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Hawkesbury City Council Committee Business Papers

*6 Reams White.
16 Reams Colours.*

Meeting Date 30 March 1993

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62 col.*

SUPPLEMENTARY REPORT

SECTION 3 - FINANCE

10. RECREATION FACILITIES - DISTRICT. GP080/001 PT03, GP080/002 PT03, GR30/23 PT01, P1829/810 PT01.

This report refers to Item 9, Finance Section in the Business Paper.

The preliminary concept proposal for development of recreation facilities at the existing South Windsor Swimming Centre has been further reviewed with a preliminary overall master plan prepared indicating stages that the various developments could take place. This has included:

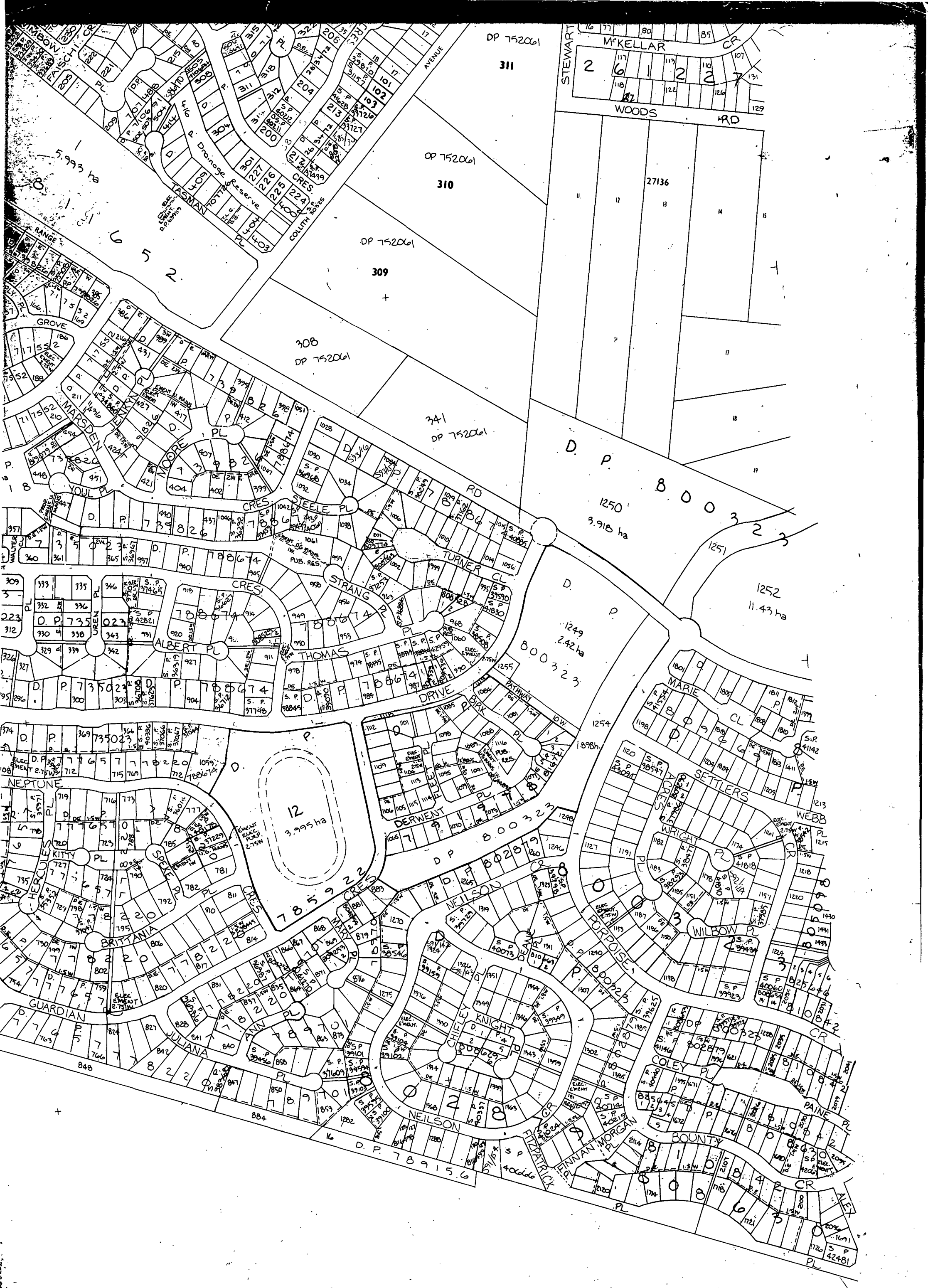
- location of the 25 metre 8 lane heated pool in an area where it could be completely enclosed in a building
- a hydro-therapy pool as part of the third stage with associated easy handicap parking and access
- arrangement of traffic such that all access is via Ham Street with pedestrian and bicycle access from Church and Drummond Streets
- tiered seating and subsequent covering on the west and northern sides of the main pool.

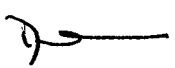
The whole concept recommended in three stages would certainly exceed the original estimate of \$3.5 million, however it is considered that in terms of a master plan for a site, it should be considered for adoption, the various stages costed and development proceeding as funds become available. It is likely that further funding would be available from both the State and Federal Governments on the basis of sport and recreation grants and a separate area for the hydro-therapy pool.

The Hawkesbury Amateur Swimming Club from Richmond have written indicating their full support for the proposal. In terms of Richmond, they feel an 8 lane 25 metre pool would be of no benefit and suggest shortening the existing pool to 50 metres, solar heating to extend the season and some partial covering for sun protection.

✓ IT IS RECOMMENDED THAT:-

1. Council adopt in principle the proposals in the report to form the basis of community consultation.
2. Have an architect prepare sketch plans of the proposal to enable informed comment to be made.
3. Seek comment by writing and advertising from all interested individual organisations and groups.
4. An economic analysis of the proposal in terms of capital funding and ongoing costs be undertaken.



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ORIGINAL TO Receiver


264 East Kurrajong Road,
EAST KURRAJONG. N.S.W. 2758.

25th March, 1993.

Mr. G. Mc Cully.
General Manager/Town Clerk,
Hawkesbury City Council,
George Street,
WINDSOR. N.S.W. 2756.

Dear Sir,

Re S A 191/92
Lot 2 D.P. 246945 East Kurrajong Road,
EAST KURRAJONG.

In this matter a Development Application for the erection of a rural workers dwelling on the property was lodged by us in about April, 1985 (DA283/85). By resolution of Council dated 13 November, 1984 consent was given for the erection of an additional dwelling on the property for the purpose of dual occupancy. Building consent was subsequently given in July, 1985 and an amended consent on 7 August, 1985. The additional dwelling was subsequently constructed. In February, 1989, an application was lodged for the proposed Strata Subdivision of the property and again in October 1991.

Subsequent lengthy correspondence was entered into between ourselves and Council's Town Planning Department.

The present Development Application was lodged with Council for consideration on 14th December, 1992.

The property is currently zoned rural or non-urban 1C. The application before Council is for a Strata Subdivision of the property. It is conceded that the provisions of REP12 as they now stand would prohibit such a subdivision. However it is submitted that at the time that the Development Applications were lodged, the provisions of SEPP No. 1 would have given Council discretion under that policy to consider and approve the proposed Development Application albeit that it would thereafter have to be forwarded to the Department of Planning for concurrence which in this case could not be assumed. The essential element here is that Council does have a discretion and we the applicant's ought to be entitled to ask Council to exercise that discretion.

Having had the opportunity of reading the submissions and recommendation of the Director of Planning to Council's General Purpose Committee, we would respectfully take issue with him in relation to his views set out in the first paragraph on page 3. We reinforce our submission that Council did have power to consider and approve the application made in February 1989 and October 1991 prior to the amendment to REP 12. Whilst the previous wording of the REP prohibited the proposed development the effects of SEPP1 was to broaden Councils' authority to consent to the proposed development subject again of course to the concurrence of the Department of Planning. It is noted that even Council's legal advisor's at that time advised that they were of the opinion that the law was "not abundantly clear in the area however Council, arguably, would appear to have the lawful power to approve of the Strata Subdivision at that time".

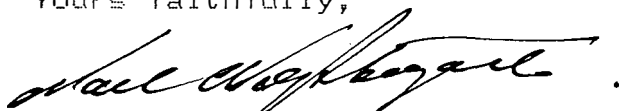
It is therefore submitted that Council ought to exercise its discretion and deal with the application before Council on its merits rather than rejecting any consideration of the application on the basis that any such consideration is excluded before it starts pursuant to a planning ordinance.

Subdivision is development under the Environmental Planning and Assessment Act, 1979. The minimum subdivision area is a development standard which may be varied under SEPP No. 1 with the consent of Council and the concurrence of the Director of Planning. Council would need to be satisfied that the standard would be unreasonable or unnecessary or hinder the attainment of the objects of the Act in your circumstance.

Reference is made to the two dwellings not being connected as per approval. An objection was made in writing 3.12.85 under Clause 6 of SEPP 1 objecting to Clause 27 of Hawkesbury LEP stating that it was unreasonable and impractical under the circumstances of the existing site. Under Section 102 of the Act Council may modify or waive the need for the properties to be connected.

The attached list shows some 44 Properties in close proximity along East Kurrajong Road, that are on allotments ranging from 373 sq. m. to approximately 4,000 sq. m. (approximately 50% would be 2,000 sq. m. and less). This emphasises the fact that precedents do exist and that East Kurrajong Road, would be best described as a Rural Residential area.

Yours faithfully,



NOEL NIGHTINGALE.

H. Johnson
East Kurrajong Road, Lot 8
DP 246945
31.9 x 132.6 area 4047 m sq.

Ferguson & London
242 East Kurrajong Road, Lot 1
DP 561177
43.85 x 73.7 Area 4047 m sq

Kinnen
260 East Kurrajong road, Lot 3
DP 246945
30.48 x 133 area 4047 m sq.

Mason
392 East Kurrajong Road, Lot 1
DP 555752
Area 4047 m sq

Brodie
418 East Kurrajong Road, Lot 1
DP 242025
area 4047 m sq

Oldrey (Est of)
432 East Kurrajong Road, Lot 3
DP 242025

Johe
466 East Kurrajong Road, Lot 7
DP 242025
Area 4047 m sq

Spooner-Hart
490 East Kurrajong Road, Lot 2
DP 564757
85.92 x 89.35 Area 7112 m sq.

Francisci
536 East Kurrajong Road, Lot 4
DP 208322
29.57 x 90.09 (irr)
Area 2485 m sq

Judson
612 East Kurrajong Road, Lot 1 For 18
DP 579465
40.23 x 101.18 area 4047 m sq

Booth
628 East Kurrajong Road, Lot 1
DP 601656
Area 2380 m sq

Thompson
636 East Kurrajong Road, Lot 8
DP 360399
Area 1638 m sq

Geake
670 East Kurrajong Road, Lot 1
DP 557655
Area 4047 m sq

Hugman
690 East Kurrajong Road, Lot A
DP 369947
Area 948.5 m sq

Hugman
690 East Kurrajong Road, Lot 4
DP 813413
Area 1482 m sq

Turrise
726 East Kurrajong Road, Lot 1
DP 253128
Area 4051 m sq

Butler
730 East Kurrajong Road, Lot 2
DP 253128
Area 4054 m sq

Gill
744 East Kurrajong Road, Lot 1
DP 258061
Area 2449 m sq

Humphries
890 East Kurrajong Road, Lot A Psh Currency
Area 2219 m sq

Ward
892 East Kurrajong Road, Po 15 Psh Currency
area 373 m sq

O'Connor
894 East Kurrajong Road, Lot 1
DP 551694
31.93 x 56.9 area 1486 m sq

Busch
914 East Kurrajong Road, (Lot 1)
102 m frontage area 4047 m sq.

