residential 2(a) and therefore the development is permissible with consent under the provisions of Hawkesbury Local Environmental Plan, 1989. Council's Medium Density Housing Development Control Plan, also applies.

Submissions

Two submissions were received from adjoining owners. The first of these objected to the proposal on the following grounds:-

- (a) Loss of privacy;
- (b) overdevelopment of the site;
- (c) drainage and water runoff problems; and
- (d) a loss of amenity as a result of the subject development.

The second submission stated the following objections:-

- (a) Overdevelopment of the subject property;

- (b) loss of Privacy;
- (c) noise problems;
- (d) parking of extra vehicles;
- (e) drainage problems;
- (f) overlooking;
- (g) removal of a beautiful tree; and
- (h) animals.

Planning Assessment

The proposal satisfies the standards in Council's Medium Density Housing Development Control Plan in relation to density, private open space for all units, and access to direct sunlight for both the courtyard areas and the living areas of the villa units.

However, there are a number of aspects of the Development Control Plan in which the proposal does not comply. The first of these concerns carparking, and a proposal of this kind would require 6 car parking spaces, whereas the proposal only provides 5 car parking spaces. The applicant has provided a turning area, and has marked this as an optional car parking space, however, this would prevent satisfactory vehicle manoeuvring areas on the site if it were utilised as the sixth car parking space. It is further considered that the dimensions of the visitors car parking space is insufficient in terms of the Development Control Plan's requirements.

The second area of non compliance in terms of Council's Development Control Plan concerns driveways. In this regard, a driveway in front of the building line is required to be 6 metres, whereas the proposal only provides driveway width of 3 metres. It is further considered that the design of the villa units do not allow sufficient manoeuvring area to enable vehicles to enter and exit the site in a forward direction and this is therefore contradictory to the objectives of Part 5, of the Development Control Plan.

Discussions were held with the applicant regarding the above matters. The applicant was not prepared to undertake amendments to the proposal such as major redesign of the deletion of one (1) of the villa units. It is not considered that slight amendment or alteration would overcome the areas of non-compliance.

It is considered that the objections of the adjoining owners relating to overlooking, noise and animals are not considered to be valid objections in terms of this proposal.

Conclusion

As the proposal is not consistent with the objectives of the Medium Density Housing Development Control Plan, relating to car parking, driveways and manoeuvring areas, it is considered that the application should be refused.

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

1. There are insufficient car parking spaces when the proposal is assessed in terms of Council's Medium Density Development Control Plan;
2. There is insufficient vehicle manoeuvring space on the site;
3. There is inadequate vehicular access to the site;
4. The proposal will adversely effect the amenity of the locality.

13. TREE PRESERVATION ORDER - METHODOLOGY OF ASSESSMENT OF APPLICATIONS FOR TREE REMOVAL. GE020/031 PT04

There have been comments at recent meetings indicating some disquiet as to how applications under the Tree Preservation Order are assessed. Basically, the applications form two types, these being; applications for removal of single trees in urban areas; and applications proposing removal of an area of trees, e.g., for market gardening in rural areas.

The two types of applications obviously raise vastly different issues and, accordingly, are dealt with quite differently. In urban areas where requests are made to remove single trees, these are judged on the basis of the importance of the tree in the locality insofar as streetscape, amenity, shade, etc., compared to the disadvantages of the tree remaining in terms of danger to person and property.

Applications in rural areas requesting removal of a significant number of trees are assessed on the basis of the zoning and whether agricultural is allowable within the zone; the amount of trees to be removed in relation to the proposed use and whether the proposed use is considered to be viable (in this respect, the Department of Agriculture is often called upon to give its opinion); whether there

is an affect on wildlife and, in particular, wildlife corridors and, on occasions, whether species of either plants or animals will be threatened as a result of the proposal. In this respect, the National Parks & Wildlife Service is occasionally asked to make comment on a proposal.

There has been much said lately in respect of destruction of the *acacia pubescens* species. Whilst it is known that the species is identified as rare and endangered in a number of publications, there is no such listing in Council's Tree Preservation Order of endangered species, nor is there believed to be any statutory control over the species or any other endangered species in the State. This is not to say that it should not form a component of assessment of applications, however, the mere identification of rare and endangered species does not automatically mean that an application cannot be approved as some objectors to proposals would suggest.

IT IS RECOMMENDED THAT the information on assessment of applications under the Tree Preservation Order be received.

14. REMOVAL OF TREE, CLOSE PROXIMITY TO
NEIGHBOURING PROPERTY, LOSS OF STABILITY,
CONTINUAL CLEAN UP OF LEAF LITTER FROM PROPERTY -
LOT 2, DP38881, N^o 1 CHAPEL STREET, RICHMOND - MR S W
& MRS C S MANSLEY. P347/10 PT02

The applicants have applied for the removal of a Silky oak (*Grevillea robusta*) tree, as they consider that the tree is too close to proposed development on adjacent property N^o 3 Chapel Street. It has been further stated that the applicants are also concerned regarding the trees stability and that it is a constant problem in keeping leaf litter and seed debris out of the yard.

The tree is some 13 metres high by 6 metres wide. At the time of the inspection there was no evidence of ground movement in close proximity to the tree, or of any storm, insect or mechanical damage. The tree is of a species that does however loose leaves and small twigs constantly which requires regular ground maintenance to keep tidy.

The tree is an attractive example of the species and forms part of the local amenity to the west of Chapel Street.

IT IS RECOMMENDED THAT the application for removal of the tree be refused in that removal of the tree is unnecessary at this time and would set an unreasonable precedent within the area.

15. TREE REMOVAL - AGRICULTURE - LOTS D & E,
DP438428 N^o 325 SINGLETON ROAD, WILBERFORCE - MR K J
POOLEY. P1927/1675 PT01, P1927/185 PT02

The applicant has applied for the removal of eucalyptus trees for the purpose of allowing pasture improvement. The property is zoned Rural 1(b), and is provided with dam and creek water with a total property area of 25.12 ha.

The property is extensively treed with both iron bark and stringy bark eucalyptus trees of a semi-mature and mature size. The applicant has requested removal of selected trees to allow pasture improvement and improved property maintenance.

IT IS RECOMMENDED THAT the application be granted subject to the retention of a minimum of 65% (sixty five percent) of the existing tree cover on the nominated areas to the north, south, east and west boundaries. No clearing regardless of species within 20 (twenty) metres of Currency Creek. Removal maybe undertaken to a depth of 5 (five) metres of stringy bark eucalyptus for safety, all other species to be retained. All present random shade trees either singular or in small groups to be retained on open paddock areas.

16. 51 BOSWORTH STREET, RICHMOND - HERITAGE BUILDING - POSSIBLE "WILFUL NEGLECT". GH020/003, P255/200.

The Heritage Advisory Committee minutes of its meeting of 19th May, 1993, were presented to Council at its meeting of 8th June 1993. Within the Committee minutes the following was requested by the Committee to be adopted by Council:

"Mr. Edds advised the Committee that the heritage item on 51 Bosworth Street was suffering from the effects of lack of security. That is, the building is wide open and windows have been recently broken. Consequently, the fabric of the building is open to vandalism. The heritage item at 51 Bosworth Street is recommended by the State of New South Wales as being significant and that there is a permanent conservation order placed by the Heritage Council over this building. The Committee resolved that Council write to the Heritage Council of NSW advising them that the building's fabric is deteriorating rapidly as the site is not secure, having neither doors nor windows. Further, that the condition of the building is approaching a state of 'wilful neglect'. Moved by M Hatherley seconded by J Barkley."

At Council's meeting of 8th June, 1993, it was also indicated in a separate report that the owner of the building has requested that determination of the matter be deferred until this General Purpose Committee to enable him to address Council on the Heritage Advisory Committee's recommendation.

The building is classified in Council's LEP as a heritage item, as well as having a Permanent Conservation Order imposed by the State Government. There are no provisions in Council's LEP for any punitive action as a result of demolition by wilful neglect, although there is such a provision in the Heritage Act of NSW and, consequently, the Heritage Branch of the Department of Planning is authorised to take action, should it feel it warranted.

The heritage item is described as an early Georgian "brick nog" town residence which represents a more substantial style of building erected in Richmond as prosperity came to the settlement in the 1830s.

The building is in poor repair and has deteriorated in recent times because of the vandalism and the effects of natural weathering due to the poor condition of the building. The building was in a poor state of repair some years ago when the current landowners acquired the site and, at that time, there was a reasonable expectation from the landowners that the building was able to be removed because it was severely affected by proposed road widening of the Roads and Traffic Authority. Also the site containing the building was rezoned approximately ten years ago by Council to allow medium density town houses.

The road widening proposal, while still being a provision on Council's Planning Scheme, is no longer required by the Roads and Traffic Authority. Recent correspondence from the Authority has indicated that it requires removal of the

road widening zone from Council's LEP and it has requested Council to take steps to have this happen. It is understood that the road widening is no longer required because of other road proposals within the Richmond area which have superseded the proposed upgrading of use of Bosworth Street and not because of any perceived importance of the heritage item versus importance of the road for upgrading.

The Heritage Council has approved the demolition of additions to the original dwelling and it is these additions that are vandalised and which have provided the security problem. It is considered unreasonable to request the landowners to arrest this deterioration when approval has been given to remove the deteriorated section.

The landowners are in a position of having a building which is not economically viable to restore, given the cost of such restoration, and the unavailability of any significant return from the restored building.

Because of the circumstances surrounding the building, particularly the fact that there is no "wilful neglect" clauses within Council's LEP, it is difficult to support any proposal to have the State Government take action against the landowners.

It is understood that the landowners wish Council to inspect the premises.

IT IS RECOMMENDED THAT Council not support the Heritage Advisory Committee's request to have the State Government take action against the landowners because of "wilful neglect".

17. GLASS RECYCLING. GW010/006 PT02

Receptacles for glass recycling have been provided at Pitt Town, Ebenezer, Wilberforce, Windsor, Kurrajong and Kurrajong Heights for some years.

Complaints have regularly been received regarding bottles left in bags and boxes on the ground and also non-recyclable material left adjacent to the receptacles.

The level of complaints have increased recently and also several complaints have been received from residents regarding the prominent position of some of the receptacles, although this is necessary for their use.

As the weekly recycling service has progressed, the use of the receptacles has decreased to a point that now only 3.6% of the glass recycled is through these facilities.

There have been some complaints that the domestic recycling containers do not afford adequate "privacy" as to the volume and type of liquids consumed. However, privacy lids can be purchased for the domestic recycling containers and the continued use of the large receptacles is no longer warranted.

There is no current contract for a period of time and no penalties accrue for terminating the contract.

IT IS RECOMMENDED THAT the appropriate contractor be given notice that all glass recycling receptacles are to be removed from public places within 60 (sixty) days.

18. DRAFT LOCAL ENVIRONMENTAL PLAN PROHIBITING BURIAL OF MOTOR VEHICLE TYRES IN THE CITY. DA347/92

Council at its Ordinary Meeting of 9th March 1993, resolved the following:-

"to prepare a draft local environmental plan with the aim of prohibiting within the Hawkesbury Local Government Area the burying of motor vehicle tyres and that the exhibition process consider the current status and recycling processes available both locally, nationally and internationally."

Section 5 of the Environmental Planning and Assessment Regulations requires that information relating to Council's resolution to prepare a draft local environmental plan shall be forwarded to the Secretary of the Department of Planning within twenty one days of Council's resolution to do so. The submission required was, inadvertently not forwarded to the Department of Planning within the statutory time limit.

Given the above a further resolution from Council is necessary in order that the submission be forwarded to the Department of Planning within the required time.

IT IS RECOMMENDED THAT a draft local environmental plan be prepared with the aim of prohibiting the burying of motor vehicle tyres within the Hawkesbury Local Government area and that the exhibition process consider the current status and recycling processes available both locally, nationally and internationally.

19. REZONING TO SPECIAL BUSINESS 3(b), EXCLUDING
MOTOR VEHICLE DISPLAY, SALES AND REPAIRS - LOT 2,
DP709165, N^o 506 WILBERFORCE ROAD, WILBERFORCE -
APPLICANT/OWNER: GARY WHITE PROPERTY CENTRE.
LEP4/93.

Background

In April 1991, Council consented to the use of an existing dwelling on the subject land as professional chambers for an auctioneer/valuer/real estate agent.

Further, in January 1993, a development application was submitted by the applicant seeking consent to establish a car repair station, including the repair of agricultural machinery, on the site. Adjoining owners were advised of the development, with five objections being received at the time. The applicant subsequently withdrew the application following discussions with the Divisional Manager of Environment and Development.

Proposal

Application has now been made to rezone the site from Environmental Protection 7(d1) (Scenic) to Special Business 3(b), excluding motor vehicle display, sales and repairs. Prior to submitting the rezoning application, the following advice was provided to the applicant:-

"In any rezoning for commercial uses, the difficulty that Council would face is the need to justify an extension in commercial floor space within the locality, and also to justify the support of your site rather than other sites that may be deemed to be equally suitable."

The applicant has subsequently submitted the following documentation:-

"After discussions with Glenn Falson and Andrew Dean and acting upon the advice given, I have withdrawn a DA for a car repair station at Lots 2 and 11, DP709165 and DP533863, 504 and 506 Wilberforce Road, Wilberforce, in the belief I would be eligible for a rezoning.

...I would like to lodge an ... application to rezone the land known as Lot 2, DP709165 from its present zoning 7(d1).

I have been approached by one person in particular to establish a stationery and office supplies business, specialising in fax's, photocopiers, TV aerials and the like.

At present there are not suitable premises in Wilberforce...

In consideration to the neighbours Mr and Mrs George, 502 Wilberforce Road, (Lot 11, DP533863) could remain as its present zoning 7(d1). This would serve as a buffer zone and thus alleviate any reasonable grounds for objection.

The Need for More Commercial Floor Space

As all are aware, Wilberforce is a developing community, with an expanding population, but with a Council controlled shopping centre that has 100% occupancy and shop designs that are limited in size and diversity.

It defies explanation, that the relevant planning authorities cannot see the necessity for more commercial floor space. Wilberforce residents, many who do not have transport, are forced to journey to Windsor or North Richmond, to obtain some goods and services that are not available locally.

If we relate Council, to a corporation that has a substantial degree of power in a market for goods and services, and the supply of suitable sites for commercial premises, as being a goods and service, then under the provisions of the Trade Practices Act, this corporation shall not take advantage of that power for the purpose of:-

- eliminating or substantially damaging its competitor or the competitor of a related body corporate;*
- preventing the entry of a person into any market;*
- deterring or preventing competitive conduct in any market.*

Clause 2(b) of the Hawkesbury Local Environmental Plan 1989 states that its aims and objectives are to provide appropriate land in area, location and quality for living, working and recreational activities and agricultural production. It would seem that some of these objectives are not being satisfied at present in Wilberforce, for various reasons.

Suitability of the Site

As stated previously Wilberforce has no vacant commercial property nor the provision, at present for further.

There are 3 commercial locations at present, either by way of commercial zoning or existing use rights. These being the Council Shopping Centre, the General Store - Service Station and the Tropicana Hotel.

The subject property adjoining the Tropicana Hotel and having both main road and side road access is ideally positioned, for commercial applications.

Already having a commercial character the existing facilities and structures would be utilised and the impact on the surrounds would not change in any way.

There would be no additional demands on existing services. If at a latter date expansion was proposed then another development application would have to be lodged. At this subsequent stage, any issues causing any concern would have to be satisfied and conditions required by Council would have to be implemented.

Conclusion

Vacant land in close proximity to Lot 2 and adjoining land has just been rezoned commercial and I note that similar applications have been approved in Bosworth Street, Richmond (The old Motor Registry site) and Macquarie Street, Windsor, (the Red Rooster site; the old Telecom depot).

I would consider my application to have similar merits and would expect it to be treated favourably.

I would emphasise, that even though Wilberforce is the other side of the river to Windsor, it is a developing community with very limited resources but some very dedicated members who are eager to prove what can be achieved with the assistance of Council, to the benefit of all."

Planning Assessment

There is approximately 1.8 hectares of land in Wilberforce designated for commercial purposes, being zoned General Business 3(a). The land is presently owned by Council, with about half to two thirds of the land developed (with buildings, carparking, roadways etc). Thus, there is potential for further development of the site. Whilst there is no land in Wilberforce specifically zoned Special Business 3(b), a "stationery and office supplies business" would be permissible with consent in a 3(a) zone.

Other commercial development in the locality includes the General Store and Service Station, and the Tropicana Hotel/Motel. The general store and hotel/motel currently enjoy existing use rights, while the site of the service station and adjoining land were recently rezoned in November, 1992 to allow for the redevelopment and expansion of the service station.

Ideally, commercial expansion should take place on land adjoining or in close proximity to existing commercial. This is for a number of reasons:-

- to promote the development and expansion of business activities;
- to maximise the provision of car parking;
- to maximise shoppers' convenience and amenity; and
- to minimise conflict between pedestrians and vehicles.

It is considered that rezoning the subject site will encourage further fragmentation of the commercial area of Wilberforce, as well as create an undesirable precedent. The site is not considered to have any particular characteristics which make it 'unique'. Indeed, based on the applicant's justification (ie adjoining commercial development which has existing use rights; having both main road and side road access), there are other sites within Wilberforce equally suitable for commercial development.

The rezoning in Bosworth Street, Richmond is not considered to be similar in that the land already contained a commercial building, as opposed to a dwelling, and was in close proximity to the existing commercial area of Richmond. Further, the rezonings in Macquarie Street, Windsor were also in close proximity to other commercial or special use zones.

The applicant states that the site already has a "commercial character" and "the impact on the surrounds would not change in any way". Whilst this may be true in the short term, rezoning the site for commercial purposes could certainly change the character of the immediate area in the long term.

It is noted that since the real estate office commenced operating on the site, concern has been expressed regarding the nature of the development, particularly in relation to the display of property advertisements in the window. Council supported the development as "professional chambers", given that the applicant was a valuer and auctioneer, as well as an estate agent, and not purely as a real estate office. Professional chambers are generally compatible with residential development and do not alter the character of an area and thus, are permissible with consent in Residential 2(a) zones.

It is considered that the subject land should not be rezoned on the grounds that it will encourage further fragmentation of the Wilberforce commercial area and create an undesirable precedent.

IT IS RECOMMENDED THAT Council not support the rezoning of Lot 2, DP709165 from Environmental Protection 7(d1) (Scenic) to Special Business 3(b), excluding motor vehicle display, sales and repairs.

20. TREE REMOVAL - AGRICULTURE, LOT 66, DP791125 N^o
1599 COOBAH ROAD, EAST KURRAJONG - MRS V DAVISON.
P335/100 PT02

The applicant has requested permission for the removal of miscellaneous underscrub, eucalyptus and blackwattle trees for the purpose of agriculture, shed and dwelling construction. The property is zoned Rural 1(b), total area being 10.07 hectares, the requested area to be cleared approximately 5 hectares.

The property is extensively treed with a varied mixture of eucalyptus, wattles, lilli pilly, melaleuca, hakea, casuarina, pittosporum and native grevillea, to property boundaries to the north, south, east and west. A small section on the north-east corner has been partially cleared, approval has been granted for the erection of a dwelling and shed on this location. The property is located on an extensive area of Hawkesbury sandstone with a cover of dry sclerophyll forest and several partially dry small creeks traversing the lower section.