Mc Cauley
934 East Kurrajong Road, Lot 1
DP 572323
40 x 102 area 4015 m sq

Passmore
950 East Kurrajong Road, Lot 3
DP 572323
40 x 102 area 4015 m sq

Drury
1084 East Kurrajong Road, Lot 149
DP 751656
area 1416 m sq

Johnson
422 East Kurrajong Road, Lot 154
Area 3452 m sq

Harvey
424 East Kurrajong Road, Lot 153
DP 751656
Area 2314 m sq

Hewarth
1150 East Kurrajong Road, Lot 2
DP 247968
36.57 x 131.69 Area 4248 m sq

Newell
1154 East Kurrajong Road, Lot 1
DP 247968
40.23 x 100.6 area 4047 m sq

Byrant & Wo
1352 East Kurrajong Road, Lot 3
DP 255296
40.41 x 100 area 4046 m sq

Chapple
1376 East Kurrajong Road, Lot 5
DP 255296
51.98 x 107.94 area 4044 m sq

Franks
1382 East Kurrajong Road, Lot 6
DP 255296
68.02 x 110 area 4046 m sq

Jones
1456 East Kurrajong Road, Lot 102
DP 627037
33.4 x 193.15 area 8300 m sq

Roe
1490 East Kurrajong Road, Lot 5
DP 2473971
40.04 x 79 area 3122 m sq

Higgins & Fanley
1514 East Kurrajong, Lot 3
DP 247397
40.64 x 82.27 area 3144 m sq

Rutter
1538 East Kurrajong Road, Lot 1
DP 247397
41.13 x 84.58 area 3191 m sq

Sobiesiak
1834 East Kurrajong Road, Lot 7
DP 246709
area 3964 m sq

635 East Kurrajong Road, (Packer) Lot 10
DP 105528
40.23 x 50.29 2023 m sq

Battles
595 East Kurrajong Road, Lot 1
DP 562753
30.48 x 68.35 area 2017 m sq

Drysdale
511 East Kurrajong Road, Lot 1
DP 529381
53.95 x 89.61 area 4041 m sq

Stewart & Payne
495 East Kurrajong Road, Lot A,
DP 386764
30.18 x 30.18 area 891 m sq

Riley
453 East Kurrajong Road, Lot 2
DP 524800
39.62 x 39.62 area 1568 m sq

Seaman
419 East Kurrajong Road, Lot 1
DP 549006
Area 8094 m sq

Kontos
302 East Kurrajong Road, Lot 9
DP 211133
Area 8125 m sq

VICTOR KELLY
CLIFFORD BOYD-BOLAND
KENNETH PALMER
ROBERT McCORMACK
WILLIAM HENTY
JOHN EDELMAN
JOHN BOLAND
JOHN BELL
DOUGLAS FORRESTER
PAUL GREGORY
ROBERT MILES
ALAN HUNT
GAIL HOWARD
GREGORY BATEMAN
ANDREW MARTIN
ROBERT BOYD-BOLAND
PAUL KENNY
JOHN BARTROP
MICHAEL SAUNDERS
RICHARD GRAHAM
PETER MANN
DIANNE BEER
DAVID FERGUSON
DAVID FORD
COLIN PAUSEY
TIM GRIFFITHS
BRYAN BELLING
DENNIS BLUTH
JOHN COLE
DEREK COLENBRANDER
PETER MacKENZIE
NICHOLAS MATKOVICH
MARK HARROWELL
JEREMY COCKLE
JOHN CANNINGS
BRIAN THOMAS
RICHARD WILLCOCK
DEAN NEWELL
ROBERT CAMERON
GERARD BREEN

CONSULTANTS
LEA ADDISON
JAMES CREER
GRAHAM IRELAND
ARTHUR MANNING
HARRY MURRAY
ROBERT TURNBULL
PETER WILKINSON

SENIOR ASSOCIATES
BRUCE BULFORD
MARK CLEARY
NICHOLAS COWIE
VICKI CRAWSHAW
ANNABELLE DUFFY
CATRIONA GLOVER
DIANA GOULD
YVES HAZAN
GARETH JOHNSON
JAN KIRKHAM
CHRISTINE LAZZAROTTO
MARY JANE LEAROYD
LESLEY MOON
CECILIA RICE
IRENE RUSAK
ANNE SANDEMAN

ABBOTT
TOUT
RUSSELL
KENNEDY
S O L I C I T O R S



LEVEL 50
MLC CENTRE
19-29 MARTIN PLACE
SYDNEY NSW 2000
DX 129 SYDNEY
FAX: (02) 231 8585
TEL: (02) 231 8555

YOUR REF:

LRF:MP

OUR REF:

231 8682

WRITER'S TEL:

Lesley Finn

WRITER'S NAME:

25 March, 1993

The Town Clerk/General Manager
Hawkesbury City Council
DX 8601 WINDSOR

Dear Sir

LIABILITY OF COUNCIL IN RESPECT OF REZONING APPLICATION

We refer to our instructions in this matter wherein we are asked to advise Council in relation to any liability it may incur in the following situation:-

"At the request of a property owner, the Council agrees to undertake the preparation of a Local Environmental Plan. Thereafter the Council resolved to prepare the Plan and advises the Applicant that it has done so. The Applicant prepares various planning reports in support of the rezoning and incurs other expenses in connection with the rezoning including preparation of preliminary reports and environmental studies in connection with development which would be contingent upon the rezoning.

Subsequently Council resolves not to proceed with the rezoning. Would the developer/owner have any action against Council?"

We shall address the issues in respect of liability in both Contract and Negligence.

NEGLIGENCE:

In our opinion, the above situation is analogous with the facts in the High Court case of SAN SEBASTIAN PTY LIMITED & ORS v MINISTER ADMINISTERING ENVIRONMENTAL PLANNING & ASSESSMENT ACT (NSW) & ANOR 60 LGRA 405. In that case, the Appellants (developers)

LRF\213637 1 MP

MELBOURNE
469 LA TROBE STREET
MELBOURNE VIC 3000
TEL: (03) 609 1555

CANBERRA
11 LONDON CIRCUIT
CANBERRA ACT 2601
TEL: (06) 249 7788

PARRAMATTA
28 GEORGE STREET
PARRAMATTA NSW 2150
TEL: (02) 842 8888



alleged that they had suffered economic loss as a result of the development plan for Woolloomooloo being abandoned.

The developers had purchased lands in the area relying on the plan.

His Honour Mr Justice Gibbs, Chief Judge of the High Court of Australia (as he then was), at page 416 observed:-

"In the nature of things, being creatures of an administrative and political process, proposals of this kind are subject to alteration, variation and revocation. The implementation of a development plan inevitably generates planning and political pressure for change at the instance of administrators, commercial interest, property owners, residents and other interest groups. Moreover, unless a development plan is given some entrenched or statutory status by relevant planning legislation it does not fetter the exercise by the responsible authority of its statutory discretions to approve or refuse development applications. A responsible authority, in exercising its statutory powers, has regard not merely to the contents of such a plan, but to the way in which the plan is working and other matters which may be relevant to the exercise of its discretion.....There are accordingly two relevant characteristics of a development plan of the kind in question. First there is the element of impermanence and capacity for modification and revocation. Secondly, the plan does not diminish the overriding discretion of the responsible authority to depart from the proposal to incorporate it in the plan when determining individual applications for development approval."

Although in that case, the development plan did not have the statutory status such as a rezoning by way of a Local Environmental Plan, in our opinion the same reasoning applies.

The statutory status of a Local Environmental Plan does not diminish the discretion of the Council in considering the merits of any applications for approval for development permitted by the rezoning. Put another way, there can be no certainty that any development application submitted to Council would be approved even though the rezoning has made the development permissible under the Local Environmental Plan.

Furthermore, there is no certainty that the Local Environmental Plan would be made by the Minister as proposed by the Council.

The costs incurred by the Applicants in relation to preliminary reports and studies prepared in connection with the development application would not, in accordance with the reasoning in COSHOTT & ANOR v WOOLLAHRA MUNICIPAL COUNCIL 66 LGRA 256 give rise to a duty of care and therefore an action in negligence given the existence of the statutory right of appeal under Section 97 of the Environmental Planning & Assessment Act in respect of Council's refusal of a



development application. The Applicants could not have had any legitimate expectation that their application would necessarily be approved as the outcome of their application depended on the many factors referred to in Section 90 of the Environmental Planning & Assessment Act.

In that case, it was held that the existence of a right of appeal excludes the existence of a duty of care which is essential to a cause of action in negligence.

CONTRACT:

In Coshott's case above, the Plaintiff sought to establish that the Council owed to it a common law duty to process the development application properly and diligently and owed a similar duty under a Contract which was described as partly oral and partly implicit based in part upon the submission of a development application fee to Council.

In relation to the Plaintiff's claim in Contract, His Honour Mr Justice Wood observed as follows (page 264):-

"In my view, the mere payment of a fee in a case such as the present would not give rise to any contract. Rather it would be treated as a permitted charge to defray the costs of the Council, as the consent authority, in carrying into effect the planning and development powers and duties assigned to it. Even if a contract were created, the only term which the facts and circumstances allege would, in my view, support, would be one requiring the Council to deal with the application according to law."

By parity of reasoning therefore, the planning reports prepared by the Applicant for the purposes of the rezoning would either not give rise to a Contract as the Applicant's Planner must be paid by the Council, or if it did give rise to a Contract, the only relevant term of such a Contract would be one requiring the Council to process the rezoning application according to the law as set out in the Environmental Planning & Assessment Act 1979.

We assume for the purposes of this advice, that the planning reports prepared by the Applicant in support of the rezoning work were commissioned by Council pursuant to Sections 56 and 57 of the Environmental Planning & Assessment Act 1979. BURNS PHILP TRUSTEE CO LIMITED v WOLLONGONG CITY COUNCIL (1983) 49 LGRA 420. In that case, it was held that it was quite proper for the developer to pay for an environmental study but the Council must commission it and be directly responsible for a Consultant Planner's fee thus ensuring the letter's independence.

In conclusion therefore, based upon the decision of the High Court in SAN SEBASTIAN in our opinion Council is not liable in negligence for any financial loss suffered by the applicants as a consequence of Council's decision not to proceed with the rezoning. Based upon the decision in COSHOTT above, in our opinion, Council is not liable in



contract for any financial loss suffered by the applicants as a consequence of Council's decision not to proceed with the rezoning.

However, in our view, Council is ultimately responsible for the consultants fee preparing the environmental study prepared for the purpose of the rezoning pursuant to ss. 56 and 57 of the Environmental Planning & Assessment Act, 1979 and the BURNS PHILP case.

We trust the above remarks have been of assistance. Should further information be required, please do not hesitate to contact us.

Yours faithfully

ABBOTT, TOUT RUSSELL KENNEDY

Per

HAWKESBURY CITY COUNCIL
AMUSEMENT CENTRE
CODE
1993

This Code is intended to provide operators of Amusement Centres with information on Council's requirements on the location, method of operation and facilities required in assessing a development application. These regulations do not apply to premises which are controlled by legislation.

The Council of the City of Hawkesbury in pursuance of the powers conferred by Sections 166, 167, 362, 363 and 530 of the Local Government Act, 1919, as amended, hereby regulates premises used for public amusements and games and the conduct of people therein in the interest of public convenience, safety and order and for that purpose adopts the following regulations -

1.0 PREAMBLE

- 1.1** This general policy may be cited as Hawkesbury City Council Amusement Centre Code, 1993, and is deemed to be a code for the purposes of any Town Planning instrument prevailing over all or part of the City.

2.0 PRINCIPAL OBJECTIVES

- 2.1** To define and clarify the various types of amusement machines and centres so that appropriate requirements may be designed to regulate and control such establishments.
- 2.2** To ensure that the location, design and activities associated with "amusement centres" have the minimum adverse effect on the neighbourhood or surrounding uses.
- 2.3** To ensure that amusement centres are restricted to entertainment activities not related to gambling of any type and the conduct of patrons is of an orderly manner.

3.0 DEFINITIONS

3.1 Amusement Machines...

- (i) a machine, appliance or game table, coin operated or not, mechanically or electronically powered that releases or makes available balls, discs or other items for projection in or on the machine by the use of springs, flippers, paddles or cues;
- (ii) electronic appliances which are controlled or partly controlled by computer associated with electronic screen(s) operated by one or more players for amusement or recreation;
- (iii) shooting galleries;
- (iv) similar devices.

3.2 Amusement Centres...

An amusement centre is a premises that is used or intended for use for the playing of amusement machines.

3.3 Public Floor Area...

Any floor area available for use by the general public, excluding toilets, washrooms, storage area, area used for the preparation and serving of food, any car parking space used for the loading or unloading of goods, lift towers, cooling towers, machinery and plant rooms.

4.0 APPLICATION REQUIREMENTS

4.1 Development consent must be obtained prior to the establishment of amusement centres.

4.2 The following information will be required by Council with the submission of a development application -

- (1) locality sketch showing approximate distances to schools, churches, hotels, wine bars, laneways, arcades and the like;
- (2) names and numbers of persons supervising the operations and method of controlling conduct of patrons;
- (3) accurate floor plan and layout showing -
 - number and type of amusement machines
 - layout of amusement machines
 - toilet facilities and access thereto
 - any partitioned areas and their proposed use
 - seating arrangements
 - any additional ancillary uses
 - entrances and exits
- (4) daily hours of operation, and
- (5) car parking layout.

4.3 Fees...

Development application and advertising fees: As per Council's adopted fee scale.

4.4 In the public interest the initial approval shall be for a period of twelve (12) months to allow Council to evaluate the effect of the development on the amenity of the area.

5.0 DESIGN, LOCATION & OPERATIONAL REQUIREMENTS.

5.1 Generally...

- (1) *Location* All proposals must be within the appropriate zoning permitted by the Local Planning Scheme. Consideration will be given to the suitability of the location of the proposal in respect to -
- proximity of schools, churches, hotels, laneways, arcades etc;
 - nature of abutting businesses or properties and possibility of any adverse effect upon them;
 - security of the neighbourhood;
 - whether the subject property is readily visible to the general public, or in arcades or restricted areas.
- (2) *Lighting* Activities areas and ancillary facilities shall be illuminated to an intensity that permits the entire area to be visible from any point including the street frontage.
- (3) *Layout* The building design and the proposed layout of amusement machines and facilities must be of an open nature without any visually restrictive areas.
- (4) *Noise* No noise in excess of 5dB above background noise shall be permitted to emanate from the premises.
- (5) *Toilet* Toilet facilities shall be provided at the following rates -
- Facilities*
- *Male* - 1 W.C., 1 Urinal, 1 Wash Hand Basin per 75m² of public floor area or part thereof.
 - *Female* - 1 W.C., 1 Wash Hand Basin per 75m² of public floor area or part thereof.
 - *Disabled* - in accordance with the Building Code of Australia.

5.2 Amusement Centres...

- (1) The number of machines permitted shall not exceed the public floor area in square metres available for the machines divided by five.
- (2) Public pedestrian access shall be restricted to the street frontage.
- (3) Access area shall be of an open nature without visual restrictions.
- (4) The internal layout is to be of open design without separate rooms, partitions or divided-off areas available to the customers. The entire public floor area must be readily visible from the entrance.

- (5) Male and female toilet facilities shall be within the subject property.
- (6) Compliance with the Building Code of Australia.

5.3 Where the amusement centre is to be used in conjunction with associated recreational facilities and/or refreshment rooms, the following additional requirements will apply -

- (1) The minimum area for seating (at tables) for consumption of food and beverages is to be 20% of the public floor area of the commercial activity.
- (2) Eating and drinking facilities shall be of the standard normally expected in a "refreshment room".
- (3) The premises may be at other than ground floor level provided that -
 - (a) Access stairs to comply with the Building Code of Australia.
 - (b) Stairs do not provide access to more than two other premises.
 - (c) Stairs lead immediately to the entertainment centre.
 - (d) Toilet facilities shall be accessible without interference to the other occupants of the site.
 - (e) Overall Compliance with the Building Code of Australia.

6.0 OTHER REQUIREMENTS

6.1 Advertising...

The Council shall, before determining an application for development consent:

- (1) Give notice of the receipt of an application in a newspaper circulating within the locality.
- (2) Affix a sign to the subject site indicating the nature of the proposed use of the land.
- (3) By written notice seek the views of the police and owners of adjoining property.
- (4) Allow a period of fourteen (14) days from the date of the notice, during which any person may lodge with the Council written objection to the proposed development, such objections are to state the grounds upon which they will be affected.

6.2 Car Parking...

Off-street car parking shall be provided on the following basis:-

Generally, one (1) space for 22.2m² of floor space (excluding toilets washrooms etc.)

In the event of no off-street parking being provided on-site, Council will require a contribution of \$9,800 per car space required.

Note: The on-site car parking requirement is applicable to ALL amusement centre development applications. Where a change of use is involved, a credit for the existing commercial activity shall be made in determining the on-site car parking requirement.

6.3 Structural Adequacy...

In existing buildings it is required that the applicant satisfies Council as to the capacity of the floor system to support the loads imposed by billiard tables, amusement machines and the like.

6.4 Hours of Operation...

The operation hours shall, dependent upon the amenity of the area, be regulated so that no interference occurs with schools or the neighbourhood and the establishment may be required to close prior to the closing of hotels, wine bars or bistros in the area.

6.5 Conduct of Patrons...

Premises shall be conducted in an orderly manner at all times and in particular the proprietor shall be responsible at all times to ensure that -

- (1) No person under the age of 12 years unaccompanied by an adult shall be permitted to enter or remain on the premises or in that portion of the premises in which the amusement devices are located.
- (2) No intoxicating liquor or any drugs shall be brought onto the premises and no person under the influence of intoxicating liquor or drugs shall be permitted to remain upon the premises.
- (3) No gambling shall be permitted and no monetary prize shall be offered as a reward for skill in playing any machine.
- (4) The proprietor or his nominee shall be on the premises at all times and the name of the person on duty shall be displayed at all times.

Your Ref:

Our Ref:

25 March, 1993

HAWKESBURY CITY COUNCIL



George Street, Windsor NSW 2756
Phone (045) 87 7000
Telex 122336. DX 8601 Windsor

Mr G F Falson
Divisional Manager Environment and
Development
Hawkesbury City Council
Council Chambers
WINDSOR NSW 2756

Dear Mr Falson,

A meeting of the GENERAL PURPOSE COMMITTEE will be held in the Council
Chambers, Windsor, on TUESDAY, 30TH MARCH, 1993 commencing at 9.30am and
your attendance would be appreciated.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'G. M. McCully'. The signature is fluid and cursive, with a large loop at the end.

G M McCully
Town Clerk/General Manager

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...

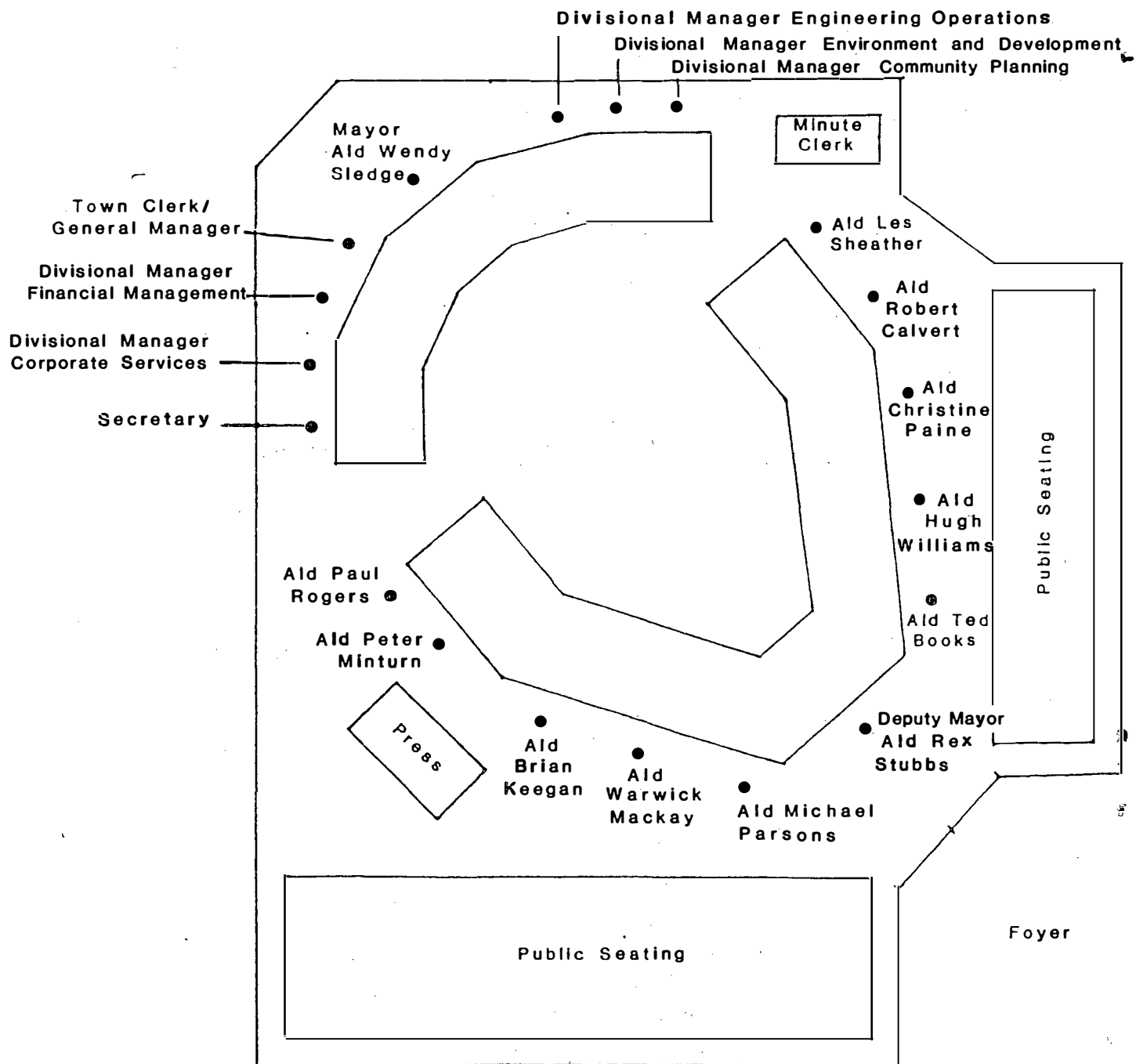
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 23rd February, 1993, commencing at 9.30 am.

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

An apology for absence was received from Alderman H J M Books.

RESOLVED on the motion of Alderman Williams seconded by Alderman Stubbs that the apology be accepted.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Minturn that the Minutes of the General Purpose Committee Meeting held on 27th January, 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 31st January, 1993, be received and the revised estimates of cost be adopted.

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

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

3. NAMING OF PUBLIC RESERVES. GB010/003 PT02

THE PROPOSED NAMES be adopted and referred to the Geographical Names Board.

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

PRESENT:

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

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

APOLOGIES:

Mr J Christie, Office of P Gibson, MP

CONFIRMATION OF MINUTES:

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

BUSINESS ARISING FROM PREVIOUS MINUTES:

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

THERE IS NO objection to the application subject to:-

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

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

THERE IS NO objection to the proposal.

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

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

CORRESPONDENCE:

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

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

REPORTS:

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

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

GENERAL BUSINESS:

QUESTIONS WITHOUT NOTICE:

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

THE MATTER BE included for consideration at the next Traffic Committee meeting.

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

Mr Kevill abstained from voting on this matter.

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

COMMITTEE'S RECOMMENDATION

COUNCIL CARRY OUT the recommendation of the Committee on a trial basis for 40 kph in school areas.

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

THE MATTER BE deferred for consideration at the next Traffic Committee meeting.

NEXT MEETING:

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

THE REPORT BE received and the recommendations be adopted.

PLANNING AND DEVELOPMENT

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

COUNCIL REFUSE THE request for an extension of trading hours.

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

Mr Nightingale, the applicant, addressed the Committee.

THAT THERE BE an additional report to the Ordinary meeting clarifying the matters raised and reported in more detail.

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

Alderman Williams declared an interest in this matter.

Mrs Spathis, the applicant, addressed the Committee.

A SITE INSPECTION be carried out.

Alderman Williams left the meeting at this stage, the time being 5.09 p.m.

The Committee inspected the site at 6.00 p.m. Alderman present were Alderman W.J.Sledge, Mayor, and Aldermen B.N.Keegan, M.G.Parsons, L.C.Sheather, P.J.Minturn, P.E.Rogers and C.A.Paine.

Mr. & Mrs. Spathis addressed the Committee on site.

THAT THE APPLICATION be refused on the following grounds:-

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

Alderman Rogers left the meeting after the inspection, the time being 6.25 p.m.

Alderman Williams returned to the reconvened meeting at 7.13 p.m.

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

Alderman Minturn declared an interest in the matter.

Mr.R.Tolson, the applicant; Mr.T.Isaac, Property Developer; Mr.G.Reid, Woolworths' Property Manager; Mr.R.Hirst, Retail Consultant; and Mr.D.Shaddick addressed the Committee on behalf of the applicant; Mr.Collier, representing his father Mr.B.Collier, addressed the Committee in support of the application.

Miss Wiltshire and Mr.R.Rozzoli, addressed the Committee as objectors on behalf of the combined Windsor and Richmond Chambers of Commerce.

Alderman Stubbs left the meeting at this stage, the time being 3.00 p.m.

THAT A DECISION be deferred on the making of a Draft Local Environmental Plan until such time as the proposal has been put on public exhibition and that the community response be examined. Further that a comment from the Clarendon Committee be sought, together with a further noise study.

Alderman Mackay left the meeting at this stage, the time being 3.10 p.m.

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

Mrs.L.Debakker and Mr.B.Porter addressed the Committee on behalf of the applicant.

Dr.Murphy addressed the Committee on behalf of CHANGE, as an objector.

A. THE APPLICATION BE approved insofar as:-

1. The designated road area is the only area to be used for tyre landfill.
2. All topsoil is to be removed prior to the excavation in a manner to minimise erosion.
3. Topsoil to be replaced each side of the raised road area as soon as possible and vegetated.
4. The work to be carried out as set out in the application insofar as height of the road, celled areas and containing of cells.
5. No foreign materials to be buried in the cells.
6. Operating hours to be from 7.00am to 5.00pm, Monday to Friday and 7.00am to 12.00 noon Saturday.
7. The approval to be granted for 2 (two) years with a review after 12 (twelve) months.

B. That a report be prepared for the Ordinary Meeting to consider the recycling processes currently available and future trends for the recycling of tyres. In particular the Pacific Dunlop Recycling Program be investigated including the cost of processing per tyre and the cost of cartage of tyres from source to point of recycling.

Alderman Calvert left the meeting at 4.10pm.

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

Mr.W.McNamara addressed the Committee on behalf of the applicant.

A SITE INSPECTION be carried out.

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

THAT DEVELOPMENT CONSENT N^o 35/1983 be amended by replacing Condition N^o 14 with the following:-

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

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

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

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

THAT THE INFORMATION be received.

10. 1993 HERITAGE ASSISTANCE PROGRAMME. G021/098
PT6

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

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

Alderman Mackay returned to the meeting at this stage, the time being 7.45 p.m.

THAT THE INFORMATION regarding "The Legends" be received.

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

THAT STAPLETON AND HALLAM be commissioned to undertake the Richmond Traffic and Parking Study.

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

THE INFORMATION BE received and the recommendations concerning authorised inspectors and implementation of the procedures of the Act be received.

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

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

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

1. THAT REMOVAL OF the 5 (five) trees be approved subject to the replacement with suitable species to the satisfaction of the Divisional Manager Environment and Development.
2. That the 5 (five) replacement trees be of a mature variety and of at least 2.5 (two point five) metres in height.

SECTION 3 - FINANCE

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

Alderman Keegan declared an interest in Cheque No. 16426.

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

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

COUNCIL ENTER INTO a further 5 (five) year Deed of Agreement with Member Councils of Westpool.

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

SUPPORT BE GIVEN to the Hawkesbury District Eisteddfod Society in the form of sponsorship for the use of Windsor Function Centre to the sum of approximately \$5,500 (five thousand five hundred dollars).

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

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

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

COUNCIL STRONGLY ENDORSE and support WSROC's submission to the Department of Local Government in relation to the Local Government Bill 1992.

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

THE FEES AND Charges be amended to include a casual field hiring fee of \$100 (one hundred dollars) per day and a canteen fee of \$130 (one hundred and thirty dollars) per season or \$10 (ten dollars) per day.