The major portion of the property is considered unsuitable for the type of activity requested due to the extensive forest cover and sandstone ridging which traverse the area. Town water is unavailable. It is intended to service the proposed development with the construction of a 2.4m side access road from Coobah Road to the creek on the eastern section of the property, an irrigation supply to be laid on this access.

Mr Davidson, husband of the applicant has been spoken to on site regarding the proposal and it has been indicated that a major portion would be considered unsuitable for the proposed activity due to the forest and heavy sandstone cover, and that any construction should be restricted to the top northern area of the property. No activity to be undertaken past the first sandstone ridge to the south. The area under consideration approximately 2 hectares. Mr Davidson has indicated that the northern section would be suitable for the requested activity, and has in principal agreed to this request.

The northern sector of the property is considered suitable for the proposed activity although a large proportion is also comprised of low sandstone outcropping and miscellaneous plant material, discussions were undertaken with the Department of Agriculture and the intended use of the northern sector confirmed.

IT IS RECOMMENDED THAT the applicant be granted approval for limited clearing work to be undertaken. This approval to be confined to the northern sector of the property, bounded by Coobah Road and the first sandstone ridge to the south, total area approximately 2 hectares. No clearing to within 30 (thirty) metres of the western boundary, this area to be retained as a vegetative screen of the adjoining property.

Construction of a 2.4 (two point four) metre wide access road to be undertaken on the eastern boundary, subject to restoration of any disturbed forest or adjoining ridge cover. No tree, scrub or excavation activity of any form, with the exception of the proposed access road to be undertaken on the property below the first sandstone ridge to Coobah Road and between the south, east and west boundaries. No soil, or sandstone material is to be removed from site.

21. RIPARIAN ZONE POLICY - DISCUSSION PAPER. GT225/001 PT01

The NSW Water Resources Council has released a Riparian Zone Policy Discussion Paper for public comment.

The paper indicates that past management actions have resulted in detrimental environmental impacts for waterways and catchments, and hence the need for a review of management to sustain river banks and foreshores in relation to development.

The objectives of the Policy are:-

- to increase communities awareness of the value of the zone and its importance in maintaining a healthy river;
- to promote the maintenance or restoration of the functions that the zone performs including bank and channel stability, habitat and buffer functions; and

- to improve knowledge of the functions of the zone and requirements for its sound management.

Definitions

Several options are given to define the riparian zone of every waterway in the state, however, any definition must consider topography, soil and nature of the vegetation in the zone. In many cases a 40 to 50 metre buffer strip each side of the waterway may be necessary.

Functions and Values

In discussing stream and foreshore stability, the effects of the adjoining land uses and controls on them must also impact on the riparian zone. Similarly the role of the riparian zone in maintaining bank stability is integral with adjoining uses.

The benefit of the zone as a filter for runoff from other lands is emphasised in the paper, however, this is not a satisfactory solution to point nor diffuse sources of pollution and the zone should not be sacrificed for this purpose.

Greater explanation of the ecology of the zone is needed to justify why it is so different and critical to the catchment ecology and to flora and fauna diversity.

Threats

Whilst several possible threats to riparian zones have been identified in the policy, important omissions are incorrect erosion control measures and short and long term effects of extractive industries.

Management Options

Management options discussed include community action, education, regulatory control and funding for work. Zones are regulated by 11 different Acts which are administered by 9 state and local authorities, which is the biggest impediment to management practices. All involved authorities should delegate their responsibilities to local government to implement efficient management and one stop information and approvals.

The creation of a new zoning under the Environmental Planning and Assessment Act to ensure inappropriate development does not occur, is not considered necessary. Riparian zones are zoned "Environmental Protection" under Council's LEP.

IT IS RECOMMENDED THAT a submission be made as per this report.

22. AMENDMENTS TO HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - EXTRACTIVE INDUSTRIES/PROCESSING OF EXTRACTIVE MATERIAL ON SITE. LEP8/93

At its Ordinary Meeting of 11th May 1993, Council resolved that Hawkesbury Local Environmental Plan, 1989 be amended to enable the processing of extractive material on site to be a permissible landuse within the Rural 1(a) and Rural 1(b) zones in conjunction with an extractive industry. The Draft Local Environmental Plan to was exhibited for in accordance with the Act with 42 submissions being received. The submissions raised a number of issues which are summarised in the table below:

OBJECTION	Nº OF TIMES RAISED
• Extractive industries - including crushing and processing are not compatible with the rural character of the Hawkesbury.	25
• Extractive industry is too noisy for a rural residential area.	12
• Too many truck movements along East Kurrajong Road.	11
• Increased pollution - air, noise and water.	7
• A comprehensive local environmental study should be carried out.	7
• Not in the public interest.	6
• Traffic Danger - roads inadequate.	5
• The amendment would degrade the rural residential areas.	3
• No definition of "processing" and could include blasting.	2
• The amendment is a danger to wildlife and their habitat.	2
• The amendment will lower property values.	2
• Only advantage is an economic one to the company.	2
• Council will not take into account the effect on residents of future proposals if the amendments were adopted.	2
• Sawing of sandstone should only be undertaken in industrial areas.	2

• The amendments will allow processing and crushing to occur in rural residential areas without Council consent.	1
• No stated advantage for residents either monetarily or environmentally.	1
• Extractive industries should be removed as a permissible use in Rural 1(b) zones.	1
• Changing the LEP to accommodate an industry is possibly corrupt, (reference: letters to the editor, "Gazette" 9th June 1993, by P Rodgers).	1
• It is logical to permit extractive industries but once material has been extracted it should be taken to an industrial site to be processed.	1
• The advertising of the proposed amendment was not adequate.	1
• The wording of the amendment could lead to unintended consequences, (ie. all sorts of industries could establish in the rural/residential areas).	1
• The use of the definition of, "Industry" may have problems if it is changed by the State Government.	1
• The form of the amendment is not user friendly and should be rewritten to say clearly and simply what it means.	1
• The amendment will not allow input from affected residents in response to proposed operations.	1
• Cumulative impacts of existing quarries at East Kurrajong would be amplified by permitting processing on the site.	1
• Negative impact on landscape	1
• Industries will be permitted in the Rural 1(a) and Rural 1(b) zones.	1
• The amendments affects other zones apart from those which were part of Council's original resolution.	1
• No consultation has been undertaken by the Council.	1
• The advertisement in the Newspaper was headed Development Proposal and then had another heading - "Exhibition of Draft Local Environmental Plan". This was misleading.	1

• The time to lodge submissions was too short (16 days).	1
• Crushing and grinding work are not permitted in the 4(b) Light Industrial zone. This is an anomaly.	1
• The area east of Putty Road in the vicinity of East Kurrajong Road should be rezoned to Rural 1(c1) thereby prohibiting extractive industries and bringing the Rural residential area in that locality under one zoning.	1
• The Chief Justice of the Land and Environment Court of NSW was in error in her findings regarding traffic, noise, drainage, dust and visual impacts etc.	1
• Crushing of sandstone on the Schaffer Quarry site has occurred over the last 10 years and Council has taken no action to stop such activities.	1

PLANNING ASSESSMENT

The majority of objections to the amendment relate to the loss in amenity suffered by residents in a rural residential area, when an extractive industry, including the processing of extractive material is established or re-enforced on a site.

The amendment to Hawkesbury Local Environmental Plan, 1989 do not override Council's decision making process. In fact, the amendment to the definition of "industry", clarifies what has been the intent of a number of planning instruments which have affected land use in the Hawkesbury district for the last 20 years. Simply put, the amendment enables Council to consider development applications on their merits, for extractive industry including the processing of extractive material on the site. Processing may include; crushing, screening, grinding, mixing, cutting etc.

If an application for extractive industry incorporating processing on a site does not address issues such as noise, air, water pollution safeguards, traffic safety and amenity, then Council has the power to refuse that development application using the heads of consideration of Section 90 of the Environmental Planning and Assessment Act, 1979.

The amendment is supported in planning terms because extractive industries are an important land use for the district as well as for the greater metropolitan area. Without the amendment, the processing of extractive material would have to occur many kilometres from the source of the extractive material. This situation is economically inefficient as well as having the potential to cause unwanted environmental effects in other areas, (eg traffic conflicts). For example the RTA may be doing roadworks 1 kilometre from the a sandstone quarry, but because processing cannot occur on the site then material has to be trucked for a return distance of say 20 kilometres leading to increased traffic congestion in other areas.

Without the amendment, existing extractive industries would be operating in an unlawful manner and maybe required to close down or relocate their processing activities to other areas, thereby substantially increasing the cost of the product.

The exhibition period specified in the Environmental Planning and Assessment Act, is no less than 14 days. The amendment was exhibited for 16 days. This is a standard period of exhibition for draft Local Environmental Plans.

A number of submissions stated that a local environmental study should have been carried out prior to the exhibition of the amendment. The purpose of a local environmental study is to provide the background to and justify a draft local environmental plan. In this particular case the draft local environmental plan clarifies the definition of a land use (extractive industry). Council's ability to determine a development application for an extractive industry is not diminished and each application can be considered on its merits. Each development application has its own particular characteristics and consequently a general local environmental study would need to be so complicated that it would be of limited relevance.

The wording of the amendment has been drafted by Council's Solicitors and is supported with the proviso that a change needs to be made to the Hawkesbury Local Environmental Plan, 1989, so as to exclude from the prohibited uses in the Light Industrial 4(b) zone, the following uses, "crushing, grinding or melting works", as well as "stone cutting and crushing". The reason for this is to eliminate the discrepancy where Council has the power to approve of extractive materials processing in a rural zone but not in a light industrial zone. The drafting of the amendment best reflects Council's intent in its resolution of the 11th May 1993.

In conclusion the amendment to allow the processing of extractive material on sites where extractive industries are permissible does not effect Council's ability to consider development applications on their merits. Council could still approve or refuse development applications.

It should be noted in the particular instance of the Schaffer Quarry, if the amendments were gazetted, then the Land and Environment Court would no longer have a legal impediment in considering the development application on its merits. As the Land and Environment Court has already considered the development application on its merits and approved the application subject to a number of conditions, then its previous ruling of approval is likely to stand.

IT IS RECOMMENDED THAT the draft local environmental plan as amended be forwarded to the Department of Planning for gazettal and that objectors be sent a detailed letter explaining the legal issues and the likely results of implementation of the LEP.

23. WU'S CARPARK. GC010/019 PT01.

The reconstruction of Wu's Carpark is nearing completion and there is a need to designate parking restrictions and generally to control parking to assist traffic movement.

The contracts for the purchase of the land for the carpark were subject to special conditions which were adopted by Council on 13 May 1986. These conditions provided for two reserved spaces for N^o 304 Windsor Street and loading zone and access to the rear of N^o 310. These conditions have been incorporated in the layout design.

In general, the carpark should be subject to a two hour parking limit. A plan of the carpark will be displayed at the meeting.

IT IS RECOMMENDED THAT by virtue of Sections 270S and 277 of the Local Government Act, 1919, as amended, a 2 (two) hour parking restriction be imposed in Council's free carparking area located at Lots 4 and 5, DP738084 and Lot 4, DP223656 March Street, Richmond, between the hours of 9.00am to 5.30pm Monday to Wednesday and Friday, 9.00am to 9.00pm Thursdays and 8.30am to 12.30pm Saturdays, public holidays excepted.

Further, that vehicles must stand wholly within the marked parking spaces and drivers must comply with reasonable instructions regarding movement of vehicles within the parking area. Also vehicles must not occupy space reserved for use by designated persons or vehicles unless the vehicle has displayed an appropriate authorisation.

Further, that vehicle movements and parking be restricted in accordance with plan numbered 2343-30, number 2 (two) of 2 (two).

24. ERECTION OF A PRIMARY SCHOOL - LOT 1, DP802295, Nº 13 MCMAHONS ROAD, KURRAJONG - DEPARTMENT OF SCHOOL EDUCATION. DA343/92

This application was reported to the Ordinary Meeting dated 13th April, 1993, where it was approved subject to conditions. The provisions of Section 91A of the Environmental Planning and Assessment Act, 1979 requires the written approval of the applicant to the imposition of any condition. The Department of School Education, by letter dated 29th May 1993, have outlined their position in relation to the conditions Council has wanted to impose. In essence, the Department agrees to the conditions apart from those listed below:-

- "6. *Parking shall be provided for 31 (thirty one) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked.*
- 10. *Improvements to the intersection of McMahon's Road and Comleroy Road to provide adequate sight distances to the south. Such works may include the relocation of the intersection or the lowering of the crest in Comleroy Road and satisfy the requirements of the Traffic Authority in accordance with comments received as a result of procedures pursuant to SEPP 11.*
- 14. *The provision of brickwork to the roof line.*
- 15. *Metal screen on the service area.*
- 16. *Fencing in relation to adjoining neighbours, taking into account consistency with roll over and stock grade fencing at rear.*
- 17. *Sound proofing consideration to the hall.*
- 18. *Grassed area to be provided.*
- 19. *Passing lanes on roads.*
- 20. *Effluent disposal upgraded.*
- 21. *Water retention to the property."*

In respect of Condition 6, the Department of School Education has agreed to provide a maximum of 20 spaces.

With regard to conditions 14 - 21, the applicant is referring the issues to their Planning Review Committee for further investigation and inclusion where possible. It is noted that these were included by Council following objections from a nearby landowner.

In respect of disputed conditions, these can only be resolved by the Minister for Planning.

It is considered essential that improvements be made to the intersection of Comleroy and McMahons Road. This intersection was clearly designed to accommodate traffic generated by the rural allotments which presently exist. The construction of a school will generate additional traffic well above that originally expected. In order to promote vehicular safety, intersection improvements are considered essential. The provision of intersection improvements are also considered necessary by the Local Traffic Committee.

Consequently, it is considered that the matter should be submitted to the Minister for Planning for his consideration and determination. All of the other conditions in dispute can be resolved simultaneously.

IT IS RECOMMENDED THAT Council request the Minister for Planning's consideration to the imposition of all disputed conditions in respect of DA 343/92.

25. HOME ACTIVITY - CAR DETAILING, LOT 12, DP791952, N^o 552A BELLS LINE OF ROAD, KURMOND - D SCOTT AND W WRIGHT. DA310/92

Approval was issued for a home activity for car detailing in December 1992, subject to a number of conditions. Condition 2 limited the approval for a 6 (six) month period which expired on 3rd June 1993. The applicant has requested that this condition be deleted to enable the continuation of the activity.

The property has been inspected on numerous occasions since its approval and has been found to be operating in accordance with the conditions, except for condition 11 which required the following:-

11. *Provision of a grease trap with a minimum capacity of 1000 litres and washdown area discharging to a 10 metres minimum absorption trench constructed to the satisfaction of Council's Building Surveyor. This area is to be used when washing and degreasing engines.*

This condition has not been enforced because the degreasing and washing of engines does not occur on the site but at a service station at North Richmond and consequently, a grease trap is not required.

Mr D Lebeater, an objector, has raised as an issue that the activity does not comply with the definition of a home activity. A home activity is defined, in part, as follows:-

"...any activity, pursuant, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain in a building or a room or a number of rooms forming part of, attached to or on the same parcel of land as a dwelling-house or in a dwelling in a residential flat building..."

The contentious point relates to the carrying out of the activity within a building or room. Details submitted with the original application indicate that work is confined to the garage and a concrete strip immediately in front of the garage. In accordance with sound environmental practice, the applicant has been directed to wash all vehicles on a grassed area next to the existing dwelling. All other work is conducted within the garage and it is considered therefore that the proposal complies with the definition of a home activity.

The occupant of the property races cars as a hobby and maintains at least 5 cars in his personal collection. This collection, coupled with family and visitors vehicles gives the appearance that a number of vehicles are being stored and/or worked on when in fact, a maximum of 2 vehicles for commercial purposes are located on the property at any one time. In respect of the general state of the property, it is considered acceptable and not out of character with many other rural allotments as the vehicles are in a reasonable condition and not in a wrecked state.

It is considered that the activity approved is operating in an acceptable manner and further continuation is recommended.

IT IS RECOMMENDED THAT Development Consent N^o 310/92 be amended by deleting condition N^o 2.

26. BLIGH PARK DEVELOPMENT, LEP004/89 PT03

Within the Bligh Park Joint Venture area there is one location where development has not occurred to date. This is on the northern side of Rifle Range Road at its eastern end. In this locality there were to be approximately 150 lots with area for primary and high school. Both school sites have been approved in principle by the Department of School Education and it is keen to proceed with development of the primary school immediately.

At the same time, there have been discussions with staff from the Defence Housing Authority who indicate the need for additional housing for personnel from the RAAF Base at Richmond. If suitable area cannot be found in the Hawkesbury Local Government area, then it will be proceeding with the purchase of land in other localities. At this time it indicates the need for at least 450 sites. It is prepared to integrate its requirements into a mixture of about 30% to a maximum 50% of an overall development.

The position with Bligh Park North is that the rezoning is still awaiting finalisation of the flood plain management report and further consideration by the Department of Planning and the Minister.

It has been possible to redesign the area relocating the schools into the Bligh Park North area where the current rural zone allows their establishment. This enables around 250 lots to be developed on land already zoned residential. This land could be developed within the next six months and up to 50% made available to the Defence Housing Authority who wishes to commence development of its housing requirements immediately.

The schools would be situated surrounding the proposed ornamental lake (water quality facility) and enable joint use of proposed playing fields by the Council and those that will be established at the schools. A plan indicating the concept will be available at the meeting.

If the Council agrees with the proposal in principle, then the Department of School Education can immediately commence negotiation with the private landowners concerned for acquisition of the school sites and detailed designs can be undertaken for the development of the residential area. All services are available at the boundary of the site today.

IT IS RECOMMENDED THAT the Council agree to the outline concept for the remainder of Bligh Park and Bligh Park North area and advise residents and the Department of School Education accordingly.

**27. REZONING OF LAND ON WINDSOR STREET BETWEEN
PITT STREET AND HOBART STREET. LEP1/93**

Council at its Ordinary Meeting of 14th April 1992, Resolved to rezone the subject properties to Light Industrial.

The site is currently zoned Residential 2(a) and permits dwelling-houses, villa and town house development, but prohibits commercial oriented development uses and/or light industrial uses in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989.

The Draft Local Environmental Plan was recently exhibited in accordance with Section 66 of the Environmental Planning and Assessment Act, 1979.

Two written submissions were received, each supporting the proposal in principle. One submission in particular expressed concerns that Council ensure that appropriate development standards and building controls be applied to development on the land in light of Windsor Street providing a gateway to Richmond. This is a matter that can be controlled in subsequent DA's.

The proposal was referred to the Water Board, Prospect Electricity and the Roads and Traffic Authority. In this regard, Prospect Electricity raised no objection to the rezoning as electricity is presently available to the site. Increased loading as a result of individual developments may require extensions of high voltage mains and the installation of one or more substations. Prospect Electricity has advised that they are able to utilise high voltage bundle cable (HV ABC) to minimise the amount of tree trimming required.