7. HAWKESBURY SHOWGROUND - AMENITIES BLOCK. GC283/90 PT3

Mr J Nicholson addressed the Committee on behalf of the applicant.

A LOAN OF \$105,000 (one hundred and five thousand dollars) be provided to the Hawkesbury District Agricultural Association repayable by equal annual instalments over 10 (ten) years, interest free, with the funding being provided from the Employees Leave Entitlement Reserve.

8. UPGRADE OF COMPUTER PROCESSOR. GT020/137 PT1

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

QUESTIONS WITHOUT NOTICE

Alderman Mackay referred to the grass and problems associated with the area between the fence and the carpark at the rear of the South Windsor Shopping Centre and asked if it was feasible to have concrete paving carried out along this section.

Alderman Parsons sought the current status of the new entrance sign at Windsor Bridge and the beautification of that area that was approved in liaison with the Chamber of Commerce. Also the extension of the Mall theme - north and south of Windsor Mall - planter boxes, display and pedestrian crossing.

The Town Clerk/General Manager advised that all those issues would be reported together as they all interrelate with Windsor. These matters would be coming up to the next General Purpose Committee.

Alderman Parsons referred to the approval for the money for the sign and the beautification at the river, subject to input from the Chamber of Commerce.

The Divisional Manager Engineering Operations advised that it had been advertised and the Chamber of Commerce had been written to. He was not aware of any submissions, outside the Chamber, having been received. He undertook to investigate the situation.

Alderman Williams advised that he had attended a Hunger and Homeless Committee meeting last Thursday. The Committee has just completed a three month survey into accommodation needs in the district. It has revealed an

alarming picture and it is a critical issue. The Committee is wanting to hold a Housing Forum and is seeking the support and co-operation from the Council in this regard.

The Mayor suggested that this be brought to the Ordinary Meeting with further information.

Alderman Sheather asked if letters could be forwarded, after the Ordinary Meeting, to those people who wrote in about Shepherds Gully Road.

Alderman Keegan asked what is the present status on the application for the new Comleroy Road School.

The Divisional Manager Environment and Planning undertook to ascertain the present position and advise Alderman Keegan.

The meeting terminated at 8.09pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 30th March, 1993.

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Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>						
<u>Conservation</u>						
1010 Museum Maintenance & Services	4326	-	1372	1372	-	Annual Provision
1020.0 Tree Planting New	14715	-	725	725	-	Annual Provision
1020.01 Tree Mtce	38316	-	2286	2286	-	Annual Provision
1020.02 Earth Week	4635	-	301	301	-	Annual Provision
1510.01 Richmond Grandstand Conservation - Stage 3	48000	849	-	849	-	Work Commenced
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	170000	-	34385	34385	-	Annual Provision
<u>RTA State Roads "Tied" Grant 92/93</u>						
2002.201 Wisemans Ferry 1992/93	683300	139185	37327	176512	-	Annual Provision
2004.201 Webbs Creek 1992/93	552000	129711	32398	162109	-	Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
2006.201	Sackville Ferry 1992/93	180600	83789	35279	119068	-	Annual Provision
2007.202	Spare Ferry	5000	191	424	615	-	Annual Provision
2008.0	Docking Slips	15450	-	468	468	-	Annual Provision
Road Maintenance							
2016.1-6	Sealed Roads Mtce	1131158	-	162988	162988	-	Annual Provision
<u>Reseal/Rehabilitation Programme (\$252329)</u>							
Bowen Mountain							
2017.01	Cabbage Tree Road 1.3 - 2.8km from Grose Vale Road	16000	-	-	-	-	Programmed Mar
	Carters Road	5000	-	-	-	-	Programmed Mar
Cattai							
	Nelson Road	8600	-	-	-	-	Programmed Mar
Freemans Reach							
	Graham Place	1000	-	-	-	-	Programmed Mar
Grono's Point							
	Tallowood Close	5000	-	-	-	-	Programmed Mar/April

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

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

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

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

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

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

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

2035.150	Regional Roads 1992/93	397970	203222	47634	250856	-	Maintenance Works
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ROAD MAINTENANCE

2021.0-3	Unsealed Roads Mtce	440945	-	78851	78851	-	Annual Provision
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General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
<u>FLOOD & STORM DAMAGE 1992</u>						
RTA						
<u>Local Roads</u> (\$1153600) RTA						
Working Funds(Council \$25000)	1189907	614676	-	614676	-	Work in Progress
2027						
Dept. Public Wks. Flood Grant 1992						
2030	Howe Park	16000	10166	75	10241	- Work Completed
	Gov. Phillip Park	190000				Tenders Invited
<u>Maintenance and Repair</u>						
2042.01	Paved Footpaths Mtce	21723	-	49	49	- Annual Provision
2042.07	Unpaved Path Mtce	2060	-	259	259	- Annual Provision
2044	Bus Shelter Shed Mtce	3090	-	-	-	- Annual Provision
2046.001	Bridge Mtce	95000	-	7912	7912	- Annual Provision
2050	Street & Gutter Cleaning	242366	-	33225	33225	- Annual Provision
2052	Kerb & Guttering Mtce	46350	-	494	494	- Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>						
2061.01	Sundry Pub/Wks Survey & Design	29377	-	2444	2444	- Annual Provision
2074	Vehicular Crossings	5665	-	1109	1109	- Work As Required

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>CITY ROADS CONSTRUCTION</u>						
<u>Loan Programme 89/90</u>						
+ 30000 Cncl Funds						
2070.20 Kentucky Drive	85000	41640	-	41640	-43360	Necessary Work Complete
2066.05 The Terrace closure relocation	230000	177540	223	177763	-52237	Work Complete
<u>Loan Programme 90/91</u>						
2070.52 Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	-	To Be Programmed

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.302 Boundary Road Vineyard	87500	6519	-	6519	-	Subject to agreement Baulkham Hills
2071.304 Mileham St - Day St - Fairey Rd	242500	190142	53286	243248	+928	Work Nearing Completion
<u>LR 91/92 RTA Grant (\$673826)</u>						
<u>Extractive Industries Reserve (\$235000)</u>						
<u>Less \$50000 to the Driftway - See Programme Above</u>						
2071.410 Tizzana Road	28275	6094	3299	9393	-	Work in Progress
2071.411 Scheyville Road	12285	-	-	-	-	Programmed Mar/April
2071.412 West Portland Road	11700	-	-	-	-	Programmed Mar
2071.403 George Street South Windsor	60000	-	-	-	-	To Be Programmed
2071.408 Hermitage Road	100000	55427	6315	61742	-	Work Nearing Completion

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
<u>Kerb and Guttering</u>						
Loan Programme 1991/92						
2080.401 Gormley Street, Freemans Reach Loan \$41200 Cont. \$25200	66400	4254	949	5203	-	Work Commenced

TRAFFIC MANAGEMENT

2090.01	Traffic Signs New	42008	-	2029	2029	- Annual Provision
2092.01	Traffic Sign Mtce	22660	-	2477	2477	- Annual Provision

PUBLIC UTILITY INFRASTRUCTURE**Cemeteries**

3000	Cemeteries Expenses	77250	-	11653	11653	- Annual Provision
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1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
<u>Emergency Services</u>						
3010 State Emergency Services	44599	-	5376	5376	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Complete
Loan Programme 89/90						
3200.106 North Street	11370	2563	-	2563	-	Work Commenced - Archeological Investigation Required
Loan Programme 90/91						
3200.202 Bandon/Windsor/Old Hawkesbury Rds	18500	-	-	-	-	Programmed Mar/April
3200.203 Redfern Place, Pitt Town	12000	-	-	-	-	Programmed April/May

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expenditure	Variance	Remarks
Loan Programme 91/92						
3200.303 Paget St to East Market St	70000	2271	-	2271	-	To Be Programmed (Survey Costs)
3200.305 Stage 2 - College Drain	11900	-	-	-	-	To Be Programmed
Loan Programme 92/93						
3200.300 North St, Windsor, Stage 2	38000	1402	-	1402	-	Work Commenced - Heritage Council approval required
3200.310 12 Rose Crescent, Glossodia	10000	48	24	72	-	Programmed March
3200.311 9 David Street, Wilberforce	24200	12746	1768	14514	-	Work Nearing Completion
<u>Maintenance</u>						
3210 Drainage Mtce	33990	-	834	834	-	Annual Provision
<u>Street Lighting</u>						
3220.01 Street Lighting	577369	-	49418	49418	-	Annual Provision

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
Car Parking						
4000 Car Parks Mtce	90331	-	17548	17548	-	Annual Provision
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	53251	-	4922	4922	-	Annual Provision
Parks						
E23B1 Parks Mtce	484184	-	101714	101714	-	Annual Provision
5180.03 Parks Amenities Mtce	71000	-	8583	8583	-	Annual Provision
5180.004 Parks Cleaning	233300	-	36840	36840	-	Annual Provision
5180.09 Contract Mowing	61500	-	4505	4505	-	Annual Provision
5180.013 Garden Competition	2000	-	580	580	-	Annual Provision
5180.100 Sports Council M & R	145700	-	10874	10874	-	Annual Provision

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

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

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend-iture	Vari-ance	Remarks
Landscape/Development - Major Parks & Reserves	5700	2464	1000	3464	-	Landscape Designs - Ongoing
<u>1990/91 S94 Contributions (\$379100)</u>						
Grants (\$71400) Cont. (\$2000)						
Windsor						
5682.23 Colbee Park McGraths Hill	25000	9852	-	9852	-	Shelter Shed Complete Drainage under Investigation
5682.38 Richmond Ex-Servicemens' Sport Complex - Water Supply	29000	5543	23000	28543	-	Work Completed
5682.29 North Richmond Community Centre	6000	844	-	844	-	Work Commenced
5682.30 Kemsley Downs Estate	6000	1432	138	1570	-	Plan of Management
5682.31 McMahons Park						
Replace Existing Amenities	32600	21955	-	21955	-	Work in Progress
5682.34 Argyle Bailey Reserve	9500	5548	-	5548	-	Work Nearing Completion
5682.35 Woodlands Park	37000	537	-	537	-	Work Commenced
<u>Capital Works Programme 1987 (\$25000)</u>						
5681.08 Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Work Commenced

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1993	Total Expend- iture	Vari- ance	Remarks
<u>ENTREPRENEURIAL ACTIVITIES</u>						
<u>Cordners Corner</u>						
6050.06 Cordners Corner Restoration	10300	-	3448	3448	-	Annual Provision
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	74420	-	9480	9480	-	Annual Provision
<u>SEWERAGE WORKS</u>						
8256.03-06 South Windsor Treatment Works Stg 2	4100000	3939017	9007	3948024	-	Works Nearing Completion

General Purpose Committee - Works - 30/3/93

1. WORKS COST STATEMENT

EXPENDITURE TO: 28 February, 1993

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

1. That the Works Cost Statement to 28th February 1993, be received.
2. The revised estimates of cost be adopted.

2. MITCHELL PARK ROAD - RE-NAMING PART. 1356/R

The owners of three properties fronting the unsealed section of Mitchell Park Road (Reedy Road to Mitchell Park entrance), have sought a change of road name, suggesting that Mitchell Park Lane may be appropriate. Apparently difficulty has been encountered with visitors locating this section of the road as it turns at right angles at the end of the bitumen.

It is considered that the solution to the problem lies in adequate sign posting rather than a change of name, which would require the same sign posting but additional costs would be incurred in the process of changing the name.

This view has been explained to the applicants but they do not consider the additional costs to be relevant and may wish to address Council.

✓ IT IS RECOMMENDED THAT the name Mitchell Park Road be retained for the unsealed portion of the road and that adequate sign posting be installed.

3. EAST KURRAJONG ROAD, SECTION 2 - PROPOSED RENAMING. 510/R PT03

A submission has been received seeking to change the name of East Kurrajong Road, Section 2 to Bull Ridge Road. The submission contains some 60 names, 54 of which are from East Kurrajong residents, the remainder being visitors or former residents.

The basis for the change is that East Kurrajong Road Sections 1 and 2 are separated by 1.1 kilometres of Putty Road and this causes numerous problems, particularly to the residents of Section 2 which is the more remote section when proceeding from Wilberforce. The whole length of East Kurrajong Road was formerly named Bull Ridge Road.

Some years ago Council sought to change the name of Section 2, but this was strongly opposed at that time and no action was taken. The weight of public opinion may now have changed.

The submission is supported by some historical background to the name Bull Ridge.

The process of changing a road name allows for submission and consideration of objections. A change of name of Section 2 would also involve changing East Kurrajong Road Section 1 to East Kurrajong Road.

✓ IT IS RECOMMENDED THAT Council take action under Section 249(a) of the Local Government Act 1919, as amended, to alter the name of East Kurrajong Road Section 1 to East Kurrajong Road and to alter the name of East Kurrajong Road Section 2 to Bull Ridge Road.

4. STANNIX PARK LANE - PROPOSED NAMING OF ROAD. 1972/R

Request has been received to name the dead end road running off Stannix Park Road towards Stannix Park Homestead.

The name Stannix Park Lane has been suggested and appears appropriate, subject to the concurrence of the Hawkesbury Historical Society.

✓ IT IS RECOMMENDED THAT subject to the concurrence of the Hawkesbury Historical Society the road between Portions 214 and 215, Parish of Wilberforce be named Stannix Park Lane under the provisions of Sec. 249(a) of the Local Government Act 1919, as amended.

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5. MASON LANE, KURRAJONG - PROPOSED ROAD NAME, GR120/003 PT02

Request has been received for the naming of the dead-end road off the northern end of Old Bells Line of Road, Kurrajong, near the junction with Bells Line of Road.

The name suggested is Mason Lane. Property served by the road was owned by the Mason families for over 150 years and is considered appropriate, subject to the concurrence of the Hawkesbury Historical Society.

✓ IT IS RECOMMENDED THAT subject to the concurrence of the Hawkesbury Historical Society the road between Portion 263 and Portions 301, 288 and extending into Portion 98, Parish of Kurrajong be named Mason Lane under the provisions of Section 249(a) of the Local Government Act, 1919 as amended.

6. GOVERNOR PHILLIP RESERVE - EXCLUSIVE USE - THE HAWKESBURY CANOE CLASSIC ASSOCIATION INC. PT203 PT03

Requesting use of Governor Phillip Reserve, Windsor on 30th October 1993, with exclusive use between 4.00pm and dusk, to conduct the annual Hawkesbury Canoe Classic.

Council has supported this function in past years; the Association is a registered charity and Council might give consideration to waiving exclusive use/admission fees.

IT IS RECOMMENDED THAT approval be granted to the Hawkesbury Canoe Classic Association, Inc, for use of Governor Phillip Reserve, Windsor on 30th October, 1993, with exclusive use between 4.00pm and dusk, subject to compliance with the following standard conditions:-

1. The reserve being left clean and tidy upon completion of the Association's activity.
2. Noise levels being kept at a reasonable level.

IT IS FURTHER RECOMMENDED THAT Council resolve to waive exclusive use/admission fees.

**7. WORTH OIL RECYCLING PTY LTD - DISCHARGE OF
TRADE WASTE - PREMISES CORNER BLACKMAN CRESCENT
& FAIREY ROAD, SOUTH WINDSOR. GL77/1 PT01**

An interim agreement was in operation that allowed Worth Oil Recycling Pty Ltd to discharge their trade waste to the sewer between 2nd September, 1992 and 3rd March, 1993, in accordance with the following conditions:-

1. Maximum discharge per day - 25,000 litres
Maximum weekly discharge - 100,000 litres
pH 6.7-7.5
Mineral oil - Nil
Petroleum Hydrocarbons - maximum 5mg/litre
Daily mass limit - 24gms
Total phenols - maximum 5mg/litre
Daily mass limit - 8gms
5 day B.O.D. - 250mg/litre
Suspended solids - 50mg/litre
2. Testing of key indicators to be undertaken on the basis of one sample per 100,000 litres of discharge or at least fortnightly during the period of discharge, with provision of four full analyses during the interim period.
3. Payment at the rate of 95 cents per kilolitre discharge plus the full cost of all testing, including sampling and testing undertaken on their behalf.
4. The applicant undertake further enquiries in the re-use of discharge water as a resource and Council assist in those enquiries.

Following several discharges into the sewer system, problems were experienced in maintaining B.O.D. levels within the agreed limits and the Company ceased discharging into the system early in November, to enable investigation of the problem.

The Company has recently written, indicating that the problems encountered have been rectified and requesting approval to recommence discharging into the sewer system in early to mid April. They have requested renewal of the interim agreement subject to the original conditions.

As reported to the Ordinary Meeting of Council of 14th April, 1992, Worth Oil have undertaken preliminary investigation into the re-use of discharge water in the concrete processing industry. However, there was concern regarding the retardation or acceleration of the concrete set and the long term soundness of concrete made from processed water. The Company has indicated that no further progress has been made with this investigation, as the Company's energies have been focused on meeting the discharge requirements to enable recommencement of discharge into the sewer.

✓ IT IS RECOMMENDED THAT the interim agreement period entered into by Worth Oil Recycling Pty Ltd, to discharge trade waste from premises at the corner of Blackman Crescent and Fairey Road, South Windsor be extended for a further period of six months to expire on 30th September, 1993, and that conditions which applied to the current licence be applicable to the extended licence period.

8. PEOPLE FOR PARKS. GR030/54 PT01.

It is proposed to conduct a program for encouraging community involvement in the design, construction and maintenance of parks. This program to be titled "People for Parks", is to be aimed at schools, service clubs, community groups and the general public. The objectives of the program are to encourage community pride and involvement in parks, enhance the present state of local parks, to bring into contact, people with a common interest in park improvement and to support the management of local parks and to make them more enjoyable for themselves and the community.

"People for Parks" is to be an ongoing program, administered by the Parks Branch and will be used to expand on the many and varied community projects already occurring in the parks. The community can become involved, either as groups or as individuals, by taking part in a number of different activities. Participants will be encouraged to design their own local park, assist in the construction and establishment of parks, adopt a local park and assist in its maintenance, become involved in tree planting on parks, assist in bush regeneration and weed eradication and establish a park watch program to aid the reduction of vandalism.

"People for Parks" aims to ensure a common goal is sought, and groups involved will have an avenue of communication to co-ordinate resources.

A logo has been developed for "People for Parks" and a draft promotional pamphlet is now complete. Information kits are to be prepared and made available to assist interested community groups, service clubs and schools in planning their own "People for Parks" projects. Examples, such as the Pioneerway tree planting project and the establishment of Gosper Park, James Meehan Street, will be used to encourage other groups to undertake similar projects. In Gosper Park the residents of James Meehan Street and Harris Street, assisted by the Parks Branch, developed their own designs, assisted with construction and now help to maintain their own neighbourhood park.

It is proposed to publicly launch "People for Parks" at the public reserve, Terrace Road Lookout, Freemans Reach on Friday 30th April, 1993. Designs for this park have been completed and it is proposed to involve Freemans Reach School, service clubs and the local residents, in the construction and establishment of this Park.

Funding of \$11,225 has been provided for improvements to the "Terrace Road Park" from Section 94 Contributions.

IT IS RECOMMENDED THAT the "People for Parks" program be adopted.

9. 1993/94 FLOOD MITIGATION PROGRAM. GG21/128 PT03

Detailed hereunder is the proposed program of works submitted for funding under the 1993/94 Flood Mitigation Maintenance grants. A grant of \$11,200 was provided for 1992/93.

The program is based on a \$25,000 expenditure in Council's 1993 Budget, ie; \$12,500 State/Council.

Proposed Flood Mitigation Maintenance 1993/94

- | | | | |
|----|---------------------------------|--|----------|
| 1. | Normans Creek,
timber bridge | Replace faulty beams and deck
timbers | \$ 4,000 |
|----|---------------------------------|--|----------|

General Purpose Committee - Works - 30/3/93

2.	Rickabys Creek, (Hawkesbury River to Cornwallis Road)	Machine excavate invert of channel to remove silt, fallen timber and other stream obstructions	\$ 3,000
3.	Normans Creek, (Rickabys Creek to Cupitts Lane)	Machine excavate invert of channel to remove silt, fallen timber and other stream obstructions	\$ 6,500
4.	Buttsworth Creek	Spread previously excavated material on site	\$ 500
5.	Normans Creek (Dwyers property)	Concrete causeway crossing of channel for cattle	\$ 4,000
6.	South Creek/ Eastern Creek	Clean, prime and repaint floodgates. Machine excavate invert of channels to remove silt and other stream obstructions	<u>\$ 7,000</u>
Total			\$25,000



IT IS RECOMMENDED THAT the 1993/94 Flood Mitigation Program be adopted.

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

PRESENT:

Members - Alderman C Paine, Chairperson
Mr J Christie, Office of P Gibson, MP
Sergeant G Thompson, NSW Police Department
Senior Constable R Grapes, NSW Police Department
Mr G Kevill, Roads and Traffic Authority
Mr G Hatch, Department of Transport

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

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

CONFIRMATION OF MINUTES:

The minutes of the meeting held on 12th February, 1993 were confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. ROSS STREET, WINDSOR - EXTENSION OF LINE MARKING
- F DAINES. 1834/R

Extension of line marking in Ross Street to intersection with Anschau Crescent,
due to vehicles performing U-turns in front of Mr Daines property.

Referred from meeting held on 12th February, 1993.

Committee's Recommendation

That no action be taken.

2. HERMITAGE ROAD, KURRAJONG - SPEED ZONES. 804/R

Deferred from meeting on 12th February, 1993, investigation of speed zones
situated on Hermitage Road, Kurrajong.

Committee's Recommendation

- ✓ That the speed limit in Hermitage Road be reduced to 80kph.

3. INTERSECTION GEORGE STREET/RICHMOND ROAD,
WINDSOR - PROVISION OF RIGHT-HAND TURN ARROW ON
TRAFFIC SIGNALS. 731/R, 1829/R

Advising adjustment of signal phase to provide more frequent gaps in traffic flow to permit right hand turn from George Street. Location will be monitored.

Committee's Recommendation

That the information be received.

4. SETTLERS ROAD, LOWER MACDONALD - REDUCTION OF
SPEED LIMIT - ROADS & TRAFFIC AUTHORITY. 2320/R

Recommending imposition of 60kph speed limit from Wisemans Ferry to the end of sealed section as well as installation of advisory curve signs on the unsealed section.

Committee's Recommendation

- A. That a 60kph speed limit be imposed on Settlers Road from Wisemans Ferry to the end of the sealed section;
- B. That the installation of advisory signs on the unsealed section of Settlers Road be investigated and implemented, where necessary.

5. BELLS ROAD, GROSE VALE - SPEED LIMIT - ROADS & TRAFFIC AUTHORITY. 206/R

Recommending introduction of 80kph speed zone as well as erection of advisory speed/curve warning signs.

Committee's Recommendation

- A. That an 80kph speed limit be introduced in Bells Road; and
- B. that the installation of advisory signs be investigated and implemented, where necessary.

6. NSW POLICE SERVICE - SPEED LIMITS - CATTAI ROAD, PITT TOWN. GT230/002 PT03, 3465/R PT02

In respect of Cattai Road, Pitt Town, advising of three alterations to existing speed zones.

Committee's Recommendation

That the information be received.

CORRESPONDENCE:

7. FREEMANS REACH PUBLIC SCHOOL - TRAFFIC CONDITIONS - INTERSECTION HIBBERTS LANE/KURMOND ROAD, FREEMANS REACH. 805/R, 2312/R

Expressing concern at traffic volume/conditions at subject intersection upon cessation of school day.

The Committee members have inspected the site and are familiar with the traffic situation. Sergeant Thompson indicated that he would provide further details on the accident history of the immediate locality.

Committee's Recommendation

That Mr Boon, the Principal of Freemans Reach Public School be invited to address the Committee on this matter.

8. DEPARTMENT OF TRANSPORT - EXTENSION OF SCHOOL BUS SERVICE - TIZZANA ROAD. 2006/R

Representations on behalf of Mrs D Zekonis concerning extension of school bus service beyond intersection of Tizzana and Stones Road, Ebenezer, and upgrading unsealed section to accommodate that expanded service.

Mr Daley indicated that there would be normal maintenance carried out on the unsealed section of the road; however, there are currently no plans for further sealing of Tizzana Road.

Committee's Recommendation

That no objection be raised to extending the school bus service beyond the intersection of Tizzana Road and Stones Road.

9. DEPARTMENT OF TRANSPORT - SPEED RESTRICTION VICINITY KURRAJONG PUBLIC SCHOOL - GROSE VALE ROAD, KURRAJONG. 722/R

Representations on behalf of Kurrajong Public School concerning introduction of 40kph zone during 8.30am-9.30am/3.00pm-4.00pm, schooldays.

Sergeant Thompson advised that following discussions over the last 3 to 4 weeks with the Principal of Kurrajong Public School and the local bus driver, school children were now being dropped off at the intersection of Drummond Road and Grose Vale Road. This is to the satisfaction of the Principal.

Committee's Recommendation

That the introduction of a 40kph speed zone be deferred for consideration at the next Committee Meeting, in conjunction with the consideration of other school speed zones.

10. UNITING CHURCH OF AUSTRALIA - PARKING
RESTRICTIONS ON WEST MARKET STREET, RICHMOND.
2338/R

Requesting consideration be given to erection of portable "No Standing" signs during funerals/services at St Andrews Church, West Market Street, Richmond. Also requesting Council to provide such signs.

Sergeant Thompson advised that the Police could provide assistance, on request, for funeral services.

Committee's Recommendation

That the request for removable signs not be supported.

11. NORTH RICHMOND PUBLIC SCHOOL - TRAFFIC
CONDITIONS ON GROSE VALE ROAD AT SCHOOL CROSSING.
722/R PT04

Requesting consideration be given to improving safety of persons using pedestrian crossing on Grose Vale Road, in vicinity of the School.

This matter was considered by the Committee at its Meeting of 12th February, 1993.

Committee's Recommendation

That the school be advised that a "wombat crossing" is to be installed in Grose Vale Road in place of the existing pedestrian crossing in the near future.

12. ARNDELL COLLEGE - TRAFFIC CONDITIONS ON WOLSELEY ROAD, OAKVILLE. 2344/R

Requesting erection of "No Standing" signs at entrance to College in view of restricted sight distance on egress from School grounds.

Sergeant Thompson advised that speeding is a problem on Wolseley Road.

Committee's Recommendation

- A. That "No Standing" area be implemented from the eastern boundary to the western boundary of the school site.
- B. That the Roads and Traffic Authority be requested to investigate the extension of the 60kph speed zone along Wolseley Road to include the school.

13. WINDSOR SOUTH PRIMARY SCHOOL - TRAFFIC CONDITIONS - INTERSECTION OF COX/CAMPBELL STREETS, SOUTH WINDSOR. 369/R, 343/R

Requesting consideration be given to improving safety at the above intersection, particularly in relation to an identifiable crossing point for children and fast moving vehicular traffic.