The Roads and Traffic Authority has expressed some concerns regarding the proposed rezoning as this Section of Windsor Road will ultimately be a 4 lane divided carriageway needing a 27m road reserve and requiring an appropriate setback for development. The RTA have advised that all access should be denied to Windsor Street with access being obtained via a service road or side street. It was consequently suggested that consolidation be pursued if a service road cannot be provided.

In this respect it is noted that 3 lots have rear access to Lukis Avenue and it may be possible to have the remainder of properties accessed by either a new road or reciprocal rights-by-way from both Lukis Avenue and Bowman Street.

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

IT IS RECOMMENDED THAT Council support the rezoning of those properties with rear access to Lukis Avenue however, defer pursuing at this stage the remainder of the rezoning until the matter regarding road access is resolved to the satisfaction of the Roads and Traffic Authority and the Divisional Manager of Environment and Development.

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

Council considered this application at its meeting of 13th April, 1993, and resolved to refuse it for the following reasons:

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.

The applicant has subsequently appealed to the Land and Environment Court against Council's refusal and hearing dates have been set. However, the landowner has requested Council's reconsideration of this matter and, to this extent, has had the Court dates vacated pending Council's further consideration. The landowner in recent correspondence indicates the following:

"Further to your letter of 23rd May I wish to advise that I have given instructions to Mr. Peter Graham for the proceedings commenced in the Land & Environment Court to be discontinued.

On the advice of Alderman Keegan I respectfully ask that Council reconsider the matter of a subdivision on my property and consider an "on site" inspection."

The letter of 23rd May, 1993, to which he refers is as follows:

"Reference is made to your letter of 13th May, 1993, whereby you request Council's reconsideration of your subdivision application and also that Council inspect the site.

As your Surveyor, Mr. P. S. Graham, is the applicant to Council in the application and as Council has already refused the matter, which is the subject of appeal before the Land and Environment Court, it is not sure from your correspondence as to whether you wish the matter to proceed to a hearing or not. In any case, the Council has incurred considerable costs in defending its decision to date and, accordingly, should it be your intention to withdraw the matter from court proceedings, it is anticipated that costs incurred will be pursued from you and/or Mr. Graham.

It is suggested that you contact Mr. Graham or your Solicitor and then further advise this office of your intentions regarding the appeal.

A copy of your letter and this reply has been forwarded to Council's Solicitor."

The subdivision proposes lots of 6.3 ha, 5 ha and 5.31 ha, respectively. The minimum subdivision potential under Council's LEP is 10 ha. It is seen, therefore, that the lots are considerably beneath the minimum area requirement and, even if Council should support the proposal, it would require the concurrence of the Director of the Department of Planning.

A perusal of Council's cadastral maps indicates that the majority of surrounding lands contain areas of 10 ha or greater. That is, the locality generally complies with the LEP insofar as allotment size.

What is being asked of Council is a subdivision by virtue of the fact that the land is "severed" by a right of way. The right of way not only traverses the subject property but an adjoining property between it and Sackville Road. Should the subject proposal be approved, then it is likely that the adjoining property owner would also apply for subdivision on the same basis. The right of way is of a variable width but for the majority of its length is only 4 metres wide. Whilst the right of way is known locally as Tuckermans Road, there is no such road status and, should the subdivision be approved on the basis of the plan as submitted, then it would be required to have the right of way dedicated as a road. In this respect, it would be required to acquire land from adjoining owners to facilitate the normal road width requirement to Sackville Road.

Whilst it is known that the land is traversed by the right of way, this is not considered to be justification for subdivision in the manner proposed. To issue separate titles merely by virtue of a right of way traversing land would create a very undesirable precedent, in that there are hundreds of rights of way within out City and, indeed, rights of way can be created on titles without reference to Council. Such an approval, therefore, would open up the way for landowners to create a right of way and then apply for subdivision by virtue of the "severance".

IT IS RECOMMENDED THAT Council's previous decision to refuse the application be maintained.

18-42-000

977275

263

563901

600795

ITEM 1
SA170/92

543243

5 6 7 8 9

NORTH

SUBJECT
LAND

977275

pg 269

44-264
DP-754265

59751 20

232

2573

276

422

Smith, DC

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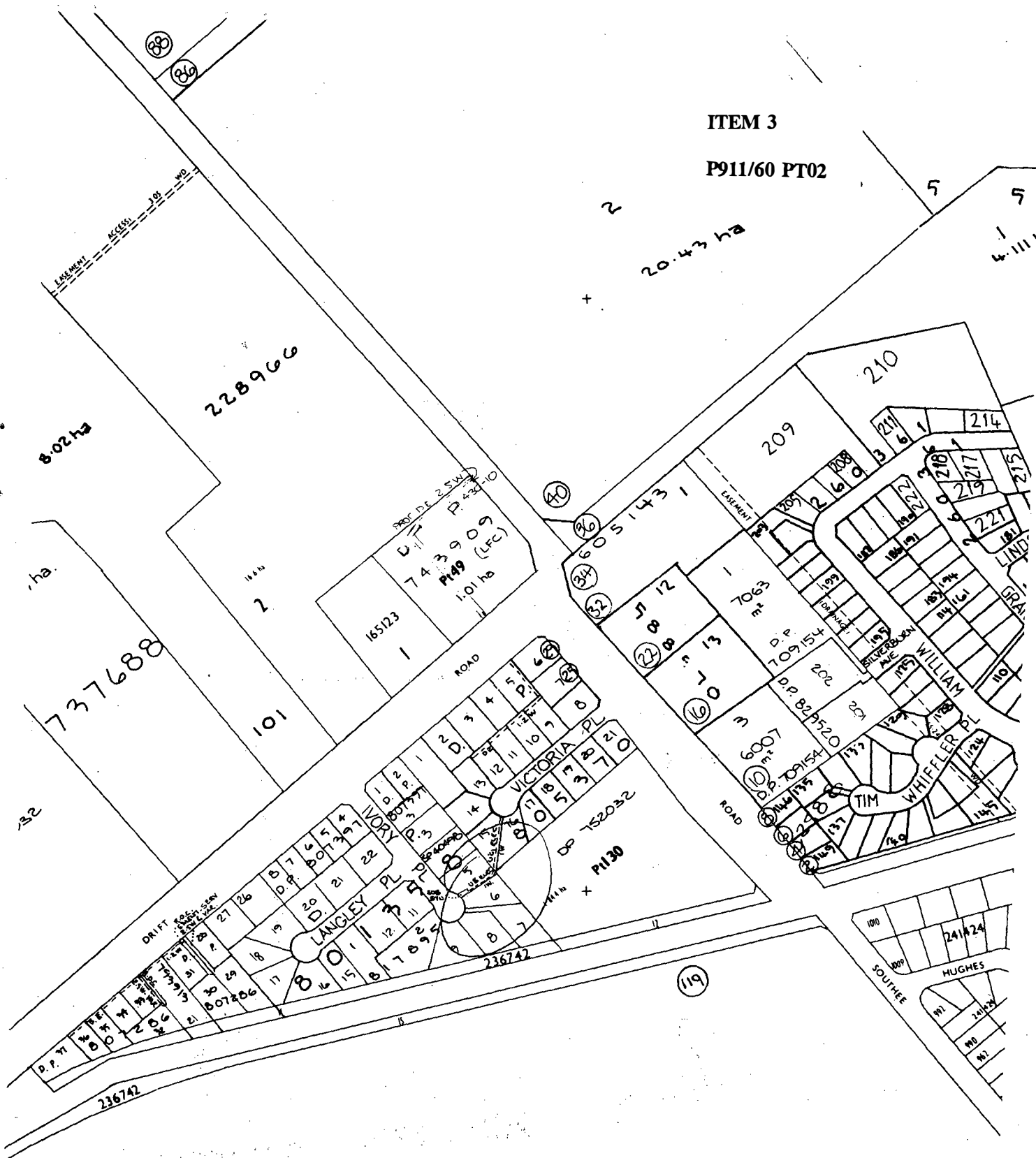
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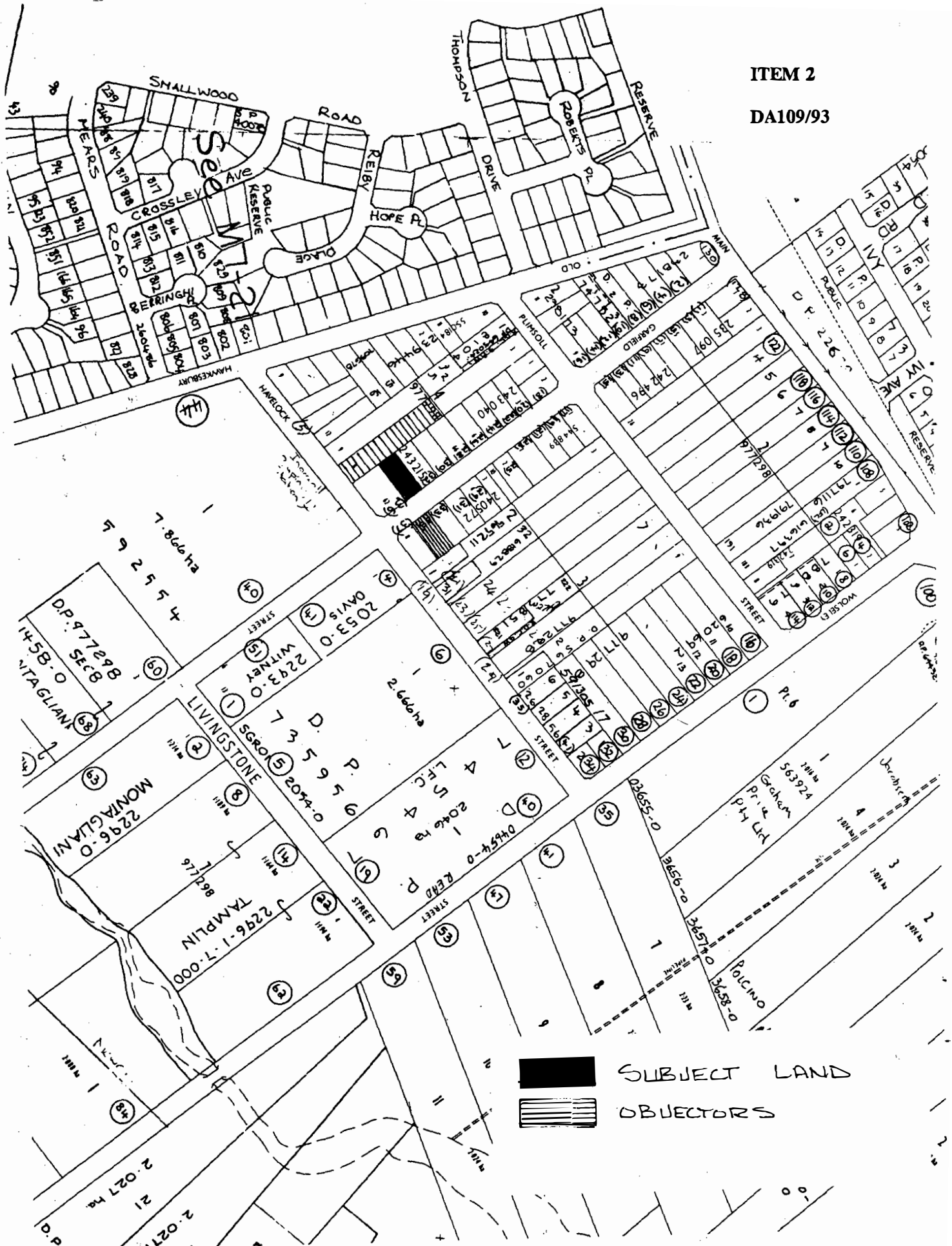
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P911/60 PT02