/ Committee's Recommendation

That the matter be deferred to the next Committee Meeting pending a traffic and pedestrian count at the intersection of Cox and Campbell Streets.

14. NSW POLICE SERVICE - TRAFFIC CONDITIONS ON COLLITH AVENUE, SOUTH WINDSOR. 360/R

Representations on behalf of B J Tormey/Beves concerning traffic conditions on Collith Avenue, South Windsor, particularly in relation to speeding traffic, traffic volumes, condition of road surface, and presence of school children, pedestrians and cyclists.

/ Mr Tormey/Beves addressed the Committee.

Committee's Recommendation

That consideration be given to updating the Bligh Park Traffic Study prepared by Stapleton and Hallam, to investigate the traffic situation at the intersections of Colonial Drive and George Street; and Rifle Range Road and George Street and in Collith Avenue and Mileham Street.

15. S RIACH - TRAFFIC CONDITIONS ON MILEHAM STREET,
SOUTH WINDSOR. 1954/R

Representations concerning increased traffic volume on Mileham Street, South Windsor, due to Mileham Street being used as an alternate route to George Street, as well as speed of traffic.

Committee's Recommendation

See Recommendation for Item 14.

REPORTS:

16. REGENCY DESIGN CENTRE (R BROWN) - LOT 2,
DP559566, N^o 711 WINDSOR ROAD, VINEYARD - MOTEL,
DA180/91

At its meeting of 20th March, 1992, the Traffic Committee considered an application to erect a 17 unit motel on the subject land. The Committee recommended that access be denied to Windsor Road on traffic safety grounds and that the applicant be asked to investigate access from Boundary Road to the development.

The applicant has now forwarded the following response to the Committee's request for alternative access:

"The reasons given in our previous correspondence pertaining to maintaining independence to this site, the likelihood of subdivision at a later date, the good sight distances on and around the proposed access and egress point and the flooding that occurs to the rear of this site warrants our insistence that access be to Windsor Road.

We believe the potential for traffic accidents are minimal and could be improved by appropriate measures."

The application is again submitted for the Committee's consideration.

Committee's Recommendation

That the application not be supported on traffic safety grounds.

Referred to applicant for further investigation of additional slip lane for access.

17. W KOHLER ENTERPRISES PTY LTD/AMPOL LTD - LOT 1, DP572168, N^o 100 MARCH STREET, RICHMOND - CONSTRUCTION OF MEDIAN STREET. DA203/90

At the Traffic Committee meeting of 20th November, 1992, Mr R Searle asked a question without notice regarding the installation of the median strip in East Market Street required for the Ampol Road Pantry. At the time, the Committee recommended that the applicant be requested, in writing to advise when this median strip is to be constructed.

The situation is that as a consequence of representations made on behalf of the Richmond Inn Hotel by Mr Paul Gibson, MP concerning the impact on access to the hotel and possible damage to trade, the applicant was earlier requested to halt construction of the median strip, pending a review of this condition.

The site was subsequently inspected by officers of the NSW Police Department and the Roads and Traffic Authority and it was considered that the median strip in East Market Street be reduced in length to finish at the centre of the southern entrance driveway into the Ampol Road Pantry. This amended length should satisfy both business and safety considerations.

✓ Committee's Recommendation

That the applicant be required to construct a raised median strip in East Market Street over the frontage of the site to finish at the centre of the southern entrance driveway into the Ampol Road Pantry. Such work shall be at the applicant's cost and shall be carried out to the requirements of the Roads and Traffic Authority.

GENERAL BUSINESS

QUESTIONS WITHOUT NOTICE

Mr Christie indicated that there appears to be a traffic problem at the entrance to the University of Western Sydney on Londonderry Road. There may be a need for a slip lane around those vehicles turning right into the University entrance.

↓ Committee's Recommendation

That the matter be referred to the Police Department for further investigation; and that a traffic count be undertaken by Council.

NEXT MEETING

The next Local Traffic Committee meeting will be on Friday 16th April, 1993.

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;

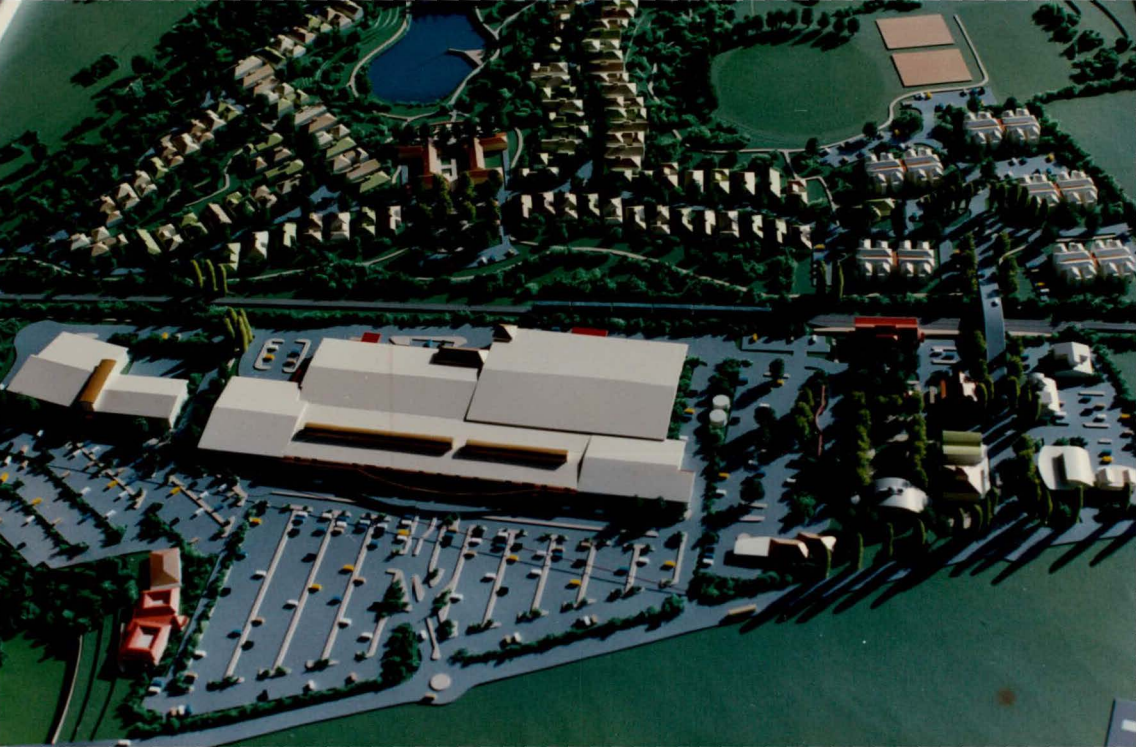
(a1) the provisions of:-

- (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. ERECTION OF A PRIMARY SCHOOL - LOT 1, DP802295, N^o 13 McMAHONS ROAD, KURRAJONG - DEPARTMENT OF SCHOOL EDUCATION. DA343/92

Owner	:	Department of School Education
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989.
	:	State Environmental Planning Policy N^o 11 - Traffic Generating Developments.
Area	:	5.83 ha
Zone	:	Rural 1(c)
Advertising	:	Advertised with 8 submissions received
Date Received	:	27 November 1992

Key Issues

- Traffic
- Amenity
- Visual impact

Recommendation

Approval

Report

Application has been made for the establishment of a primary school upon the subject property. The school will contain 5 buildings incorporating the following:-

- Seven classrooms each capable of accommodating 30 children.
- Administrative offices.
- Amenities.
- Assembly hall.
- Canteen.
- Library.

In addition, parking for 20 vehicles, a bus turning area, bus lay-by and a service road are to be provided off McMahon's Road, whilst landscaping for the entire development is proposed.

Statutory Situation

The subject site is zoned Rural 1(c1) under the provisions contained in Hawkesbury Local Environmental Plan, 1989. The development of an educational establishment is permissible with consent.

The provisions of Section 91A of the Environmental Planning and Assessment Act, 1979 requires the written approval from the applicant to the imposition of any condition.

The provisions of State Environmental Planning Policy Nº 11 - Traffic Generating Developments requires the referral of the application to the Local Traffic Committee.

Submissions

Eight submissions were received from various residents surrounding the subject property. The submissions object to the development on the following grounds:-

- the site is unsuitable for the development of a school,
- the land is too steep,
- vehicular safety within McMahons Road and its intersection with Comleroy Road,
- increase in traffic,
- high bush fire risk area,
- devaluation of neighbouring properties,
- traffic, noise and dust during construction,
- loss of amenity,
- dangers to children from agricultural properties,
- loss of vegetation along McMahons Road.

Planning Assessment

The subject property is an irregular shaped allotment with an area of 5.83 ha having frontage to McMahons Road, Kurrajong. At present, the property contains no buildings, and improvements are limited to 2 earth dams.

The property slopes down from the McMahons Road frontage, gently for approximately the first 50m however, becoming much steeper past this point. The property is traversed by a drainage channel which generally runs south to north and ultimately feeds into Little Wheeny Creek. The property contains no significant vegetation where the proposed development is located.

Siting and Design

Although the property has a site area of 5.83 ha, the proposed development is restricted to an area measuring approximately 120m x 50m. This area is setback 10m from the McMahons Road frontage and at least 25m from the closest neighbouring allotment, located to the north of the subject site.

The development is to be finished in a combination of face brick and metal cladding with Colourbond roofing. The buildings have a simple architectural style with pitched roofs and gabled ends. The pitched roof continues on its angle to form either eaves or covered awning areas.

The impact of the development from McMahons Road immediately in front of the development area will be minimal given the slope of the site and the cutting of Blocks A and B into the hill slope. From the adjoining allotments and from Comleroy Road, the development will be visually prominent. Notwithstanding this, the development has a satisfactory appearance and proposed landscaping will assist in breaking up the appearance of the buildings.

Traffic and Parking

The application makes provision for 20 car parking spaces. Council's Parking Development Control Plan requires for educational establishments 1 space per 2 staff plus 1 space per 7m² of assembly hall area. This would require 31 spaces, which can be accommodated on site. The parking of vehicles along McMahons Road is unsuitable given the narrow pavement width and road shoulders. Consequently, all parking should be accommodated on site, and a relevant condition should be imposed.

The application was referred to the Local Traffic Committee in accordance with the provisions of SEPP 11. The Committee recommended the following:-

"Appropriate measures be investigated to improve the intersection of McMahons Road and Comleroy Road and that Council liaise with the Department of School Education regarding the provision of intersection improvements."

The intersection of McMahons Road and Comleroy Road has very poor sight distances to the south as a crest is located in close proximity to the intersection. This is undesirable given the amount and type of vehicular traffic generated by educational establishments. Sight distances can be significantly improved by either relocating the intersection approximately 25m to the south or alternatively, carrying out earthworks to remove a substantial portion of the crest. This can be required as a condition on consent.

The proposal makes provision for bus turning and a bus lay by. These both comply with the minimum requirements outlined by the Roads and Traffic Authority. In addition, a suitable onsite service road and loading area provides an adequate area for the loading and unloading of goods and material utilised in the running of a school.

Landscaping

Landscaping is proposed to screen the development from adjoining allotments, to provide wind breaks and shade to play areas and to improve the appearance of the site and allow its integration with the surrounding locality.

The provision of landscaping is considered essential in this instance given the relatively exposed nature of the property.

Amenity

The subject site is surrounded by properties which have been developed predominantly for agricultural pursuits such as grazing or as rural/residential allotments. The school replaces an existing nearby school which has operated as part of the local community for over 100 years.

It is considered that this proposal will not significantly impact upon the amenity of the locality given the hours that schools operate, the setbacks proposed for the main activity area from adjoining lots and the provision of landscaping to screen the development.

IT IS RECOMMENDED THAT:-



- A. The Department of School Education be advised that Council will approve the application, subject to concurrence being received to the following conditions:-
1. The development shall be carried out in accordance with Plan N^o SK01-10, dated 1992.
 2. Compliance with the Building Code of Australia.
 3. The landscaping shall be carried out in accordance with Plan N^o SKL1-2, dated 1992.
 4. Landscaping shall be maintained to Council's satisfaction.
 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. 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.
7. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Divisional Manager Environment and Development prior to occupation or use of the building.
8. The sewerage treatment plant complying with the requirements of the Environment Protection Authority.
9. Compliance with the requirements of the NSW Fire Brigade.
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.
11. The construction of concrete kerb and gutter, concrete path paving 1.2m (one point two) wide, widening to 3m (three) at the bus lay by, with the remaining footway area being formed in earth together with any necessary drainage together with the full construction including sealing of the adjacent road shoulder including the bus lay be and bus turning area over the frontage of the development together with any works necessary to make this effective.
12. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the sites.
13. 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.

- attend*
- B. That upon receipt of the Department's concurrence to the above conditions, consent shall issue.
 - C. That the objectors be advised of the above.
- 14 Council report to Od City discussion
between Ed. & Mr. Delling*

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

The following report was deferred for consideration from Council's Ordinary meeting of 9th March, 1993, to enable the applicant to address the Committee on additional information obtained by him in support of the proposal. To date, this information has not been received.

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

Key Issues

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

Recommendation

Refusal

Report

Proposal

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

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

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

Planning Assessment

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

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

ADDITIONAL INFORMATION

Subdivision of the subject land can only be considered under two separate pieces of legislation. The first is Sydney Regional Environmental Plan No.12, which is the Plan that allows the development of certain lands for dual occupancy. The Plan also permits the strata subdivision of dual occupancy in certain areas. Schedule 5 of the Plan indicates the lands on which strata subdivision of dual occupancies is permitted, however, zoned rural lands are specifically excluded from the Schedule. As a result, strata subdivision of dual occupancy in rural areas and, consequently on the subject land, is prohibited.