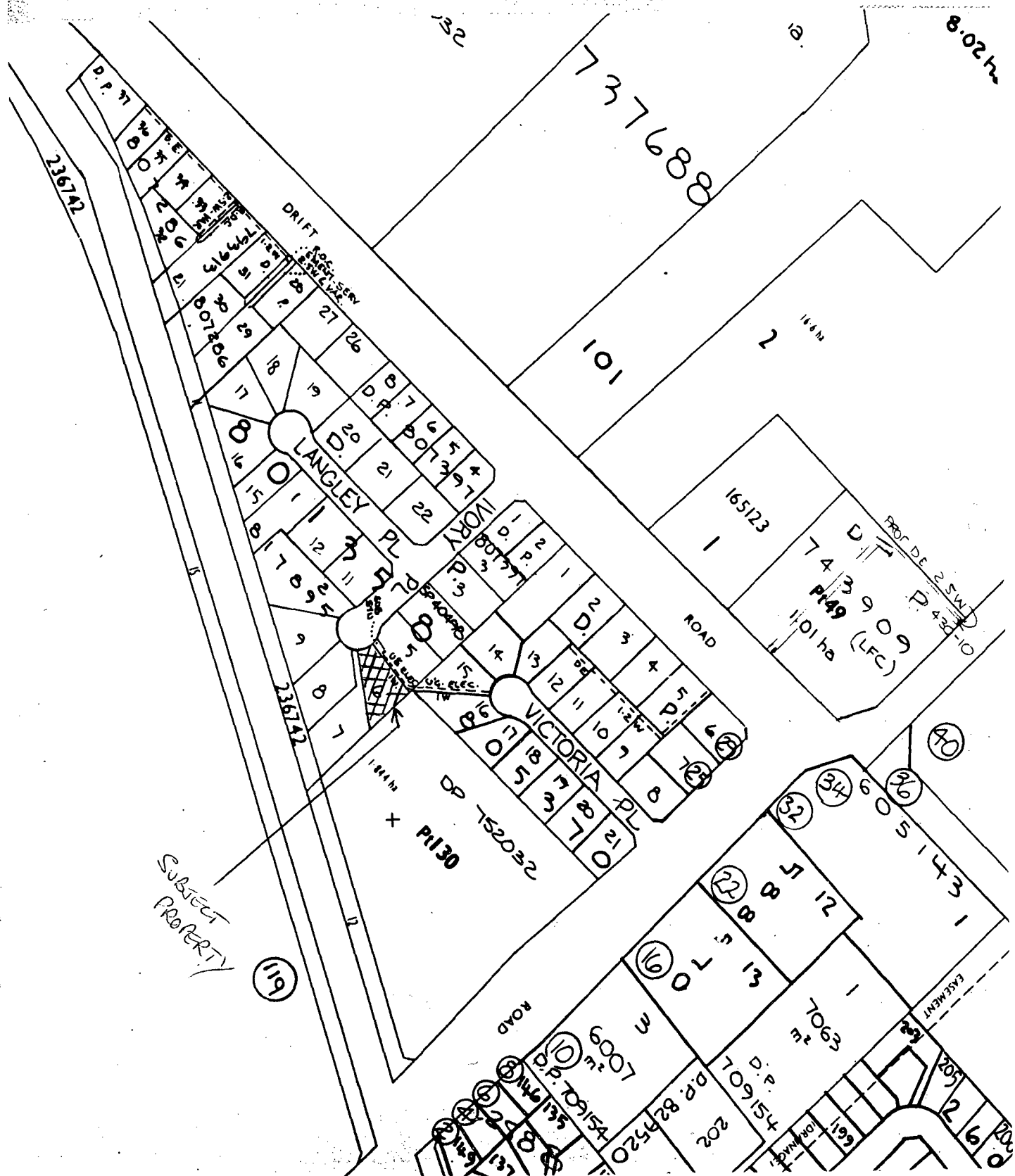


YARRAMUNDI PADDOCKS

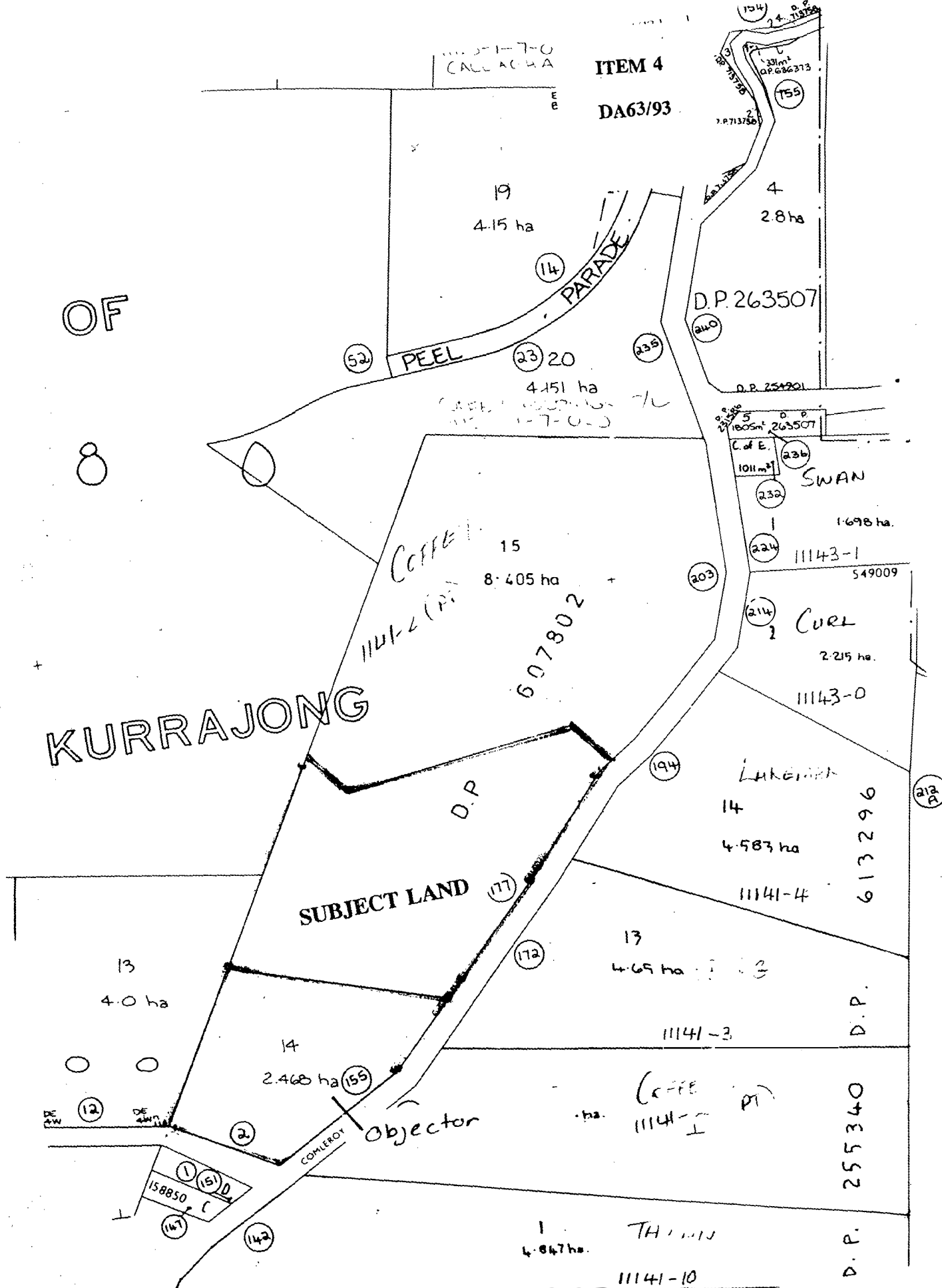
DA109/93

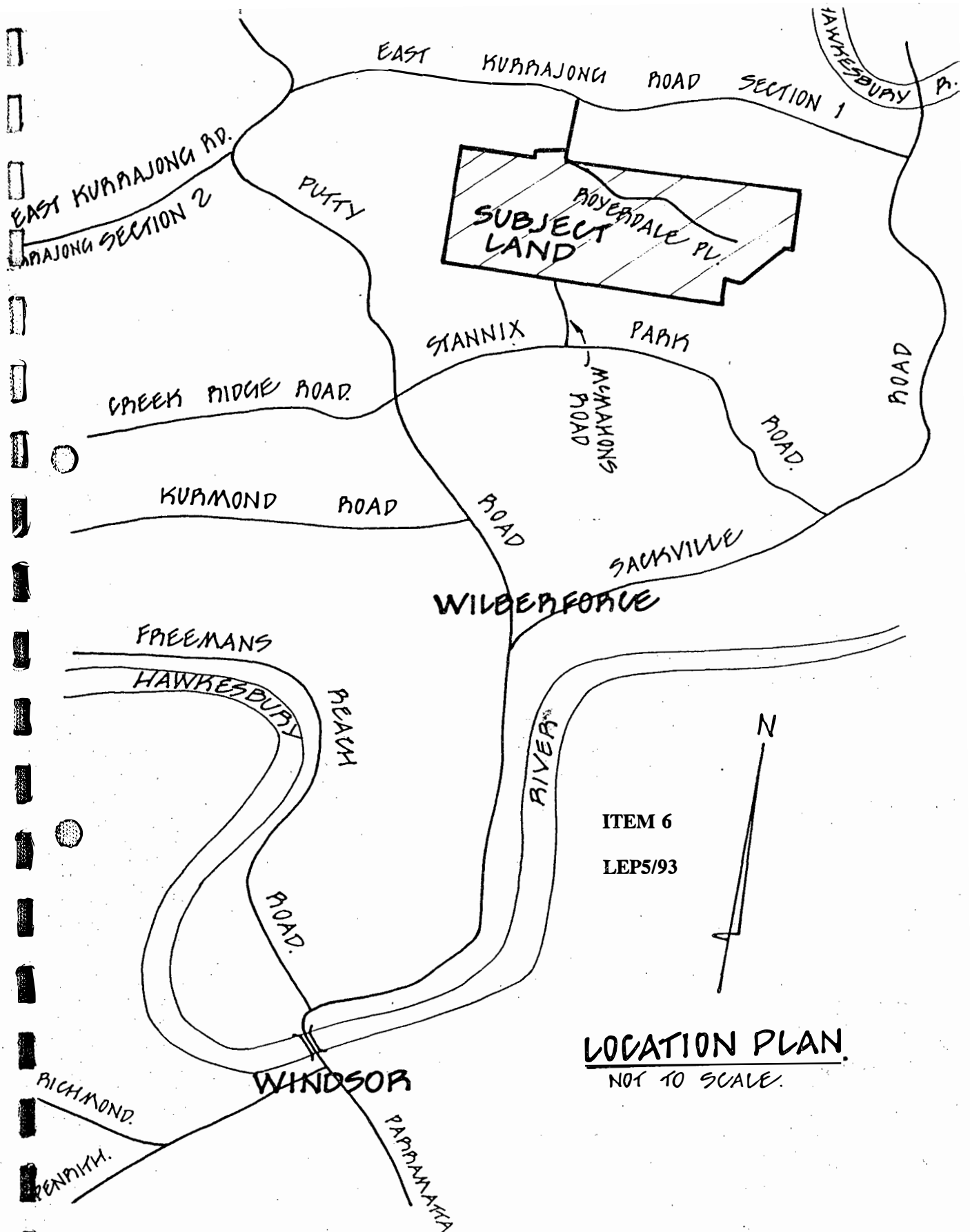


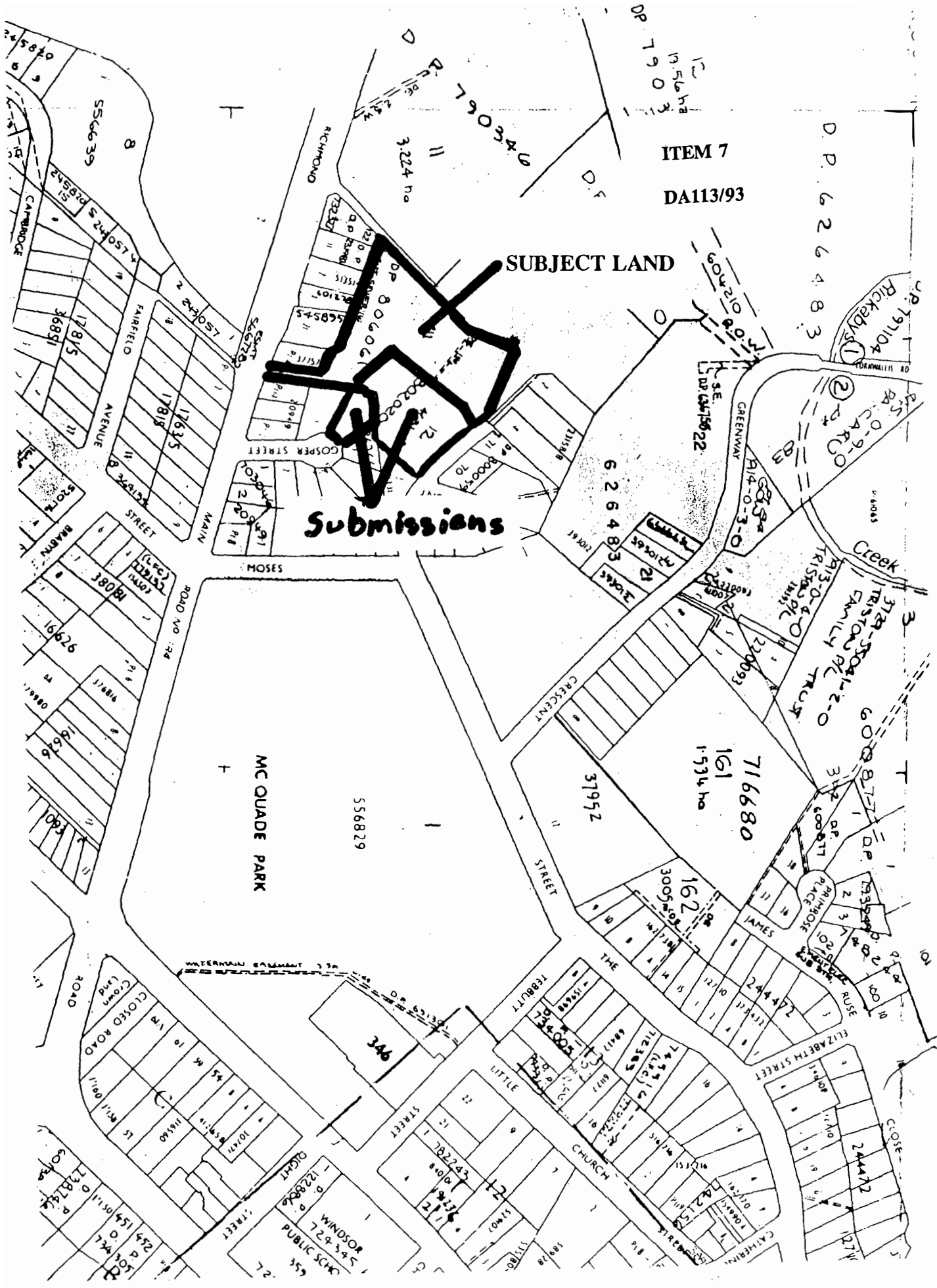
ITEM 3
PART 2
P911/60 PT02



KURRAJONG







ITEM 7
DA113/93

SUBJECT LAND

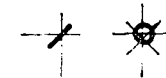
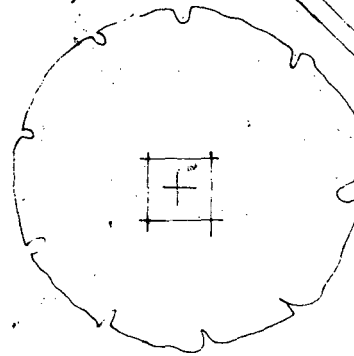
Submissions

MCQUADE PARK

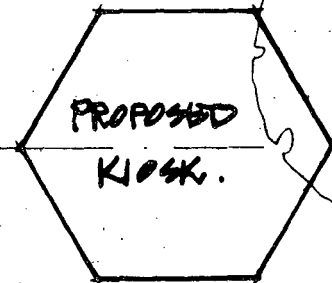
ITEM 8

DA134/93

EXISTING FOUNTAIN.

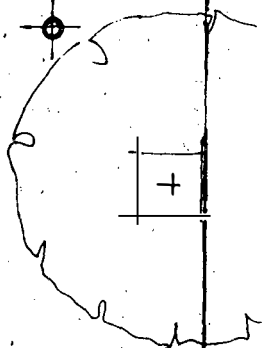
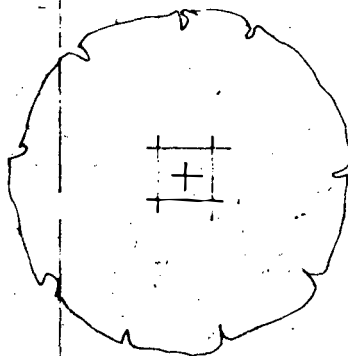


3600



4600

1800



7 4 0 6 + 3 4

(8.6 ha.)

ITEM 9
SA179/92

Subject Property

PARISH

100
4 ha

D.

P.

101
16 ha

8 0 2 1 1 3

OF

P.

5
10 ha

(8.3 ha)

PT. 4
9.772 ha.

12226-0
PATTISON

KURRAJONG

PT. 8
10.488 ha.

271500
1231000
(+)

PT. 9

PT. 1
9.423 ha.

PT. 6
10.093 ha.

PT. 7
9.829 ha.

(289)

(262)

(244)

(245)

(40)

(35)

(54)

(63)

(92)

(61)

4
9 ha

2

5

3

Subject property.

161793

ITEM 14

P347/10 PT02

KEAYES
01454-21000
EVANGELIDIS

ROBINSON 38881 01341-0
HOFFMAN 50535 01342-0
TOWNSEND 38 01343-0
NICHOLSON 88 01344-0
MANSLEY 2 00544-0
HURST 103 00543-0
JANZON 16 00542-0
HOLT 00540-2
CLINCH ESQ. 00540-1
COLBOURN 337 04567-0
WILLIAMS 335 04566-0

STREET

BROOKS TUCKER
STANFORD 329 04564-0
GALLENTI 322 04563
CRAGG 225 04562-0
BAGNARA 323 04561-0
ELLIS 321 04560-0
SCOLLER 39 AGENCY
IRVING 12 00530-0
YENEYSKI 14 00531-0
O'CONNELL 6 00529-2
O'CONNELL 9 00529-1
SMITH 6 00528-0
KNOTT 4 00527-0
SHEPPARD 156 01346-0
SERCOMBE 156 01347-0
PHILLIPS 154 01348-0
MOSES 156 01349-0
164211
163406

592/43
2 600m x 20
1980
SSA

S.W. PLAN & ENV. COMM
161185
ENV. COMM.
HOME UNITS
163406

4012

062 ha

4

HENSONS

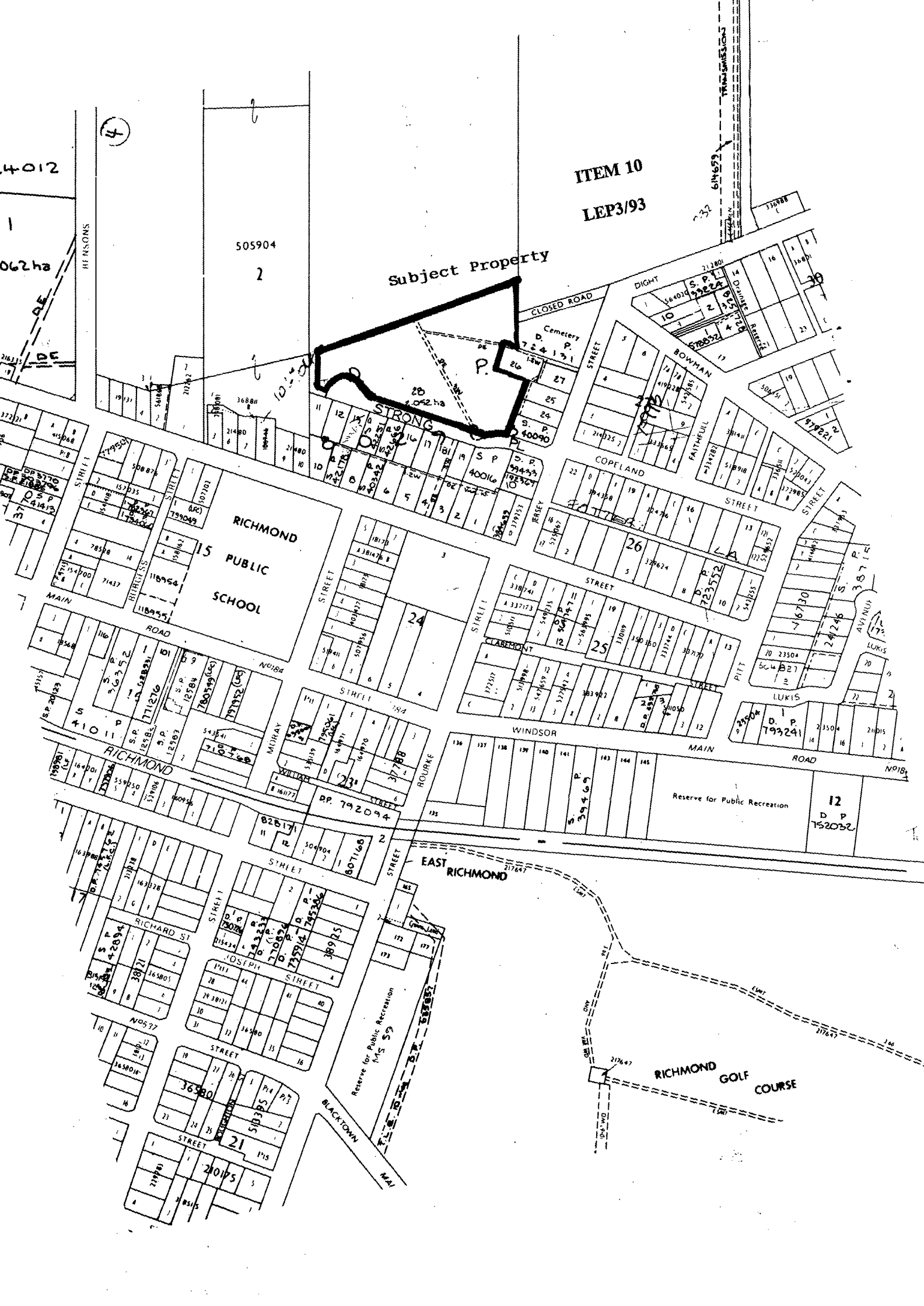
505904

2

ITEM 10

LEP3/93

Subject Property



[illegible]

Plan in F37

SHERILOVE FARM - A5 AT

ALLAN BOOTH FENCING COMPANY LIMITED (SKIDMOORE)

EXISTING WIRE FENCES

SIDES MARKED FOR TOWN EXCEPT FOR FUND

SITED 95% DEMOLISHED - A

TO BE ERECTED BEFORE WE BRICK WALL ACTS AS A

ITEM 15 part 2
P1927/185 PT02
P1927/1675 PT01

Subject property.

D.

1
8.879 ha

2
8.877 ha

7 4 7 8 5

DP 751665

Pl 304

CP 438428
E

25.12 ha

374258
343 344 345

346 347 348 349 350
ROAD

Currency

DP 751665

529

4234 ha

DP 7516

Reserve
Sp. L. 85/12

474
Reserve for Public R

DP 751665

215

131

2
10.89 ha

1
25 ha

0 3 4 5 2

4 ha

0 6

4

1

26

37

38

F

18

17

3
16.99 ha

w.

354
CLOSED ROAD

346

345

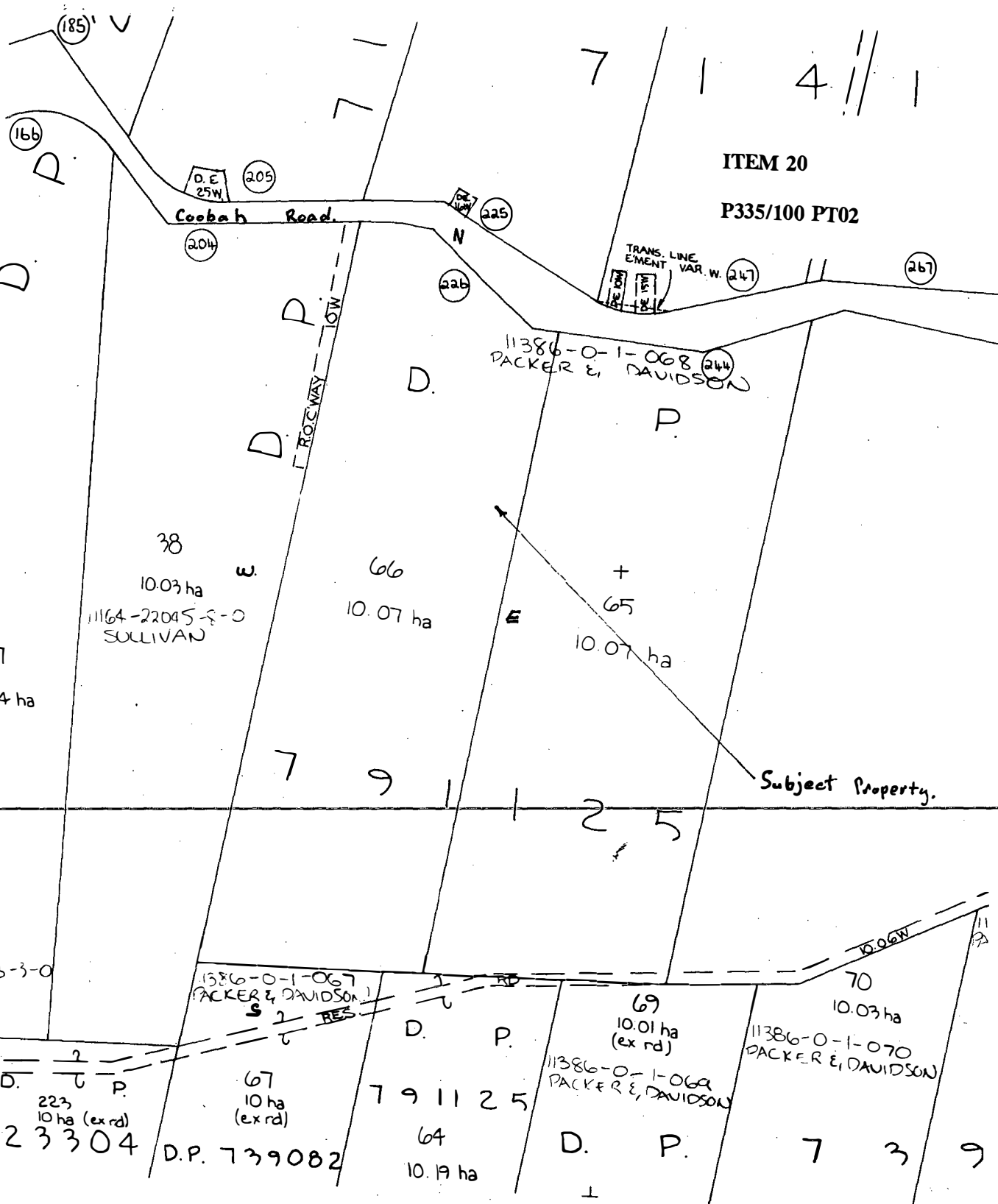
296

291

D.

P.

S

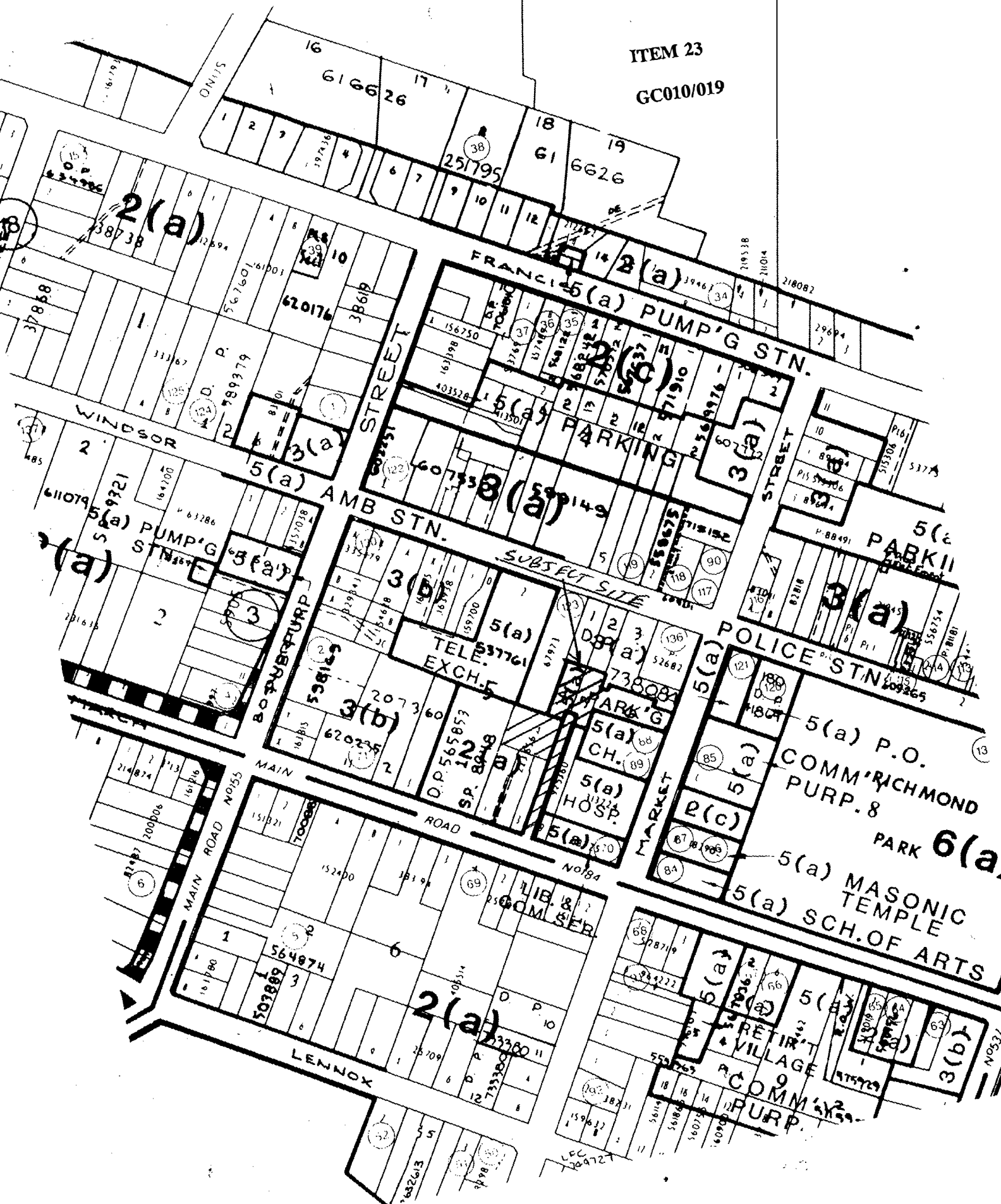


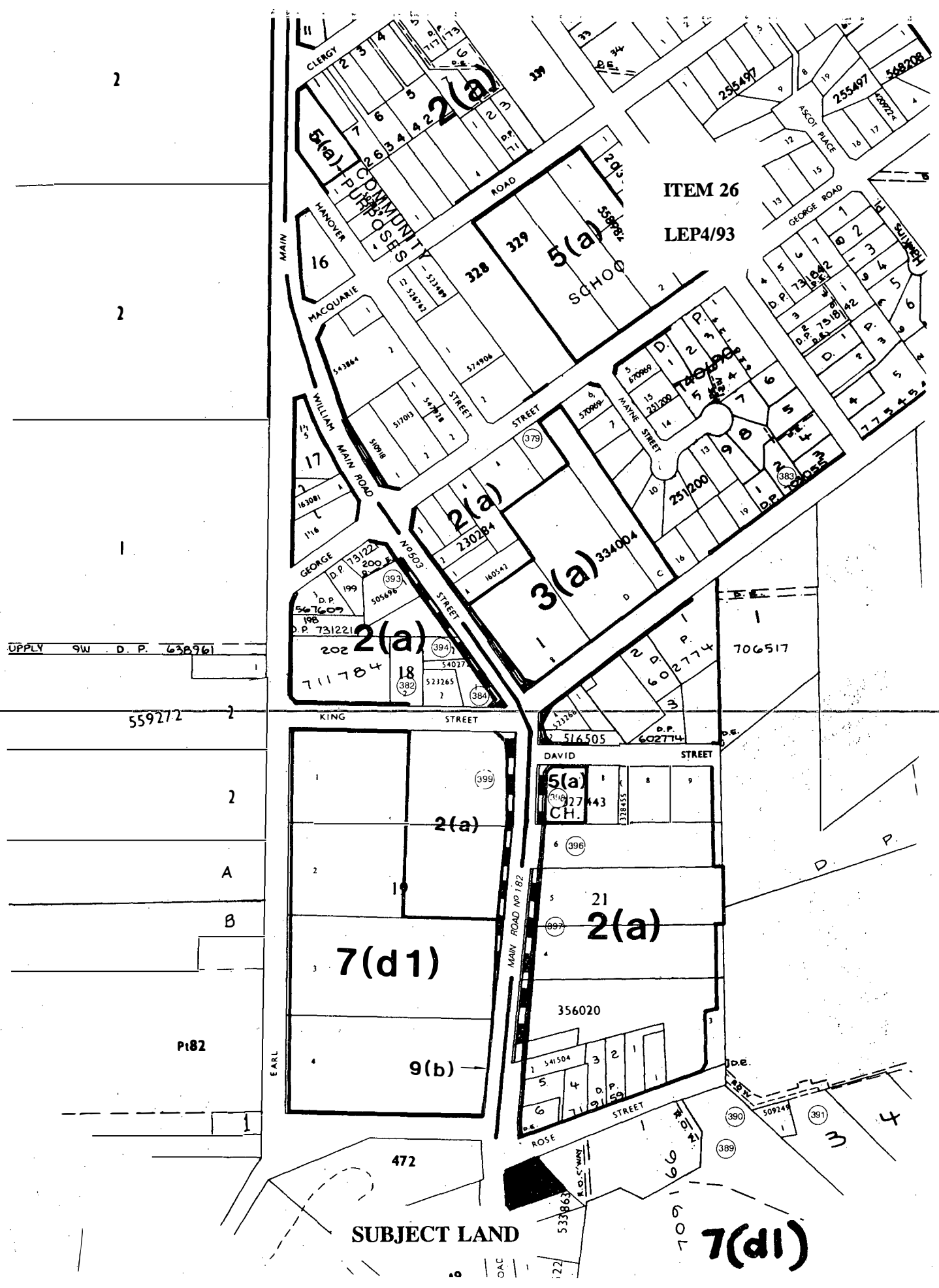
ITEM 20
P335/100 PT02

Subject Property.

5000
2500

GC010/019





UPPLY 9W D. P. 638961

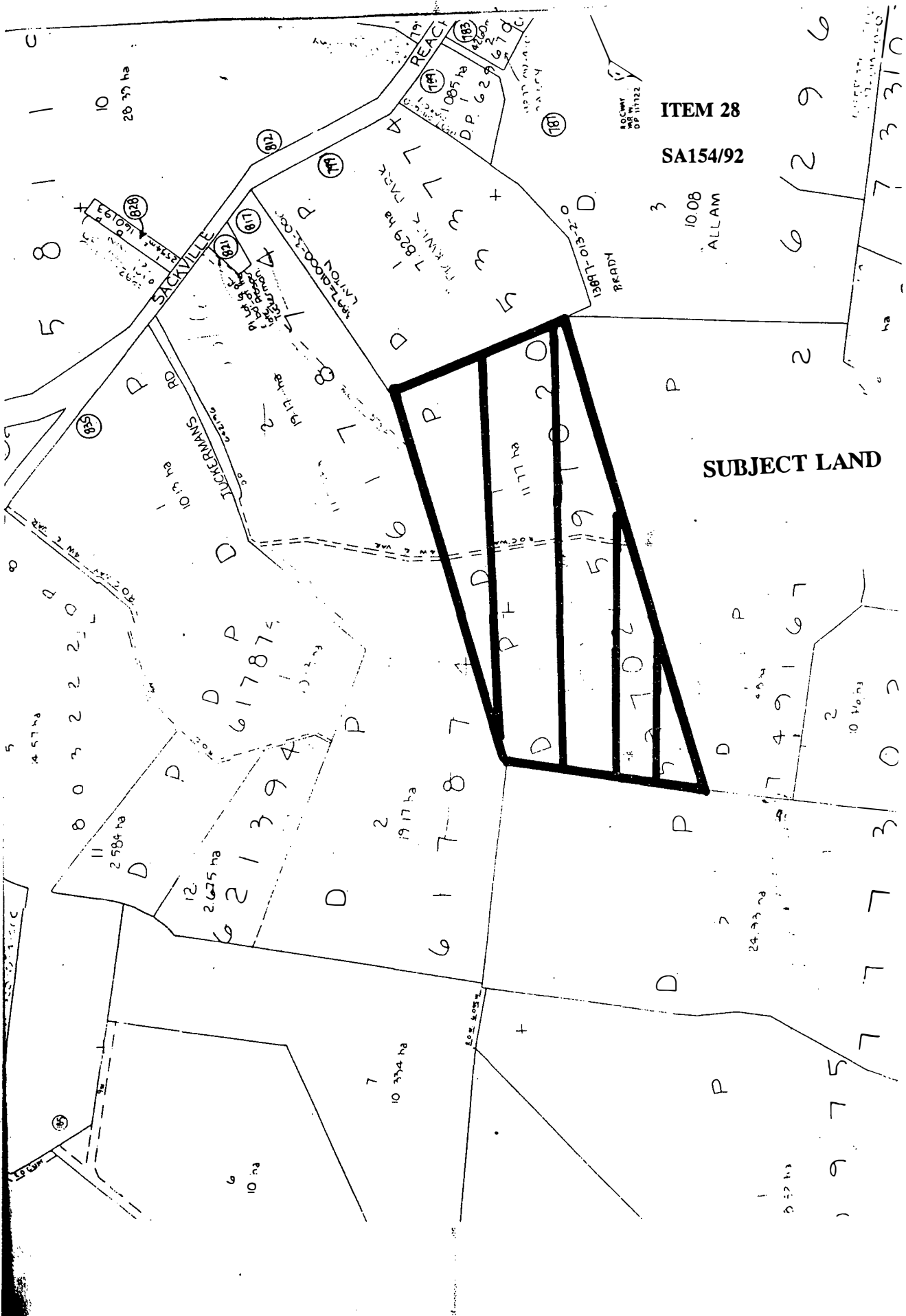
ITEM 26
LEP4/93

SUBJECT LAND

7(d1)

SA154/92

SUBJECT LAND



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° 5/1993**SUMMARY - Accounts Paid**

General Fund Nos.	18901	-	19637	11366521.48
Trust Fund Nos.	1477	-	1496	3538401.28
FID General Fund	469194	-	-	467818.43
98P General Fund	-	-	-	-
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	-	-	-	-
				15372741.19

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 24th June, 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 \$15,372,741.19 (fifteen million three hundred and seventy two thousand seven hundred and forty one dollars and nineteen cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 29th June, 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° 5 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 29th June, 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 29th June, 1993.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 29/06/93

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 29TH JUNE, 1993.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
18876	Cancelled Cheque	See Warrant 4	178.30-
18901/			
18918	Employees	Salaries & Wages	107562.88
18919	Cancelled Cheque	Advertising	.00
18920/			
18931	Aldermen	Aldermanic Fees	3371.06
18932	Abax Contracting Pty Ltd	Crushed Shale	11110.00
18933	Abbott Tout Russell Kennedy	Legal Fees	18612.96
18934	AFPAC Pty Ltd	Plant Parts	1189.80
18935	AGPS Mail Order Sales	Stationery	74.95
18936	Keith Ainsworth Pty Ltd	Books	1452.85
18937	Alcatel Datakey	Copier Charges	41.84
18938	Allen & Unwin Pty Ltd	Books	20.66
18939	Angus & Robertson	Books	49.81
18940	Aquatec-Maxcon Pty Ltd	Contract Payment	980.31
18941	The Assoc of Consulting Engine	Consultants Fees	17.55
18942	Australian Taxation Office	PPS Tax Payments	5881.00
18943	Australian Education Supplies	Books - Library	63.70
18944	Australian Road Research Board	Subscriptions	28.00
18945	Audio Visual Supplies	Cassettes	1918.50
18946	Axis Constructions Pty Ltd	Contract Payment	14987.00
18947	Bacto Laboratories P/L	Water Samples	26.45
18948	BHB Printing Pty Ltd	Printing	306.00
18949	The Black Stump Restaurant	Sustenance	566.15
18950	Blakes Music Centre	Tapes	250.00
18951	Blue Haven Pools	Plant Maintenance	19.90
18952	Bligh Park Neighbourhood Centr	Donation	100.00
18953	Bowman Enterprises	Covering Books	389.80
18954	Book Supplies Pty Ltd	Books	1408.85
18955	BP Kurmond	Fuel Supplies	767.02
18956	Bradford Construction Pty	Contract Payment	22208.40
18957	Building Bookshop	Books	65.60
18958	Canon Australia Pty Ltd	Copier Charges	120.00
18959	Cafe Bar International	Cafe Bar Service	380.62
18960	Castlereagh Tractors	Plant	100.40

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 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

18961	Camp Koloona	Vacation Care Exps	600.00
18962	Community Child Care Co-Operat	Subscription	50.00
18963	Culoul Sawmills	Timber	2652.13
18964	Day To Day Press Printing P/L	Printing	400.00
18965	Franks Diesel Pty Ltd	Plant Parts	537.60
18966	Educational Concepts	Child Care Equipment	279.75
18967	Hermes Precisa Australia	Microfiche	177.40
18968	Fairfax Community Newspapers	Advertising	130.00
18969	Farmquip (Aust) Pty Ltd	Repairs	167.90
18970	ITT Flygt (Aust) Pty Ltd	Pump Repairs	2840.00
18971	L J Follington	Plant Hire	612.00
18972	GCG Turbo Chargers Pty Ltd	Plant Parts	386.00
18973	Geoff Allen Electronics	Communications	709.90
18974	G & J Horswell & Sons	Contract Payment	25131.18
18975	GKN Rentals	Hired Plant	885.00
18976	Globe Chemicals & Trading P/L	Plant Parts	453.60
18977	J.Goughs Landscaping Supplies	Sand	3119.51
18978	Gordon & Gotch Limited	Books	25.18
18979	K & J Griffis	Milk Supplies	12.40
18980	Hawkesbury City Council	Transfer	470518.03
18981	H'bury City Cncl Petty Cash	Petty Cash	359.20
18982	Hawkesbury Valley Motor	Plant	19850.67
18983	Hayes Bros & Co Pty Ltd	Hardware	148.36
18984	Mark Hayes Auto Electrical	Electrical Work	120.00
18985	Hawkesbury Hospital	Compensation Claim	55.00
18986	Hawkesbury Roofing	Roofing Repairs	490.00
18987	Health Yourself	Publication	290.80
18988	H Hire	Plant Hire	1191.75
18989	Hire Power Pty Ltd	Plant Hire	2593.00
18990	The Hills News	Advertising	516.00
18991	Hocking Pipe & Fittings	Plumbing Parts	30.00
18992	Virginia Howden	Agistment	80.00
18993	RG Howarth	Stationery	428.32
18994	ICI Australia Pty Ltd	Chemicals	1366.29
18995	Intertech Drilling Servs P/L	Plant Hire	750.00
18996	Jacki's Wholesale Pet Food	APV Animal Food	128.91
18997	The Jewish News	Advertising	375.00
18998	Jobhire - Jobjet	Plant Hire	1120.00
18999	Johnson Rotobic Professional	Childcare Equipment	100.06
19000	Judius Pty Ltd	Childcare Equipment	619.00
19001	Just Play	Parks Equipment	15750.00
19002	G C Laughton	Plant Hire	765.25
19003	Liquid Air Australia Limited	Cylinder Rental	135.40
19004	D J & B C Lord	Plant Hire	1860.00
19005	D Maher	Security Service	96.00
19006	Macquarie 4x4 Centre	Plant	690.00