It should be noted that the two dwellings exist as a result of an approved dual occupancy development. As is required, they were to be attached by a breezeway, carport, or similar. This condition was imposed so as to allow some reasonable separation of the two dwelling units. Normally, to comply with the Regional Plan requires the dwelling units to be an extension or addition to an existing dwelling (i.e., attached) or, if two dwelling units built from "scratch", they are to be under the one roof line.

The merits or otherwise of dual occupancies in rural areas having to be attached is not addressed here as the law is quite specific. Basically, attachment of dual occupancies in rural areas is required by the State Government so as to alleviate subsequent pressures for subdivisions and the demands for extension of services which often do not exist.

The second method of possible subdivision is as a normal torrens title subdivision of land. In this respect, the provisions of Hawkesbury Local Environmental Plan, 1989, prohibit subdivisions where allotments are created with areas less than 4 hectares. As the subject land contains only 2 hectares, it can be seen that the lots are significantly below the minimum standard within Council's LEP. In fact, the allotments proposed are 1.69 hectares and 2,990 square metres.

Council has some discretion under State Environmental Planning Policy No.1 to consider subdivisions in rural areas where one lot only falls below the minimum area and, even then, providing that it does not fall below the minimum area by more than 10%. This clearly does not apply in this instance and, therefore,

should Council support the proposal, it does not have the power to approve of it but could forward it to the Director of the Department of Planning for her concurrence. It is unlikely that such a concurrence would be forthcoming because of the significant departure from the minimum area standards and also because of the purposeful prohibition of subdivision of dual occupancy within the zone.

At the Committee meeting, Mr Nightingale indicated his dissatisfaction with the handling of this proposal. The matter has been going on for some time and there has been a good deal of correspondence both to and from Mr Nightingale concerning the legal position. Basically, Mr Nightingale believes that the Council could have approved of the matter some time ago, prior to the current wording of Schedule 5 of the Regional Environmental Plan which prohibits strata subdivision. This is not agreed to as even the previous wording of the Regional Plan prohibited strata subdivision in zones where residential flat buildings were not allowable. Within the zone, whilst residential flat buildings Class A (duplexes) were allowable, residential flat buildings, per se, were prohibited. Accordingly, it is contended that the strata subdivision of the dual occupancy prior to the current wording of the Regional Plan was then still prohibited. Council's Solicitor advised at the time that he was of the opinion that the law was not abundantly clear in the area however Council, arguably, would appear to have the lawful power to approve of the strata subdivision at that time. He qualified his advice by saying he thought it would be appropriate to seek Counsel's advice. This matter is purely academic at this stage because the law has been changed which prohibits the proposal. It is inherent within environmental planning law that applications, irrespective of when they were made, are dealt with as the law exists at the time of determination.

Mr. Nightingale also claims that he was forced into applying in the first instance for a dual occupancy, whereas, he really wanted a separate rural worker's dwelling. At the time of his application for a dual occupancy Council's then planning scheme, Hawkesbury Local Environmental Plan, 1984, did not permit a separate dwelling for a rural worker on land that was below 10 hectares. As indicated above, the land contains an area of only 2 hectares and, therefore, the rural worker's dwelling could not have been approved.

It should be noted that Council's legal advice was obtained in October 1991 and was conveyed to Mr Nightingale at that time.

The change to Sydney Regional Environmental Plan No.12 was gazetted on 13th December, 1991, which, as indicated, absolutely prohibits strata subdivision of dual occupancy in rural areas.

General Purpose Committee - Planning and Development - 30/3/93



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

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

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

The following report was deferred from Council's Ordinary meeting of 9th February, 1992, to enable the applicant to speak on behalf of the proposal.

Owner	:	D and M Wills
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
		State Environmental Planning Policy N° 1
Area:	:	11.77ha
Zone	:	Rural 1(b)
Advertising	:	Not required under Council Policy
Date Received	:	22nd September, 1992

Key Issues

- Non-compliance with HLEP, 1989.
- Subdivision by road severance.

Recommendation

Refusal

Report

Proposal

Council is in receipt of an application proposing the subdivision of the subject property into two allotments with areas of 6.35ha and 5.316ha.

Statutory Situation

The property is zoned Rural 1(b) under the provisions contained in Hawkesbury Local Environmental Plan, 1989. Clause 11(2)(b) of HLEP requires that allotments shall have an area of at least 10ha and a satisfactory ratio of depth to frontage.

Both of the proposed allotments fall below this standard. Proposed Lot 12 at 6.35ha and Lot 11 at 5.316ha are 36.5% and 46.8% respectively, below the subdivision standard.

As a result of the above, the applicant has lodged an objection, pursuant to SEPP1, claiming that compliance with the standard is unreasonable and unnecessary for the following reasons:-

- the underlying objectives of the zone will be met; and
- the subject property is physically divided by a right of way.

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

Planning Assessment

The subject property is generally regular in shape with an area of 11.77ha. The property does not have frontage to a public road, gaining its legal and physical access via a right of carriageway from the north of the site located off the end of Tuckermans Road. The right of way continues through the subject property to the adjoining lot to the south. The property contains a single dwelling-house and associated outbuildings. The property is gently undulating sloping to Halls Swamp.

The subject site and locality is rural in character. The majority of lots in the vicinity exceed the 10ha minimum requirement. The exception to these are allotments created as a result of earlier planning schemes or subdivision by boundary adjustments.

The relevant issues for Council to consider are whether the property is cut by a public road, and if not, whether the SEPP1 objection is worthy of support. In relation to a possible road severance, it is quite clear that the property is affected by a right of way which, in relation to the subject property, only benefits one lot. The amount of traffic using the right of way would be negligible. It is not legally possible under HLEP, 1989, to subdivide on the basis that the property is affected by a right of way. This situation is similar to many others in the Council area, and an undesirable precedent would be set if support is given to this application, prompting many similar applications.

In relation to the SEPP1 objection, the subject property displays no significant features, which distinguishes it from other lots in the locality and in the City generally. Furthermore, allotments in the vicinity of the subject site generally comply with Council's standard and the allotments proposed are out of character with the existing subdivision pattern.

✓ 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 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.

~~Seek concurrence of DOP~~

check flooding??

Further report should be done!!!

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

Owner : Property Marketing Services.
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989
Area : 4.0 ha
Zone : Rural 1(c1)
Advertising : Adjoining owners notified with five submissions objecting.
Date Received : 2nd February, 1993.

Key Issues

- Visual amenity;
- Compatibility of use;
- Tree preservation;
- Access.

Recommendation

Refusal

Report

The applicant has submitted a detailed resume outlining his proposal for the private collection of railway memorabilia including the construction of a historical railway station and storage of six carriages, which are of historical value.

The applicant intends to reside on site with his 'hobby'. The collection will be located behind the proposed dwelling (that is, the site is presently vacant), garage and future screened landscaping.

The applicant states that:-

"The collection is purely private, and non commercial. It is a collection that I have put together over the past 30 years. I have never sought to advertise it and therefore the less people who know about it the better. Lot 3 Turpentine Grove is most suitable for this purpose, as it is a long deep block with a narrow frontage. The attached plan indicates the actual location of the collection, most of which will be almost completely hidden from the street by the dwelling and garage. There will be additional shielding by the addition of trees and shrubs.

Apart from the natural shielding provided as outlined, the collection will be restored and displayed in an original condition. Some terracing will be necessary and this will further reduce the height and impact on the environment. All vehicles will be externally painted as soon as they are placed on site...."

The site is located at the end of a cul-de-sac.

Advertising

Submissions received are based on the following concerns:-

- ◆ Visual amenity of locality will be drastically interfered with.
- ◆ Loss of trees due to the large area being used for storage of railway items.
- ◆ Delivery of carriages by semi-trailers will lead to the deterioration of the road.
- ◆ Likelihood that site will eventually look like a junk yard.
- ◆ Noise which may be generated from any repair work carried out on carriages.

Supporting the applicant's proposal is a letter from the General Manager of the New South Wales Rail Transport Museum which states:-

"I wish to confirm that the vehicles in question..... were all built prior to 1925 ... as they represent fine examples of our rail transport heritage from early this century.

.....several of Mr Cooper's vehicles are the only examples of their type still in existence. Where duplication occurs it is important to encourage other examples being set aside and cared for.

I understand it is Mr Cooper's intention to retain these vehicles in as original condition as possible which leaves the way open for them being returned to service on heritage trains or being transferred to a Museum at some time in the future.

In support of the above concept I would point out that many of the trams currently in use or on display at the Sydney Tramway Museum were recovered from farms and properties throughout New South Wales.

I have no hesitation in supporting Mr Cooper's plans as most worthy of support and of assistance in preserving the rail transport heritage of the State of New South Wales. "

Mr Neil Shedden a principal of the Company which owns the land also supports the proposal by stating that:-

"Someone has to take on the responsibility of preserving history for future generations."

Planning Assessment

The proposal is not defined in planning legislation and therefore becomes an innominate use (ie. one which Council can approve). Being a "hobby" the proposed use will have no commercial or tourist impact.

The property falls from the front boundary to the rear. An electricity easement truncates the property. The property is partly cleared for a suitable dwelling site. Scattered timber is throughout, particularly to the rear, adjoining McMahon's Creek.

Currently, the subject land is vacant. Adjoining Lot 4 has a dwelling being located approximately 200m away to the north. Farm sheds exist on Lot 5 being located approximately 100m away, to the east. All other lots within Turpentine Grove are vacant.

A number of trees would be required to be removed.

Turpentine Grove is constructed of compacted crushed metal and is considered unsuitable for the type of materials/loads to be delivered. It would appear to be difficult for semi's to negotiate the bends in the road.

The potential exists (as the site is relatively isolated) for the activity to become unsightly and therefore interfere with neighbours' amenity.

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

1. The proposed is contrary to the objectives of the zone particularly as it would interfere with the rural character of the locality by disturbances to the landscape through clearing, earthworks and access roads.
2. The proposed ^{development} has the potential to become unsightly.
3. The proposed is not in the public interest as evidenced by letters of objection received.

Report to C.C. Mr. Mudge Proposal.

5. MOTEL - LOT 2, DP559566, N^o 711 WINDSOR ROAD,
VINEYARD - REGENCY DESIGN CENTRE (R BROWN).
DA180/91

Owner : Bittini Pty Ltd
Statutory Provisions : Hawkesbury Local Environmental Plan,
1989
Area: : 5.685ha
Zone : Rural 1(c)
Advertising : Adjoining owners notified with one
submission received
Date Received : 22 July, 1991

Key Issues

- Traffic and access.

Recommendation

Refusal.

Report

At its meeting of 14 April, 1992, Council considered an application to erect a two storey, 17 unit motel on the subject land, together with associated car parking and landscaping. At the meeting, Council resolved that should the Local Traffic Committee raise no objection to the proposed development on traffic grounds, the application be approved by the Divisional Manager Environment and Development under delegated authority.

The Local Traffic Committee subsequently considered the application and recommended that access be denied to Windsor Road on traffic safety grounds and that the applicant be asked to investigate access from Boundary Road to the development.

The applicant has now forwarded the following response to Council's request for alternative access:-

"The reasons given in our previous correspondence pertaining to maintaining independence to this site, the likelihood of subdivision at a later date, the good sight distances on and around the proposed access and egress point and the flooding that occurs to the rear of this site warrants our insistence that access be to Windsor Road.

We believe the potential for traffic accidents are minimal and could be improved by appropriate measures."

In regard to the reasons provided above, the following comments are made:-

1. As the subject land has frontage to both Windsor Road and Boundary Road, the provision of access from Boundary Road will not affect the site's "independence".
2. As the minimum lot size within a Rural 1(c) zone is 2ha, the site with an area of 5.69ha, may be subdivided into two allotments. However, access from Boundary Road could still be achieved without adversely affecting the subdivision.
3. Whilst sight distances may be reasonable, the Traffic Committee was concerned that the proposed motel would increase the potential for traffic accidents between those vehicles using Windsor Road and those vehicles entering and leaving the proposed site, particularly given the volume of traffic using Windsor Road and the location of the site, ie. the site fronts a four lane roadway where traffic speeds are high.
4. According to the Vineyard and Rouse Hill Flood Study Report prepared by the Department of Water Resources, the property is subject to flooding, with the 1 in 100 year flood level estimated to be approximately 18.3m. Whilst the site of the proposed motel is marginally above this level, flooding does occur at the rear of the property. However, access to the proposal could be achieved at a level just below 18m, and consequently, would not be subject to frequent flooding.

Thus, it is considered that the reasons provided by the applicant are not sufficient to justify access from Windsor Road.

The proposal was again considered by the Local Traffic Committee. The Committee has recommended that the application not be supported on traffic safety grounds.

Adjoining owners were originally advised of the proposal. One submission was received from Drs Zammit and Bowden of the Vineyard Veterinary Clinic. Whilst no objection is raised to the proposed motel, Drs Zammit and Bowden are concerned that the proposal may adversely affect any future development on their property, particularly as they intend over the next several years to expand the size of both the boarding kennels and the veterinary clinic.

Despite these concerns, it is considered that the application should be refused on the grounds of traffic safety.