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 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19007	P W & L Mayor	Plant Hire	1029.00
19008	Metropolitan Chief Librarian C	Subscription	155.00
19009	Microview Pty Ltd	Office Equip Mtce	360.00
19010	Mita Copiers Aust Pty Ltd	Copier Charges	257.40
19011	Nashua Northwest	Copier Charges	37.30
19012	Kevin Parks Investments P/L	Contract Payment	3384.22
19013	Pascol Paints Aust Pty Ltd	Paint	27.30
19014	P & D Signs	Signs	24.00
19015	Peter Cooper Irrigation Servic	Irrigation	161.10
19016	Dick Petrikas	Plant	4785.00
19017	Penrith Truck Centre	Plant Parts	352.61
19018	A H Pierce Pty Ltd	Depot Supplies	1301.18
19019	Pitt Gallery	Stationery	54.00
19020	Prospect County Council	Electricity	1684.85
19021	Prime Marketing	Advertising	300.00
19022	Public Works	Effluent Testing	2613.50
19023	Raeco Ltd	Stationery	123.85
19024	Roads and Traffic Authority NS	Registration	75.00
19025	Mr T Ramm	Land Clearing	750.00
19026	RDB Computers	Office Equipment	4975.00
19027	Brian Keegan Retravisoin	Electrical Equipment	107.00
19028	Richmond Community Services In	Rent & Cleaning	100.00
19029	J & P Richardson Industries Pt	Contract Payment	1109.82
19030	Roads & Traffic Authority	Registration	9045.00
19031	Cancelled Cheque	Advertising	.00
19032	Cancelled Cheque	Advertising	.00
19033	Safety Kleen	Service Machine	278.30
19034	SEW Eurodrive Pty Ltd	Plant	74.00
19035	Hawkesbury City Council	Reimbursement	375.30
19036	Searon Pty Ltd	Advertising	650.00
19037	S & M Supply Company Pty Ltd	Stationery	100.50
19038	Don Stein Plant Hire Pty Ltd	Plant Hire	12528.00
19039	Stillwell Trucks (Sydney)P/L	Plant Parts	311.97
19040	Stupsy Pty Ltd	Function Centre	1166.07
19041	Sun Sing Restaurant	Meeting Sustenance	510.00
19042	Sydney Bearing Supplies	Plant Parts	1112.32
19043	Enoch Taylor & Co P/L	Work Boots	279.60
19044	Telecom Australia	Telephone	3357.50
19045	Texel Pty Limited	Air Conditioner Mtce	283.90
19046	Telecom Australia	Telephone	41.25
19047	Timelink	Computer Systems	282.00
19048	Town & Country Concrete P/L	Concrete	425.96
19049	Tourist Attractions Assoc	Membership Subscription	200.00
19050	Tubemakers Metal Centre	Pipes	590.06
19051	University Co-Op Bookshop Ltd	Books	49.71
19052	Valuer-General's Department	Report Fees	560.00

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 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19053	Water Board	Water	9134.05
19054	S Waters & A Glass	Meeting Sustenance	70.00
19055	Keith Wellington Pty Ltd	Plant Hire	2224.25
19056	Welvin Mowers	Plant	4887.80
19057	Western Chain Company	Plant	100.00
19058	Windsor Court House	Summons Fees	850.00
19059	Windsor Engine Reconditioning	Plant Repairs	269.00
19060	Windsor Exhaust Centre	Plant Parts	308.00
19061	Windsor Smash Repairs	Plant	500.00
19062	Windsor Toyota	Plant	262.33
19063	Wisemans Books Pty Ltd	Books	393.83
19064	Ray Woldhuis	Concreting	952.00
19065	WSROC Group Apprentices	WSROC Wages	3992.41
19066	Zip Heaters Aust Pty Ltd	Heater	365.00
19067	Aust Asphalt Pavement Assoc	Training	695.00
19068	R & I Best	Reimbursement	58.00
19069	Pat Butterworth	Compensation Claim	400.00
19070	Church Jesus Christ L/D Saints	Refund	40.00
19071	Hinterland Taxation & Training	Training	195.00
19072	Cancelled Cheque		
19073	LGCSA	Training	180.00
19074	Parramatta Scaffold School	Training	200.00
19075	Richmond Occas Child Care Cent	Training	130.00
19076	Total Environment Centre	Training	100.00
19077	Dr J Wright	Compensation Claim	192.50
19078	NSW Treasury Corporation	Investment	700000.00
19079	NSW Treasury Corporation	Investment	350000.00
19080	Environment Protection Authori	Licences & Publication	110.00
19081/			
19098	Employees	Salaries & Wages	109984.39
19099	Cancelled Cheque	Advertising	.00
19100	Abax Contracting Pty Ltd	Crushed Shale	17497.98
19101	Abbott Tout Russell Kennedy	Legal Fees	1583.60
19102	Active Detergent Company P/L	Cleaning Equipment	94.00
19103	Advance Bank	Day Care Payments	2014.40
19104	Keith Ainsworth Pty Ltd	Books	166.42
19105	Andy Macs	Timber & Hardware	281.95
19106	A N Z Bank	Day Care Payments	1413.10
19107	Nev Anderson Maps	Maps	10.65
19108	Appleton Traffic Equipment P/L	Road Signs	776.00
19109	Aust Govt Publishing Service	Books	195.95
19110	Australia Post	Schedule Payment	3702.20
19111	Ausplay	Playground Equipment	1564.14
19112	Halpins Quarries Pty Ltd	Sandstone	8388.96
19113	A E Baker & Co	Hardware	875.93
19114	Baulkham Hills Landscaping Sup	Landscaping supplies	1105.00

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19115	Barcoding & Data Collection Sy	Computer Maintenance	694.00
19116	James Bennett Library Service	Books	54.81
19117	BHB Printing Pty Ltd	Printing	1810.00
19118	J Blackwood & Son Ltd	Hardware	2959.78
19119	Bradshaw Waste Industries P/L	Contract Payment	26410.94
19120	Buttsworth Contracting	Contract Payment	5950.00
19121	Canon Australia Pty Ltd	Copier Charges	174.20
19122	Carter Wesco	Plant	25.08
19123	Cray Communications	Computer Mtce	370.00
19124	Celgor Pty Ltd	Plant Hire	6090.00
19125	Century Batteries	Batteries	384.26
19126	Copeland Publishing	Subscriptions	143.00
19127	Comet Overnight Transport	Freight	128.34
19128	Commonwealth Bank of Australia	Day Care Payments	3347.70
19129	Combined Excavations	Hire of Plant	312.00
19130	Community Child Care Co-Operat	Subscription	76.45
19131	Compsys Computers	Contract	540.00
19132	Colonial Military Collectors S	Refund	500.00
19133	Crest Office Furniture	Office Furniture	650.00
19134	Custom Call Communications	Communications	177.50
19135	Dal-Trans Pty Ltd	Plant Parts	4407.28
19136	State Authorities Super Board	Wage Deductions	84884.23
19137	Dr L Degotardi	Immunisation	340.80
19138	Department of Lands	Royalties	15128.63
19139	DES Pty Limited	Stationery	213.25
19140	Department of Planning	Publication	250.00
19141	Digital	Office Equip Mtce	457.00
19142	Doublet Pty Ltd	Banner	72.00
19143	Dunlop Footware	Clothing	320.62
19144	Duffy's Corner	Fuel Supplies	127.40
19145	Durham Foundry Sales Pty Ltd	Galvanised Grate	380.00
19146	Educational Experience	Child Care Equipment	68.10
19147	Fire Fighting Enterprises	Service Extinguishers	115.00
19148	Fitzgerald Motors Pty Ltd	Plant Parts	84.00
19149	Fitzgerald Publishing Pty Ltd	Printing	968.33
19150	The Fury Group	Plant Parts	354.32
19151	Genasys II Pty Ltd	Computer	780.00
19152	Geraldera Pty Ltd	Stock Impounding	1745.80
19153	G & J Horswell & Sons	Contract Payment	32867.74
19154	Globe Chemicals & Trading P/L	Plant Parts	98.96
19155	Government Information Service	Publications	381.55
19156	Tony Guminsky Air Conditioning	Air Conditioning	100.00
19157	Hawkesbury City Council	Transfer	2355.00
19158	H'bury City Cncl Petty Cash	Petty Cash	318.05
19159	Hawkesbury Stationery Supplies	Stationery	14.95
19160	Hawkesbury Tree Services	Tree Removal	1760.00

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19161	Heritage Garage Doors	Buildings Mtce	1130.00
19162	Henley & Co Locksmiths	Keys & Locks	1561.90
19163	H Hire	Plant Hire	401.50
19164	Hi Tech Brake & Clutch P/L	Plant Parts	636.22
19165	Howard Australia	Plant Parts	257.80
19166	H P Plumbing Supplies Pty Ltd	Hardware	370.08
19167	I M M	Publication	19.50
19168	Industrial Mowers Pty Ltd	Plant Parts	673.49
19169	Jamie Burden	Contract Payment	3318.00
19170	Kahata Electrics	Electrical Works	1471.50
19171	Dr A U Khan	Compensation Claim	560.00
19172	KLS Distributions -	Chemical Tanks	4485.00
19173	Kodak (Australasia) Pty Ltd	Office Equipment	1109.69
19174	The Law Book Co	Publications	195.00
19175	G C Laughton	Plant Hire	750.50
19176	Lander Toyota	Purchase of Vehicles	3028.00
19177	Link Telecommunications	Communications	810.00
19178	Low Doherty & Stratford	Land Aquisition	11000.00
19179	Local Community Services Assoc	Books	74.50
19180	Lynton Parker Plumbing	Plumbing Repairs	72.00
19181	L G MacDonald & Co	Audit Fees	11641.27
19182	Martin Valve Marketing Pty Ltd	Valves	146.76
19183	P W & L Mayor	Plant Hire	1790.00
19184	Medical Gases Australia Pty Lt	Gas Cylinders Rental	6.30
19185	Mitchell McCotter & Associates	Environment Study Fee	26411.54
19186	Modern Teaching Aids Pty Ltd	Child Care Equipment	87.90
19187	Monaghans Mitre 10	Timber & Hardware	~~252.12~~
19188	Mobile Disc & Drum Machining S	Repair Plant	204.00
19189	Motorola Electronics Aust P/L	Pagers	172.00
19190	Multilease Ltd	Contract	10187.55
19191	National Bank of Australia	Day Care Payments	1571.80
19192	Dr V V Panjratana	Compensation Claim	224.00
19193	R Pearson	Immunisation	61.63
19194	Petbarn Pty Ltd	Dog Pound Supplies	497.50
19195	Dick Petrikas	Plant	198.50
19196	A H Pierce Pty Ltd	Depot Supplies	173.12
19197	Play On Structures	Playground Equipment	170.00
19198	Plantmart	Plant	335.65
19199	Ponderosa Pest Control	Pest Control	800.00
19200	Polarcup	Office Equipment	239.40
19201	Prospect County Council	Electricity	14052.60
19202	Raptek (Australia) Pty Ltd	Stationery	189.50
19203	R C M Pty Ltd	Compensation Claim	409.50
19204	Prestige Portables	Shed hire	1378.93
19205	Rigby Heinemann	Books	169.65
19206	Roads and Traffic Authority	Ferry Maintenance	1480.63

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19207	Rothenberger Aust Pty Ltd	Plant Parts	9.85
19208	Rover Mowers Limited	Plant Parts	118.80
19209	Say It With Flowers	Flowers	88.00
19210	M P Schultz Excavations	Plant Hire	872.50
19211	Hawkesbury City Council	Reimbursement	354.55
19212	Security Mailing Services Pty	Rate Notices	6364.17
19213	Smorgon Cyclone Fencing	Fencing	840.00
19214	South Windsor Pharmacy	Photo Development	245.55
19215	Spraypave Pty Ltd	Roadworks	6483.96
19216	Stockyard Charcoal Grill	Luncheon	283.30
19217	TL & MA Stokes	Milk Supplies	133.55
19218	Stimulus Early Intervention Gr	Donation	100.00
19219	St George Bank	Day Care Payments	3792.90
19220	State Bank	Day Care Payments	1309.20
19221	Style Communication Pty Ltd	Stationery	206.80
19222	Sunburst Regency Foods	Juice	22.00
19223	Telecom Australia	Telephone	2885.85
19224	Texel Pty Limited	Air Conditioner Mtce	2084.90
19225	Town & Country Concrete P/L	Concrete	1048.32
19226	Tree Clear	Tree Removal	870.00
19227	V I P Home Services	Mowing Contract	190.00
19228	A R Walmsley & Co	Settlement/legal costs	4700.00
19229	Water Board	Water	7627.20
19230	S Waters & A Glass	Meeting Sustenance	240.00
19231	Watson and Crane	Plumbing Supplies	85.72
19232	Water Board	Water Testing	645.00
19233	Western Air Cleaner Services	Plant Parts	530.08
19234	K J Weaver & Associates Pty Lt	Compensation Claim	872.00
19235	Westpool	Public Liability Claim	110.00
19236	Westpac Banking Corporation	Day Care Payments	3392.80
19237	White Barnes & McGuire	Compensation Claim	6329.15
19238	Wilberforce Service Station	Fuel Supplies	149.21
19239	Dennis Wilson	Legal Fees	12100.00
19240	Windsor Turf Supplies Pty Ltd	Turf	2409.60
19241	Winford Motors Pty Ltd	Plant	7345.00
19242	Windmill	Toys	683.00
19243	Wisemans Ferry Garage	Fuel	72.20
19244	Work Cover Authority	Contribution	300.00
19245	Ray Woldhuis	Concreting	2092.30
19246	ACWA	Training	69.00
19247	R J Brooks	Refund	150.00
19248	Collector Of Public Monies	Publication	25.00
19249	Statagic Publishing Group P/L	Subscription	59.00
19250	F Tropicano	Compensation Claim	1500.00
19251	Commonwealth Banking Corp	Investment	900000.00

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 29/06/93

19252/			
19269	Employees	Salaries & Wages	104148.67
19270	R J Abrahams Pty Ltd	Insurance	12468.00
19271	Abbott Tout Russell Kennedy	Legal Fees	833.50
19272	AGL Sydney Limited	Mall Lighting	2462.30
19273	Keith Ainsworth Pty Ltd	Books	1175.57
19274	Allworth Constructions P/L	Refund	57.00
19275	Allyn Carpet Services	Carpet Supplies	23342.00
19276	Andy Macs	Timber & Hardware	47.90
19277	Angel Records	Books	240.00
19278	Australian Cement Limited	Cement	135.00
19279	Australian Laboratory Services	Water Monitoring	542.00
19280	A E Baker & Co	Hardware	307.58
19281	Barcoding & Data Collection Sy	Computer	166.00
19282	BCR Holdings Pty Ltd	Stationery	501.60
19283	Bennett & Wood Autoparts	Plant Parts	366.13
19284	Bettergrow	Plants	1050.00
19285	Blackwattle Pottery	Clay	30.00
19286	G S Brackenreg	Professional Fees	350.00
19287	Brooks Retreads Pty Ltd	Tyres & Repairs	1806.60
19288	Bradford Construction Pty	Contract Payment	16291.28
19289	M K Bruton Building Co	Contract Payment	23422.63
19290	Buttsworth Engineering	Plant Parts	625.73
19291	Marko Busic	Pool Repairs	270.80
19292	Caltex Oil Australia Pty Ltd	Fuel Supplies	40736.93
19293	Cess Hill Industries Pty Ltd	Plant Parts	3224.18
19294	Century Batteries	Batteries	837.51
19295	Chrydark Security Pty Ltd	Security	1779.00
19296	Cancelled Cheque	Advertising	.00
19297	D&J Christou Construction P/L	Furniture & Fittings	498.00
19298	Christou Exclusive Kitchen Des	Furniture	690.00
19299	R A Cole T Planning P/L	Professional Fees	4080.00
19300	Comet Overnight Transport	Freight	33.68
19301	Commonwealth Paper Company P/L	Stationery	4082.90
19302	Collier Tools	Tools	438.67
19303	Custom Call Communications	Communications	312.00
19304	Culoul Sawmills	Timber	1491.24
19305	Cutting Edges Pty Limited	Plant	618.00
19306	Mr W R Davison	Legal Fees	3600.00
19307	Denmeade Appliance Service	Freezer Repairs	74.45
19308	Department of Local Government	Licence Levy Fees	183.60
19309	Department of Water Resources	Algae Bloom	1349.00
19310	De Vries Concreting	Plant Hire	17491.44
19311	Durham Foundry Sales Pty Ltd	Galvanised Grate	466.00
19312	Emoleum (Aust) Ltd	Road Work	1000.00
19313	Envirocycle Pty Ltd	Depot Maintenance	760.00

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This is Page _____ of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19314	Everingham Platt & Anthony	Professional Fees	2000.00
19315	Express Mercantile	Legal Costs	300.00
19316	Farmquip (Aust) Pty Ltd	Repairs	60.20
19317	Fitzgerald Motors Pty Ltd	Plant Parts	65.00
19318	Fitzgerald Publishing Pty Ltd	Printing	1221.01
19319	General Auto Instrument Servic	Plant Parts	228.05
19320	Geraldera Pty Ltd	Stock Impounding	906.30
19321	G E C Electrical	Electric Appliance	720.00
19322	GKN Rentals	Hired Plant	1669.00
19323	Globe Chemicals & Trading P/L	Plant Parts	453.60
19324	J.Goughs Landscaping Supplies	Sand	4966.47
19325	Government Information Service	Publications	10.85
19326	Q Stores	Stationery	546.78
19327	Graffiti Coatings NSW	Graffiti Coating	145.00
19328	Gutteridge Haskins & Davey	Report Fees	1230.11
19329	Hawkesbury City Council	Transfer	5845.18
19330	Hanlons	Fuel Supplies	122.90
19331	Hawkesbury Newspapers	Advertising	4633.30
19332	Hawkesbury River Plumbing	Plumbing Equipment	690.00
19333	Hawkesbury Hoppers Inc	Ropes	100.00
19334	Hawkesbury Tree Services	Tree Removal	1360.00
19335	Hawkesbury Valley Holden	Plant	38.60
19336	Hawkesbury Valley Irrigation	Plumbing Equipment	306.00
19337	John S Hayes & Associates Pty	Office Expenses	1347.00
19338	Hawkesbury Community Transport	Transport	98.00
19339	Mark Hayes Auto Electrical	Electrical Work	25.00
19340	Hawkesbury Roofing	Roofing Repairs	500.00
19341	B Hepper Pty Ltd	Stationery	116.70
19342	Hepworth Industrial Wear P/L	Protective Items	110.00
19343	Al Heckenberg Grass Cutting	Mowing Contract	2580.85
19344	H Hire	Plant Hire	1003.75
19345	Hire Power Pty Ltd	Plant Hire	1863.00
19346	ICI Australia Pty Ltd	Chemicals	1445.00
19347	Identic Books Pty Ltd	Books	1387.49
19348	Jacksons of Windsor Pty Ltd	Curtain Accessories	1922.00
19349	Neville Jeffress Advertising	Advertising	2600.94
19350	John Taylor Excavations Pty Lt	Plant Hire	1344.00
19351	Kalamazoo Business Systems	Stationery	1783.50
19352	Kindergarten & School Equipmen	Child Care Equipment	130.80
19353	Konica U-Bix	Copier Rental	510.07
19354	Kristan Couriers	Freight	480.00
19355	The Law Book Co	Publications	38.00
19356	Lanier (Aust) Pty Ltd	Copier Charges	619.63
19357	Language Book Centre	Books	526.45
19358	Dr Jeremy Lee	Compensation Claim	150.00
19359	Leonardi Technical Services	Repairs	310.00

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19360	Library Council of NSW	Training	75.00
19361	Liquid Air Australia Limited	Cylinder Rental	135.40
19362	Local Government Assoc NSW	Subscription	58.00
19363	Local Govt & Shires Assoc	Insurance	950.00
19364	H A Lovering P/L	Fuel Supplies	190.90
19365	D Maher	Security Service	84.00
19366	Master Builders Association	Publications	690.00
19367	P W & L Mayor	Plant Hire	1851.50
19368	Metal Recyclers Pty Ltd	Remove Cars	210.00
19369	The Metal Touch	Building Mtce	4775.00
19370	Millers Garden Centre	Plants	370.00
19371	Microsoft Communique	Membership	25.00
19372	Craig Mortons Photo Shop	Photos	80.00
19373	Multiform Business Systems	Computer Paper	2460.00
19374	Nashuatec Northwest	Copier Charges	61.00
19375	Kathy Nealson	Refund	227.00
19376	Noel Bell Ridley Smith & Partn	Reports - DCP	1300.00
19377	NSW Agriculture	Licences Permits	1000.00
19378	Neil Patterson	Mowing Contract	1969.63
19379	Dr V V Panjraton	Compensation Claim	54.00
19380	Dick Petrikas	Plant	7994.00
19381	Penrith-Sydney Courier Pty Ltd	Courier	92.50
19382	Penrith Truck Centre	Plant Parts	1862.46
19383	Plantmart	Plant	46.00
19384	Robert Pont	Professional Fees	5000.00
19385	Ponderosa Pest Control	Pest Control	120.00
19386	Power Ford	Purchase Vehicles	2444.00
19387	Prospect County Council	Electricity	15868.05
19388	Prime Marketing	Advertising	460.00
19389	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	237.40
19390	CSR Readymix	Gravel	23561.39
19391	Readymix Group	Asphalt	1000.00
19392	Remington & Co	Copier Charge	143.20
19393	Rehame Australia NSW Pty Ltd	Audio Reference	172.00
19394	Richmond Community Services In	Rent	18.00
19395	RMS Road Signs	Signs	878.00
19396	The Rocking Horse Stud	Child Care Equipment	222.85
19397	Elizabeth Roet	Workshop	37.50
19398	Scruttons Ltd	Stores	5.24
19399	Sewer Equipment Company (Aust)	Plant Parts	407.13
19400	Jack Simpson Fuel Supplies	Fuel Supplies	42.00
19401	S & M Supply Company Pty Ltd	Stationery	183.95
19402	D O Smith & Sons Pty Ltd	Containers	460.00
19403	South Windsor Pharmacy	Photo Development	233.30
19404	Standards Australia	Publication	66.60
19405	Stapleton & Hallam	Professional Fees	5611.00

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19406	Don Stein Plant Hire Pty Ltd	Plant Hire	2188.00
19407	Jan Stone	Vacation Care Exps	50.00
19408	Sun Sing Restaurant	Meeting Sustenance	130.00
19409	Sydney Bearing Supplies	Plant Parts	1353.83
19410	Enoch Taylor & Co P/L	Work Boots	58.04
19411	Telecom Australia	Telephone	41.25
19412	Telecom Australia	Telephone	679.95
19413	Texel Pty Limited	Air Conditioner Mtce	1759.45
19414	Technical Repair Services	Repair Office Equipment	65.00
19415	Timelink	Computer	95.00
19416	Tieman Industries Pty Ltd	Plant Repairs	270.20
19417	Toy Buyers Limited	Toys	178.30
19418	Ulverscroft Large Print Books	Books	588.90
19419	University Co-Op Bookshop Ltd	Books	28.46
19420	Waddell Earthmoving	Plant Hire	2527.50
19421	Water Board	Water	631.55
19422	S Waters & A Glass	Meeting Sustenance	70.00
19423	Waste Service & E P A	Contribution	6248.85
19424	Western Clutch Service	Plant Repairs	230.00
19425	Wilberforce Service Station	Fuel Supplies	200.82
19426	Windsor Court House	Summons	630.00
19427	Windsor Carpet Centre	Carpets	540.00
19428	Windsor High School	Refund	80.00
19429	Windsor Smash Repairs	Plant	260.00
19430	Winford Motors Pty Ltd	Plant	82.55
19431	Wisemans Books Pty Ltd	Books	354.18
19432	WSROC Group Apprentices	WSROC Wages	500.00
19433	John Young Holden	Plant	4597.00
19434	B Anderson	Refund	50.00
19435	Ambulance Service	Compensation Claim	229.69
19436	Bitupave Ltd	Refund	1000.00
19437	Messrs Beston & Co	Compensation settlement	42500.00
19438	Dr G Chaffey	Compensation Claim	70.00
19439	Clarendon Homes	Refund	150.00
19440	Collins Cornock & Co	Refund	40.00
19441	Defence Housing Authority	Refund	65.00
19442	Jones Pearce & Associates	Legal Fees	204.70
19443	CR & CJ Mills	Refund	100.00
19444	Pacific Medical Centres P/L	Medical Expenses	125.00
19445	Commonwealth Banking Corp	Loan Repayments	6842468.45
19446	Commonwealth Banking Corp	Memberships	3793.99
19447/			
19464	Employees	Salaries & Wages	105278.41
19465/			
19476	Aldermen	Aldermanic Fees	4460.86
19477	Abax Contracting Pty Ltd	Crushed Shale	26117.55

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29th June, 1993.

General Purpose Committee - Finance - 29/06/93

19478	Abbott Tout Russell Kennedy	Legal Fees	18160.20
19479	Advansys Pty Limited	Computer	999.00
19480	Advance Bank	Day Care Payments	1760.70
19481	AIMA	Training	615.00
19482	Annandale Timber & Moulding Co	Timber	1630.63
19483	Andritz Sprout-Bauer Aust Pty	Treatment Plant	40.00
19484	A N Z Bank	Day Care Payments	1886.20
19485	Australian Bureau of Statistic	Publications	25.00
19486	S B Austin	Legal Fees	1750.00
19487	Halpins Quarries Pty Ltd	Sandstone	2128.44
19488	Baby Furniture Seconds Shop	Child Care Equipment	220.00
19489	Barron & Pope Pty Ltd	Contract Payment	12245.92
19490	Beaver A Sales	Chains	246.52
19491	BHB Printing Pty Ltd	Printing	794.00
19492	BP Kurmond	Fuel Supplies	742.52
19493	W R Bright & Sons Pty Ltd	Printing	127.00
19494	M K Bruton Building Co	Contract Payment	37350.00
19495	Bullivants Lifting Gear	Plant Parts	236.56
19496	Butler Steel Fabrications	Steel Supplies	164.00
19497	Bunzl Limited (Nsw Region)	Sanitary Supplies	1164.70
19498	Canon Australia Pty Ltd	Copier Charges	256.99
19499	Camden Signs Pty Ltd	Signs	438.00
19500	Carter Wesco	Plant	214.76
19501	Celgor Pty Ltd	Plant Hire	13167.00
19502	Cement & Concrete Assoc of Aus	Publication	160.00
19503	Commonwealth Bank of Australia	Day Care Payments	3315.30
19504	Custom Call Communications	Communications equipment	5670.00
19505	Day To Day Press Printing P/L	Printing	550.00
19506	Davies Office Supplies	Stationery	370.00
19507/			
19523	Employees	Wages Deductions	181569.36
19524	Dr L Degotardi	Immunisation	392.60
19525	Department of Local Government	Licence Levy Fees	259.20
19526	Durham Foundry Sales Pty Ltd	Galvanised Grate	535.00
19527	Environment Protection Authori	Licences	75.00
19528	Filing Efficiency Pty Ltd	Files	180.60
19529	The Fury Group	Plant Parts	214.08
19530	Gestetner Pty Limited	Child Care Equipment	135.00
19531	G & J Horswell & Sons	Contract Payment	32870.04
19532	Globe Chemicals & Trading P/L	Plant Parts	399.70
19533	James Glen Pty Ltd	Plant Parts	405.73
19534	Barry Gore	Carpentry Work	747.00
19535	The Goodyear Tyre & Rubber Co	Tyres & Repairs	3078.96
19536	Alan Greentree	Contract Payment	21194.79
19537	The Graffitti Repairers	Graffitti Removal	1020.00
19538	Hawkesbury City Council	Transfer	10453.85

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19539	Hanna Match Pty Limited	Printing	158.33
19540	H'bury City Cncl Petty Cash	Petty Cash	428.30
19541	Hawkesbury River Plumbing	Plumbing Equipment	237.00
19542	Hawkesbury Tree Services	Tree Removal	1280.00
19543	Hayes Bros & Co Pty Ltd	Hardware	360.14
19544	Mark Hayes Auto Electrical	Electrical Work	290.00
19545	H Hire	Plant Hire	850.00
19546	The Hills News	Advertising	243.00
19547	Virginia Howden	Agistment	80.00
19548	RG Howarth	Stationery	541.80
19549	CSR Humes Pty Ltd	Concrete Surrounds	5071.10
19550	ICI Australia Pty Ltd	Chemicals	1441.25
19551	Itek Graphics Pty Ltd	Printing Supplies	73.80
19552	Jacki's Wholesale Pet Food	APV Animal Food	80.75
19553	John Fairfax Group Pty Limited	Advertising	350.00
19554	John Taylor Excavations Pty Lt	Plant Hire	840.00
19555	Kahata Electrics	Electrical Works	1325.05
19556	King Gee Clothing Company	Safety Clothing	272.74
19557	Konica U-Bix	Copier Rental	131.30
19558	Library Council of NSW	Training	195.00
19559	P W & L Mayor	Plant Hire	1520.75
19560	Mr T McNamara	Fencing Repairs	151.50
19561	MSA Australia Pty Ltd	Safety Clothing	239.75
19562	National Australia Bank	Loan Repayment	17289.28
19563	National Bank of Australia	Day Care Payments	1567.00
19564	N E I S Pty Ltd	Computer	96.80
19565	Neljay Enterprises	Books	372.47
19566	E & L Palmer	Contract Payment	2674.63
19567	Pattern Paving	Plant Hire	1559.00
19568	Pascol Paints Aust Pty Ltd	Paint	326.80
19569	Dick Petrikas	Plant	1230.00
19570	Penrith Truck Centre	Plant Parts	56.00
19571	A H Pierce Pty Ltd	Depot Supplies	533.74
19572	Pioneer Road Services Pty Ltd	Road Mix	55958.99
19573	Robert Pont	Professional Fees	225.00
19574	Prospect County Council	Electricity	40242.85
19575	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	97.04
19576	Raptek (Australia) Pty Ltd	Stationery	613.50
19577	Remington & Co	Copier Charge	12.00
19578	Reln Plastics	Compost Bins	363.00
19579	Robank Farm Supplies Pty Ltd	APV Animal Food	1460.90
19580	Roads and Traffic Authority	Ferry Maintenance	8049.45
19581	Road Freighters Pty Ltd	Metal Delivery	116.00
19582	J & M Romano	Contract Payment	6942.62
19583	Eric Roberts Trading Co	Road Maintenance	1320.00
19584	Royston Petrie Seeds Pty Ltd	Seeds	51.73

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19585	R R Tools Sales	Plant Parts	186.40
19586	Rural Bag & Sack Co Pty Ltd	Hessian Sand Bags	636.80
19587	Hawkesbury City Council	Reimbursement	258.75
19588	Security Mailing Services Pty	Rate Notices	1451.51
19589	Sewer Equipment Company (Aust)	Plant Parts	46.56
19590	Standards Australia	Publication	90.00
19591	TL & MA Stokes	Milk Supplies	111.58
19592	Stockmans Rural Traders	Produce	116.20
19593	Sturdy Components Pty Ltd	Office Furniture	183.85
19594	St George Bank	Day Care Payments	4215.20
19595	State Bank	Day Care Payments	1131.70
19596	Mirror Australian Telegraph Pu	Advertising	589.70
19597	Suttons Motors Pty Ltd	Plant Parts	49.60
19598	Telecom Australia	Telephone	237.05
19599	TLE Electrical Pty Ltd	Electrical Parts	2493.36
19600	3M Australia Pty Ltd	Stationery	318.00
19601	Town & Country Concrete P/L	Concrete	740.52
19602	Traversi Jones Pty Ltd	Plant Parts	596.84
19603	Trentmel Enterprises	Council Chambers Mtce	794.00
19604	Travelways Australia	Advertising	315.00
19605	University of NSW	Handbook	145.00
19606	Unistat Pty Ltd	Continuous Labels	1340.91
19607	Valuer-General's Department	Report Fees	390.00
19608	Waddell Earthmoving	Plant Hire	6693.25
19609	A R Walmsley & Co	Legal Fees	80.60
19610	Water Board	Water	289.80
19611	Water Board Library&Informatio	Subscription	60.00
19612	Warefore Excavations Pty Ltd	Earthworks	2812.00
19613	Western Air Cleaner Services	Plant Parts	439.89
19614	Welvin Mowers	Plant	180.00
19615	Westpool	Public Liability Claim	1000.00
19616	Westpac Banking Corporation	Day Care Payments	3413.00
19617	Windsor Sheriff's Office	Towing Costs	90.00
19618	Windsor Turf Supplies Pty Ltd	Turf Maintenance	1815.00
19619	Windsor Toyota	Plant	288.45
19620	Winford Motors Pty Ltd	Plant	495.00
19621	Sister D Withell	Immunisation	69.40
19622	Wormleaton Earthmoving Pty Ltd	Plant Hire	1180.00
19623	WSROC Group Apprentices	WSROC Wages	2961.13
19624	Dr K Y Wu	Compensation Claim	42.00
19625	John Young Holden	Plant	75.00
19626	Zurich Australian Insurance Lt	Insurance	858.98
19627	AISIST	Training	990.00
19628	Department Of Consumer Affairs	Registration	75.00
19629	Defence Housing Authority	Refund	625.00
19630	Peter Davis	Compensation Claim	37.44

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19631	Hawkesbury City Council	Training	120.00
19632	J & K Harrison	Heritage Fund Loan	13000.00
19633	NSW Agriculture Ass Conference	Training	355.00
19634	National Mutual	Deduction	47.80
19635	Prime Learning	Training	390.00
19636	S J Laing & Son Pty Ltd	Land Acquisition	12000.00
19637	John Wellington	Compensation Claim	182.00
99946	Commonwealth Bank	Fees & Charges	4713.78
General Fund TOTAL			11366521.48

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Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 29/06/93

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
1231	Cancelled Cheque	See Warrant 11 '92	230.00-
1438	Cancelled Cheque	See Warrant 3 '93	230.00-
1477	NSW Treasury Corporation	Investment	600000.00
1478	Hawkesbury City Council	Transfer	1012489.01
1479	Mr & Mrs Canton	Refund	230.00
1480	Building Services Corporation	Insurance Premiums Re	8116.87
1481	Hawkesbury City Council	Transfer	292894.29
1482	S Anderson & J Farmer	Refund	230.00
1483	A & B Ford	Refund	230.00
1484	Greater W/S Reg Chamb Commerce	Refund	753.36
1485	Challenge Bank Limited	Investments	1500000.00
1486	Hawkesbury City Council	Transfer	98014.03
1487	S Anderson	Refund	230.00
1488	N B Buttsworth	Refund	230.00
1489	Mr & Mrs Carey	Refund	200.00
1490	D McCrone	Refund	230.00
1491	PH & JS Ginns	Refund	100.00
1492	J E Stevens	Refund	115.00
1493	SJ & WA Williams	Refund	115.00
1494	Hawkesbury City Council	Transfer	23561.00
1495	Greater W/Syd Reg C/Commerce	Refund	922.72
1496	R H Harrison	Refund	200.00
		Trust Fund	TOTAL 3538401.28

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General Purpose Committee - Finance - 29/06/93

FID GENERAL FUND

469194	Hawkesbury City Council	Transfer	467818.43
		FID General Fund TOTAL	467818.43

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Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 29/06/93

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31st May 1993

GENERAL FUND	CR.	505,313.17
TRUST FUND	CR.	325,257.08
GENERAL FUND 98P		
GENERAL FUND FID		
TRUST FUND 98P		
TRUST FUND FID		
	CR.	830,570.25

FORM 2

GENERAL

Balance - Cash Account as at 1st May 1993	DR.	392,526.34
Receipts for period ended 31st May 1993 1993	CR.	15,280,451.78
	CR.	14,887,925.44
Payments for period ended 31st May 1993	DR.	14,874,173.76
	DR.	13,751.68
Unpaid accounts in office amount to		\$212,615.78
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 31st May 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 29th June, 1993.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 29/06/93

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

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
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
188 Days	17-08-93	6.25%	General Fund	258,861.00
188 Days	17-08-93	6.25%	Treatment Wks	141,139.00
188 Days	18-08-93	6.25%	General Fund	500,000.00
365 Days	25-08-93	6.47%	General Fund	1,000,000.00
210 Days	09-12-93	5.32%	General Fund	1,500,000.00
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

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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	1,980,000.00
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\$27,130,000.00

2. LEASE OF ROAD RESERVE - 1 ANSCHAU CRESCENT WINDSOR - MR AND MRS J ROBINSON. GC283/124 PT01

Background

Following an application from Mr and Mrs J Robinson of 1 Anschau Crescent Windsor for the lease of part of the road reserve fronting Anschau House, Council at its meeting of 11th September 1990, adopted the recommendation that:-

- "1. Approval be granted for the lease of part of the road reserve adjoining Lot 2, DP31098 subject to the following conditions:*
 - (a) Retention of a footpath 2.8 (two point eight) metres wide for public use.*
 - (b) Agreement that the fence will be moved for installation, inspection or alteration of any public utility or Council service, in or required to be, placed in the footpath.*
 - (c) Payment of an annual fee to Council of \$100 (one hundred dollars).*
 - (d) Fulfilment of conditions (if any) imposed by the Heritage Council.*
 - (e) The Lease may be terminated by either party with 6 (six) months written notice.*
- 2. The Lease Agreement rest on correspondence."*

The lease of the road reserve was required in order that a boundary fence could be erected on the frontage to Anschau Crescent. A number of mature trees grow directly on the property boundary line and would need to be removed if the fence was to be erected on the boundary line. The removal of the trees is not desirable and in order to maintain visual aesthetics of the property it was considered reasonable that the fence be erected on the road reserve (footpath) in order that the trees be 'inside' the fence line. At the time, the applicants indicated that the fence would be erected as a matter of urgency, in order to provide security for the applicants family and pets. It was further agreed that the annual rental would not be levied until such time that work on erecting the fence commenced. In correspondence dated 3rd September 1990, the applicants agreed to the terms and conditions of the proposed lease.

Report

The applicants now request that the annual fee be lowered to a nominal fee on the basis of the efforts of the applicants in beautifying the property.

Council is advised that the fence has not been built and that in accordance with the agreement with the applicants, nil rental has been charged.

Following a review in 1991, of costs associated in administering leases of road reserves, Council is advised that the fee of \$100 per annum is charged to cover administrative costs. There are a number of other road leases current in the City. Rentals range from \$100 (one hundred dollars) to a maximum of \$400 (four hundred dollars) per annum. Notwithstanding the fact that the applicants will have exclusive use of a section of public property, the effective size of the applicants property will also increase. In addition the placement of the fence will be such that the trees will appear to 'belong' to the property, by being 'inside' the fence, thus improving the visual appeal of the property for the owners.

It is considered that the rental previously negotiated is fair and reasonable in the circumstances. The application for a reduction in rental is not supported. Further review would establish a precedent for similar concessions in respect of other leases.

IT IS RECOMMENDED THAT Mr and Mrs J Robinson be advised that the current rental to be levied is considered fair and reasonable in this case, and further that their application for a reduction in rental is not supported.

3. CREATION OF AN ALCOHOL FREE ZONE. GP070/001 PT04

Representation has been received from shop keepers in the vicinity of Jupiters Nightclub requesting the creation and enforcement of an Alcohol Free Zone in the Coles carpark at a suitable distance surrounding Jupiters Nightclub.

The petitioners cite various acts of vandalism to their shops including, broken windows, break and enters as well as the disturbance of garbage bins, general litter left late at night and the spraying of graffiti.

It is noted that the operation of the nearby Alcohol Free Zones has reduced the incidences of vandalism and various acts of antisocial behaviour. The present application is therefore supported.

IT IS RECOMMENDED THAT Council resolve to advertise its intention to create the public carpark bounded by West Market Street, Bosworth Street, Windsor Road and Francis Street, Richmond as an Alcohol Free Zone.

4. COMPULSORY ACQUISITION OF EASEMENT FOR HIGH TENSION LINE. P1820/210 PT01

In conjunction with the electrification of the Richmond - Riverstone Railway Line, State Rail have requested that it acquire an easement to protect its high tension transmission line erected over Council land at Clarendon. A plan of the proposed easement will be displayed at the meeting.

Section 30 of the Land Acquisition (Just Terms Compensation) Act, 1991, states that "An Authority of the State and the owners may agree in writing that the land be compulsorily acquired by that Authority". State Rail seeks Councils written approval in accordance with Section 30 and has indicated that - State Rail shall meet all costs associated with the preparation of a plan for lodgement at the Land Titles Office and meet Councils reasonable legal costs incurred in this matter.

Compensation, is by legislation, determined by the Valuer General and will be paid to Council following notice of the Acquisition appearing in the New South Wales Government Gazette.

The application by State Rail is considered acceptable and is in accordance with the requirements of the current legislation pertaining to the compulsory acquisition of land. The application is therefore supported.

IT IS RECOMMENDED THAT State Rail be advised that Council holds no objection to the compulsory acquisition of an easement for high tension transmission line, having an area of 212.6m² (two hundred and twelve point six), over Lot 1, DP746631 at Clarendon on the basis that State Rail meet all costs associated with the acquisition.

5. ALFRESCO STYLE DINING. GIO11/002

This report is submitted following a request from Council for information as to liability issues relating to casual dining on Council controlled or public areas.

Council under the Local Government Act (both current and proposed) is responsible for the care and control of roads and footpaths. Consequently it has an obligation, amongst other things, to ensure that these areas are kept clear from obstruction as appropriate. In the case of the Mall, irrespective of seating/tables

being provided by Council or the lessee, the following points should be considered:-

1. Can pedestrians still easily pass by without being forced onto the roadway.
2. No exposed hot food counters, boilers or urns to be placed on public areas.
3. The proprietor must satisfy Council that there is in place a public liability cover by way of a Certificate of Currency indemnifying the proprietor and Council in respect of occupancy of Council's land to the value of \$5m.
4. That regular inspections be undertaken to effectively control the areas to be set aside for "Alfresco" dining.

The above information has been prepared in conjunction with the Risk Manager for Westpool and is considered appropriate in order to ensure Council's interests are protected. The standard of insurance cover is that applied by Westpool Councils. It is further noted that the \$5m Public Liability cover is the revised standard of cover for Council Leases in terms of indemnification of Council.

IT IS RECOMMENDED THAT:-

1. The matters raised in this report be adopted as Policy in respect of "Alfresco" type dining on Council owned/controlled areas and the relevant shop proprietors be advised accordingly.
2. The Chambers of Commerce be advised in terms of this decision.

6. HAWKESBURY COMMUNITY AND RSL HOMES TRUST - EXEMPTION FROM RATING. P1343/860 PT02

A request has been made by the Hawkesbury Community & RSL Homes Trust for exemption from rating for their property at 122 March Street, Richmond, being the retirement village known as "Norman Court". The Trust owns the property which contains two separate titles, being Lot 3, DP567636 Assessment N^o 6.02685.1 and Lot 5, DP596107 Assessment N^o 1.02685.31.

The retirement village consists of fourteen units for which the occupants pay a sum to the Trust, giving them a right to occupy but no title rights. These units are contained within Lot 3 of the property having a land value of \$45,000 and an annual rate of \$702.36 for 1993.

The retirement village is run by the Trust and is registered as a charity and therefore, would qualify under Section 132 of the Local Government Act, as a public charity for exemption from rating. Rates for 1993 have been levied and if exemption from rating is supported, then these amounts would be written off.

In relation to Lot 5, the property is vacant land and therefore does not qualify for exemption from rating.

IT IS RECOMMENDED THAT:-

1. Lot 3, DP567636, 122 March Street, Richmond in the ownership of Hawkesbury Community and RSL Homes Trust be exempt from rating from 1st January, 1993.
2. Hawkesbury Community & RSL Homes Trust be advised that Lot 5, DP596107 being vacant land, does not qualify for exemption from rating under the Local Government Act.
3. The amount of \$702.36 (seven hundred and two dollars thirty six cents) being the 1993 rates levied on Lot 3, DP567636 Assessment N^o 6.02685.1 be written off for the year 1993.

7. PROPOSED SALE - LOT 46 WELLESLEY STREET, PITT TOWN. GC285/023 PT01.

Council at its meeting of 11 May 1993 agreed to accept an offer from Ms N Gazelle for the purchase of Lot 46 Wellesley Street, Pitt Town. The offer was in the amount of \$58,000.

Ms Gazelle has subsequently withdrawn her offer and the property was placed on the market again. A fresh offer for the purchase of the property has been received from Mr Glen Power. The offer is also in the amount of \$58,000 and no commission is payable as the sale has been negotiated directly with Mr Power. It

is noted that Lot 46 is a battle-axe block and comprises an area of 826.6m². Part of the site lies below the 1 in 100 year flood frequency level.

Market opinions were sought from three (3) local agents and it was considered that \$58,000 is a fair and reasonable market value for the site.

IT IS RECOMMENDED THAT:-

1. Council sell Lot 46 DP793511 Wellesley Street, Pitt Town to Mr Glen Power for a purchase price of \$58,000 (fifty eight thousand).
2. The Common Seal of Council be affixed to all associated documentation.

8. HABITAT FOR HUMANITY. GC170/002, GC170/007

Following Council's request for a report on this matter, community organisations and Hawkesbury Habitat for Humanity were contacted regarding this particular housing scheme, and comments were requested.

1. History - Habitat for Humanity was founded in 1976 in the United States by Millard and Linda Fuller with the purpose of constructing low cost housing. Construction involves the use of volunteers, with the future owners being required to put at least "500 hours of sweat equity" into the building of their house. The planning, preparation, raising of resources is all done at the local level, with the local branch being linked to the Australian body which again maintains its association with the parent body in USA. Habitat for Humanity has built 5,000 homes in over 30 countries. The organisation began operating in Australia following a visit from the founder in 1986, the national office being in Castle Hill.
2. Operation - Habitat for Humanity is described in the literature of the organisation as "an ecumenical, grassroots, Christian ministry with the goal of eliminating poverty housing". In each local area four main committees are established to work together on a particular project.
 - (1) Site Selection
 - (2) Family Selection (to choose from applicants the proposed Habitat family)
 - (3) Building
 - (4) Fundraising

Selection of the family is determined by the current need, housing being inadequate or non-existent, and by their not qualifying for a bank loan or mortgage. The proposed owner, however, must be able to demonstrate the ability to cover minimal house payments and be conscientious and reliable. The housing allocation is non-discriminatory in terms of "religious beliefs, ideology, sex or race when selecting families".

Present Position in Hawkesbury - A local committee has been established to investigate the possibility of developing housing within the guidelines of Habitat for Humanity. A meeting has been held with the Chairperson of this Committee who indicated that at this stage, they were making the proposal known throughout the district and assessing the level of support which may be expected should they decide to proceed.

3. Current Housing Need - The Department of Housing based at Richmond has 760 houses/units/bed sitters at the moment. An additional 18 units are under construction in East Market Street. These 18 will be for pensioner applicants or for people with disabilities. The waiting list at the time of writing this report is as follows:-

Waiting List - Department of Housing

Bed sitter	-	25
1 Bedroom	-	43
2 Bedroom	-	213
3 Bedroom	-	303
4 Bedroom	-	17
Single and living alone	-	<u>157</u>
Total		<u>758</u>

The waiting time varies from category to category with the minimum time being 2½ years. In some categories this stretches to 7 years. This is based on waiting time for people who have recently been offered accommodation.

The Hawkesbury Community Housing Association Ltd with assistance through limited funding, leases 28 properties on the private rental market. Some of these leases have been successfully operating from 1986 when the organisation began. A small emergency accommodation project is unfunded and much in demand. An increasing number of calls are placed on this particular service. Funding has been applied for under the Area Assistance Scheme to help with co-ordination of these projects. Council has supported applications from the Association which were made under the Local Government and Community Housing Program to purchase adjoining properties in Lennox and West Market Streets and for construction of 3 additional units on this combined site. The Department of Housing is currently drawing up plans for these new units and the Association is required to contribute \$42,000 towards the project.

This is being attempted through "raffles, cake stalls and garage sales". The organisation cannot keep pace with the increasing demand for accommodation.

San Miguel Family Centre is always in demand to provide accommodation. They have 18 units and would, on average, accommodate 70 people at any given time. They also give support in other practical ways to families in need.

Youth Accommodation - There are two funded organisations who provide short to medium term accommodation for up to a total of 10 or 12 young people.

4. Comments on Habitat for Humanity - In terms of Council's resolution on this matter, Habitat and other organisations were invited to comment on the Habitat proposal. The Habitat Committee would like to know what support Council is able to give, if they are successful in generating sufficient local interest. The need for affordable housing in this area is such that most organisations would welcome any initiative "that will increase the housing stock available for people on limited incomes". There is a demonstrable need for low cost, affordable housing and for additional emergency accommodation.

From 1st January, 1993, the State Government incorporated the Local Government and Community Housing Program (LGACHP) into the new Community Housing Program (CHP). Interim guidelines and a draft CHP Strategic State Plan have been prepared. The emphasis is to provide rental accommodation which is appropriate and affordable, with the opportunity for tenants to maximise control over their housing. The objective is to "maximise self-management within an agreed policy and administrative framework". Rather than apply for funds directly to operate a housing scheme, Council has supported the Hawkesbury Community Housing Association in their applications for financial assistance. This allows for the degree of self-management, which has now been incorporated into funding guidelines. It is considered this is the best course to follow as there is a high level of self-management evident in the organisation, with many tenants assisting on a voluntary basis.

This emphasis on rental accommodation, rather than potential home ownership, (which is part of the Habitat philosophy) is supported by comments forwarded to Council from a newly formed group "Dwelling Place". The text of the response from the public relations person for Dwelling Place clearly sets out the issues in comments on the Habitat for Humanity proposal:-

"Through my association with this organisation since its inception in Australia four years ago, it has become apparent to me that conditions regarding poverty housing in the United States and those prevailing in Australia are considerably different from one another. Habitat in the USA is able to capitalise on the considerable amount of urban decay taking

place in that country and the comparatively low-cost of urban land left in its wake, and to turn this to their advantage in providing low-cost housing for the people in greatest need. Those conditions do not prevail in the same way in this country, and especially not in the Hawkesbury, and while the housing needs in this area are acute for those with least resources, land is at a premium. Although the idea of waiting for generous private donors to donate land sounds good in theory, the chances of this happening in practice and on a large enough scale are remote. As a consequence the housing crisis continues. This may explain why Habitat for Humanity has been slow to get off the ground in Australia. Another inhibiting factor is Habitat's policy that each individual house should eventually be privately owned. While highly commendable in theory and in line with the Australian dream of private home ownership, this policy excludes a significant number of needy people who, by virtue of their circumstances (youth, old age, transience, and various disabilities), are unable to take on a long-term mortgage commitment, however limited. Therefore, articles appearing in the local press implying that Habitat houses would be under construction in the Hawkesbury early in 1993 were in danger of creating false expectations."

"Finally, Dwelling Place does not see itself in competition with Habitat for Humanity, but hopes that the two groups will be able to complement each other in trying to respond to this ever-growing demand for affordable and secure housing. We request that Council be even-handed in its response to these two and other concerned organisations."

The provision of housing is primarily a State Government responsibility. Difficulties would present themselves in Council making land available to Habitat for Humanity, as this would directly pass land held on behalf of the whole community, into individual ownership and, therefore, would not be appropriate.

At this stage, there has not been a specific approach from Habitat for Humanity for assistance from Council. It is considered that Council should follow what has been previous practice, in supporting the local Community Housing Association in its representations for adequate funding to meet the increasing level of need. The Association has requested, in the past, a rate rebate on their Lennox and West Market Street properties. This has not been possible as the organisation does not meet the criteria under previous legislation.

IT IS RECOMMENDED THAT the information be received.

9. HAWKESBURY CITY NETBALL ASSOCIATION. GC305/016 PT01

There have been recent discussions with the Netball Association regarding further development of the netball area at South Windsor, including an indoor stadium.

The Association has written indicating that in the last ten years its membership has grown from 1,100 to over 2,000 members. The Association has funds of \$200,000 that it could make available for the development of a complex immediately. It has had preliminary discussions with non-sporting bodies such as the Police and Lions club who are also prepared to support the venture. As well it sees other sports such as the Skipping, Badminton and Volleyball Associations being able to use an indoor complex.

A preliminary layout plan has been prepared indicating development of the whole of the area that currently incorporates the netball facilities, south Windsor tennis courts, Greenhills Child Care Centre and Stimulus Centre. The plan indicates additional grass and hard netball courts, a proposed indoor stadium with room for expansion, additional tennis courts, rationalisation of the parking separating that of the two child care areas from the sporting complexes.

First stage of the indoor complex without detailed examination could be expected to cost \$1.2 million. This would include two indoor courts with associated office and amenities.

With the Association having \$200,000 available immediately, the likelihood of State and Federal grants (based on previous support for the basketball stadium), some support from the Council and a loan for the residue, it is seen that the complex could be established.

What is requested at this stage, is Council's support in principle to the project, the development of further sketch plans for the area and support in seeking grants.

It is considered that the project should be supported in principle, the comments of other user groups in the area sought and applications made for grants. The application for a New South Wales Sport and Recreation Grant will be reported with others, to the next meeting.

IT IS RECOMMENDED THAT:-

1. Council advise the Hawkesbury City Netball Association that it concurs in principle with its proposal for further development in the South Windsor complex including that of an indoor stadium. That the Council is prepared at this time to assist with the preparation of more detailed sketch plans enabling applications to be made for grants.
2. Comments of other users in the area be sought and these considered with a report on the application for New South Wales Sport and Recreation grants.

10. PROPOSED FOOD OUTLET IN WINDSOR MALL. 0731/R PT05

Council at its meeting on 13th April, 1993, gave consideration to an application submitted by Netape Pty Ltd., for the establishment of a food kiosk in Windsor Mall. At that meeting the Council approved the application in principle subject to the final location being approved and the Kiosk designed by Council's consultant Architect at full cost to the applicant. It was further resolved that the terms of the lease be reported to Council for consideration.

In terms of design and location, these issues are addressed in a report within the planning and development section of this Business Paper.

With reference to the proposed leasing arrangement, the subject land is public road and zoned Business 3(a) under the Hawkesbury Planning Scheme. Under the terms of the proposed New Local Government Act, land under Council's ownership and control is to be determined as 'Community' or 'Operational' land. In this sense, the area of land in question being the Mall is deemed to be operational by definition and Council has the ability to proceed with the lease.

It is noted that the subject structure (plan thereof on display at the Meeting) has a floor area of approximately 20m² being about the size of one car parking space under Council's code.

The applicant has indicated that he has secured a local builder to construct the building at a cost in the order of \$10,000. Fit out of the premises will be an additional \$4,000 approximately. It is noted that the structure at the expiration of the lease will remain the property of the Council and the applicant has indicated that he is desirous of a lease period for a minimum of three years with an option to renew thereafter for a further minimum of three years.

With regard to the rental, an amount of \$100 per week has been negotiated with the applicant and this is considered fair and reasonable, particularly having regard to the leases within the Mall, ie. the Wagons, one being \$40 per week (the older vehicle) and \$45 per week (for the refurbished vehicle).

IT IS RECOMMENDED THAT:-

1. Council agree to lease to Netape Pty Ltd., that area of land as identified in Windsor Mall, having an area of approximately 20m² (twenty metres squared) for the purpose of operating a Food Kiosk for a period of 3 (three) years with an option to renew for a further 3 (three) years at initial rent of \$100 (one hundred dollars) per annum to be reviewed annually.
2. That the Common Seal of Council be affixed to any necessary documentation.

11. HAWKESBURY INTERAGENCY - COMMUNITY SERVICES.
GC130/016

The following correspondence has been received from Maree McDermott on behalf of Hawkesbury Interagency, which is the representative body of voluntary, community and welfare organisations.

"It has come to the attention of interagency that there is now a critical shortage of premises for community services in the Hawkesbury district, particularly in the central business districts of Richmond and Windsor.

The Community Services industry has operated at a very high level of commitment to providing the services necessary for the well being of Hawkesbury residents and it has been very heartening to see services (albeit part or half services) being funded for the Hawkesbury L.G.A. We are speaking here of the new Community Legal Service, the Family Support Service, the new Domestic Violence Support Project, the H.A.G.Y.A. Youth Health project and the highly successful Bridges Disability Service among others.

Within the funding of these desperately needed services, there is not adequate rental funding to allow these services autonomous or adequate independent premises with the result of overcrowded, sub-standard accommodation often being taken up which is detrimental to the continuing growth of that service.

We therefore write to enlist the support of our local Council to investigate the possibility of providing community premises to these services at low or no cost to enable them to provide adequate access to their clients. The situation of accommodation for expanding services is now critical and we hope that Council will help us address this issue.

We envisage that the accommodation would take the form of a house or houses that would be conducive to the type of service being offered rather than a multi-purpose building.

We would welcome an opportunity to discuss this matter with you in more detail and look forward to your response."

There are no Council premises available at this time, the only building unoccupied being 54 Francis Street, Richmond. This property served as the base for Council's Family Day Care. It was resolved that this property be sold to help meet the construction costs of the new building in Alexander Street, Bligh Park. Investigations did take place recently to find similar accommodation for Hawkesbury Sports Council. Eventually, with no suitable Council property being available, space was rented by the Sports Council in North Richmond.

Enquiries indicate that space is available for lease in the South Windsor, Windsor and Richmond business districts. While the valuable work of community

organisations is recognised, it is considered that provision of premises is the responsibility of funding bodies, as indicated in the correspondence from M/s McDermott. Even so, a number of community organisations are based in neighbourhood centres. At Richmond there are the greatest number; with Richmond Community Services, Neighbour Aid, Family Support, Community Housing, Before and After School Care and Council's own Occasional Child Care Service all being located in the Neighbourhood Centre. The Women's Cottage lease Council property in Bosworth Street opposite the Skillshare site which is also under Council control.

It is considered that it is not Council's responsibility to provide accommodation for organisations which are funded through Commonwealth or State programs. If social welfare activities are to be carried out by the community sector, to complement mainstream government services, adequate funding should be made available and include a realistic rental component.

IT IS RECOMMENDED THAT Hawkesbury Interagency be advised that Council is not able to provide additional premises as requested and that representations be made to funding bodies to provide sufficient subsidies to allow organisations to lease suitable premises in accessible locations.