X IT IS RECOMMENDED THAT the application be refused on the grounds that the development would increase the potential for traffic accidents between those vehicles using Windsor Road and those vehicles entering and leaving the site, particularly given the volume of traffic using Windsor Road and the fact that the site fronts a four lane roadway where traffic speeds are high.

Done as for Traffic Committee

**6. DOG KENNELS FOR BREEDING AND BOARDING - LOT 69
DP739082 N^o 1615 EAST KURRAJONG ROAD, SECTION 2, EAST
KURRAJONG - MR J & MRS V MORRIS. DA333/92**

Owner	:	D J & J F Blundell
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	10.01 ha.
Zone	:	Rural 1(b)
Advertising	:	Not advertised
Date Received	:	21st January, 1993.

Key Issues

- Emission of noise.
- Control of waste water.

Recommendation

Advice be given to applicants that design of proposal is not satisfactory.

Council at its meeting of 12th November, 1991, considered a similar application for the same applicants and resolved that the application be refused for the following reasons:-

1. The proposal creates an adverse effect on neighbourhood amenity by the emission of unacceptable noise and waste water pollution.
2. The proposal is not in the public interest as evidenced by the content and number of objections received.

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

At the hearing evidence was given by a noise expert on behalf of Council indicating that, because of the design and location of the kennels, it would be likely that unacceptable noise nuisances would be experienced by adjoining residences, particularly in the night time hours.

In respect of waste water, expert evidence was given to the effect that because of the number of dogs and because of the topography, waste water from the kennels could not reasonably be contained on site either by a septic tank with an absorption/ transpiration pit nor by use of an "enviro-cycle" type system. It was concluded that because of this constraint, should the proposal proceed, it would be required to be by way of a "pump out" septic type system.

Current Application

The current application differs from that originally refused by Council and the Court, particularly as it relates to improvements in design because of concern with noise emissions. In this respect the revised plans indicate the following alterations:-

- a) Sleeping box will be contained within a fully enclosed sleeping area.
- b) Entry and exit to this area is through a "doggy" door which is constructed of metallic coated steel. The "doggy" door has a magnetic stop to prevent the panel swinging in the wind. Locks are provided on the panel to allow a dog to be locked in the enclosed area if necessary.
- c) Addition of a roof over the external run of both breeding and boarding kennels. Construction to be of clear roofing material so as to provide light for the dogs.
- d) Whelping room which is insulated and fully enclosed to be used for unsettled dogs.

The applicant has also had the benefit of comments from the Noise Consultant Council used in the Land and Environment Court. That is, the applicant has now engaged the Noise Consultant previously engaged by Council. The Consultant's advice in respect of the revised application is as follows:-

"... The revised Building Design has included some acoustical controls which would be expected to reduce the impact of noise associated with dogs barking.

Based on the original proposal, we consider that the most significant concern was during night time and, for this period, concluded that noise levels would be up to 22dBA above the night time criterion agreed. At that time, we considered (and still consider) that it is extremely difficult within practical constraints to provide the 22dBA reduction considered necessary.

In respect of the latest Development Application, the following comments can be made in way of comparison with the original proposal:-

- . The clear roofing material proposed over the external run can reduce noise levels at the most potentially affected residence on Lot 70. Providing the external run wall on the eastern end of the breeding kennels is constructed to extend from ground to the clear roofing material in brick or brick and clear roofing material, then a reduction of approximately 5dBA would result from the clear roofing material installation at Lot 70.

- . The proposal to install doggie doors and sleeping boxes within the kennels will mean that noise levels from dogs barking whilst in the kennels (as opposed to the external runs) will comply with the noise criteria set.
- . The proposal to include an acoustically treated whelping room and to fit locks to the doggie doors will give the opportunity to avoid dogs which regularly bark having access to the relatively exposed external runs. Accordingly, the occurrence of barking outbreaks would be expected to be less frequent than in the original proposal.

Despite the improvements from the most recent proposal, it is still anticipated that there will be times when dogs move out to the external runs during night time and bark. Under these circumstances, noise levels to be experienced at the residence on Lot 70 will not comply with the criterion for this location and could, therefore, cause annoyance. However, the number of such occurrences would have been significantly reduced by some of the latest changes."

As can be seen from the Consultant's advice, there is still concern as to the effect of the proposal on the surrounding amenity due to noise emissions. It would appear that for the kennels to be operated satisfactorily in respect of neighbourhood amenity would require good kennel management practices from the applicant. Whilst there is no evidence to suggest that the bona fides of the applicant would not be that of good kennel manager, whether it is appropriate to rely upon such for an ongoing commercial operation is of concern. It would appear that the noise emissions may be able to be further reduced by even further design improvements and/or reduction in the number of dogs proposed to be contained therein. In respect of the number of dogs, the applicant has indicated that it is proposed to have a maximum of 104 dogs, however, that in most instances there would be a significantly reduced number due to:

- a) the maximum number of boarding dogs only being at specified times during the year; and
- b) a reduction in their own breeding stock as the "seniors" suffer their inevitable demise.

In respect of waste water management, it is not believed to be in the long term best interests of either the commercial operator or of the community as a whole to have the kennels serviced by a pump-out tanker. This is considered to be a problem because of:-

- a) ongoing truck movement and noise associated with these type of vehicles;
- b) the lack of guarantee as to the availability of regular servicing when required; and

- c) the extra load that would be placed upon either the sewage treatment plants or the effluent disposal ponds at Blacklands Ridge. The disposal ponds do not have an indefinite life and there is no guarantee that the sewage treatment plants will be able or willing to take wastes from such an operation.

Accordingly, it is felt that for commercial kennel operations wastes should be contained on site by an adequately designed waste water disposal method. It is still believed that on the subject property, despite evidence presented to the Court in respect of the previous waste water proposal by the applicants, there is adequate land available so that a system could be designed to contain the water on site.

This is the fourth application within the City area by these applicants over the last 3-4 years, and being the only applicants for dog kennels over this same period. However, with the developing Rouse Hill area which contains a number of commercial dog kennels, it is likely that Hawkesbury will receive an increase in the number of applications in the future.

Whilst Council currently has a Dog Code, it is obviously in need of review due to Council's recent decisions. Should Council still perceive a need for the availability of dog kennels within its rural areas, then the Code should be revised to more adequately indicate Council's wishes in relation to these types of applications, whether it be by more strictly controlling the maximum number of dogs, or by indicating other criteria insofar as kennel design, waste water, distances from boundaries, etc.

A number of Aldermen have indicated their belief that the Council's Local Environmental Plan should be altered so as to prohibit commercial dog kennels, however, this is not believed to be appropriate in that there are many residents within Hawkesbury who have dogs and require boarding facilities during their holidays.

Additionally, the relevant objective of the zone is "to primarily provide for agricultural uses and animal establishments". Commercial dog kennels are included in the definition of "animal establishment" which is:-

"'animal establishment' means a building or place used or intended for use for the intensive purposes of husbandry, boarding, training or the keeping (or any combination of them) of animals, birds or fish."

Summary

It is believed that the revised proposal still does not satisfactorily resolve issues of noise and waste water and the applicant should be advised accordingly.

The application has not been advertised nor brought to the attention of adjoining landowners as was the case with the previous application. In this respect, it is likely that previous objectors would maintain their objection.



IT IS RECOMMENDED THAT the applicants be advised that the proposal is still not considered to be satisfactory in terms of potential for noise emission and that removal of waste water by "pump out" service is not appropriate for a commercial operation.

Like to prohibit dog kennels.

Report to Ord. mty. - Keegan's motion re dogs.

7. TWO LOT SUBDIVISION - LOT 290 DP 751646 BOWEN MOUNTAIN ROAD, BOWEN MOUNTAIN - MCKINLAY MORGAN & ASSOCIATES. SA139/92, SA042/91

Owner	:	Mr I Seton
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	3.23ha
Zone	:	Environmental Protection Scenic 7(d)
Date Received	:	28th August 1992

Key Issues

- Definition of "dwelling"
- Suitability as to wording of Clause 11(4)

Recommendation

Refusal and alteration of Local Environmental Plan.

Report

The application is made pursuant to Clause 11(4) of Hawkesbury Local Environmental Plan 1989. This clause relates to rural subdivisions and indicates the following:-

"The Council may consent to the subdivision of land for the purpose of locating existing detached dwellings (not being dual occupancy) at the appointment day on separate lots."

The purpose of the clause was to enable land that contains two houses to be subdivided so that each house is on a separate lot. This clause was inserted so that subdivision could take place irrespective of the land area and irrespective of the possibility that the subdivision may not comply with the minimum allotment size standards within the LEP. The reason that the clause was put in the LEP in the first place was because of the pressures Council was receiving for subdivision of rural lands where one of the existing dwellings on the land may have been approved as a rural worker's dwelling and where the rural use was abandoned. At the same time the LEP was altered so that rural workers' dwellings were not permissible unless land in its own right was capable of subdivision in accordance with the minimum area provisions.

From the outset it should be mentioned that the clause is not considered to be a good example of the art of parliamentary draftsmanship. This aspect will be discussed later.

The subject land contains an existing dwelling house and another "dwelling" of modest proportions. In this respect, the second "dwelling" comprises one room with external dimensions of approximately 5.7 metres x 6 metres. There is also a small porch under the roof line. Excluding the porch area, the internal room area is approximately 28 square metres. The building has electricity supplied to it, has an external water tank of approximately 200 gallons volume but does not have the water "plumbed" to the inside. Nor is there any cooking facilities or toilet facilities attached to or in the vicinity of the building.

The applicant submitted legal advice with his application to the extent that Council's LEP, because of the wording of Clause 11(4), does not require each dwelling to be lawful in the first instance, but merely to be existing at the appointed day (22nd December, 1989). The advice further indicates that because of the definition of "dwelling" contained within the legislation, the subject building complies; existed at the appointed day; and therefore should be available for subdivision because of the clause.

The definition of dwelling is as follows:

"'dwelling' means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile."

If one takes that definition to its nonsensical conclusion then, as Council's Solicitor indicates, even a cardboard box may have been utilised as a separate domicile but, does that make it a separate dwelling in accordance with the LEP? Council's Solicitor further indicates that "... the relevant question to ask is whether as a matter of architectural design, the structure is room capable of being occupied as a separate dwelling" and further "... this requires that there be in reality a building physically existing in a state such as to be capable of occupation or use as a separate domicile by the standards of the reasonable person ... furthermore, to be a dwelling in reality, rather than by fanciful notations, the relevant building must have been capable of being used as a separate domicile at the appointed day by the standards of the reasonable person".

Council's Solicitor cites various cases which would tend to indicate the question, as to whether a building is a dwelling, is as a matter of fact whether the layout is such as appropriate for a family unit to live in the accepted way. He concludes his advice by indicating "... it is a question of fact, to be determined by the surrounding circumstances, whether the relevant building would have such condition on the appointed day. The onus is on the applicant to satisfy Council (and the Court on appeal) of the condition of the building as at the appointed day".

Following an inspection of the subject building, the Divisional Manager Environment & Development conveyed his observations to Council's Solicitor, particularly insofar as the room size, the lack of separate sleeping quarters, and the lack of cooking and ablution facilities, with the advice being further given that it would appear by all standards of reasonable people that such does not constitute a dwelling in terms of Clause 11(4) of the LEP.

The proposal is therefore recommended for refusal.

Council's Solicitor has further advised that Clause 11(4) should be reworded so that it applies to lawful dwellings. It may also be appropriate to have the LEP further define "dwelling" from that contained within current legislation as, clearly, the current definition could be given a wide interpretation and one which may not necessarily be appropriate. The recommendation therefore also requests Council to alter the LEP.

IT IS RECOMMENDED THAT

A. The application for subdivision be refused for the following reasons:

1. There is not two dwellings on the land such as to enable subdivision, pursuant to Clause 11(4) of Hawkesbury Local Environmental Plan, 1989.
2. The proposal is not in the public interest given the uncertainty that would arise within the community as to what constitutes a "dwelling" for the purposes of subdivision within the relevant clause.

B. Council prepare a Draft Local Environmental Plan to alter Clause 11(4) of Hawkesbury Local Environmental Plan, 1989, to further define "dwelling".

Site inspection

Legal Consultants Committee next Tuesday.

8. TREE REMOVAL, SAFETY TO DWELLING - LOT 980, DP240147, N° 21 HUGHES AVENUE, RICHMOND - MR G W & MRS V I IRLAM. P836/120

The applicant has applied for removal of a liquidamber, as he considers that the tree causes a threat to property. The applicants prime concern appears to be the loosening of minor limbs during wind storms, and that the tree may also blow over during these storms.

The tree is a *Liquidamber styraciflua* (liquidambar), some 10m high and 6m wide. There is no evidence of ground movement in close proximity to the tree, or the adjacent dwelling facing south east onto Hughes Avenue. Additionally, there is no present evidence that the tree is likely to blow over at this time.

✓ The tree is an attractive example of the species and is part of the local amenity.

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.

9. TREE REMOVAL, AGRICULTURE - LOT 3, DP9148, N° 42 VINCENT ROAD, KURRAJONG - MR RAPHAEL & J C FAVRE. P2203/330 PT02

The applicant has requested permission for the removal of black wattle, dead trees and privet bush for the purpose of allowing pasture improvement. The property is zoned Rural 1(b), total area being 6.05 ha with the requested area to be cleared being approximately 3ha.

The property is extensively treed with eucalyptus, blackwattle and heavily infested with privet bush to the south, west and east boundaries. Town water is available in addition to an existing dam on the property.

The applicant has been requested to retain all eucalyptus trees, both semi-mature and mature, inclusive of some wattle species for shade purposes on the proposed paddock area and to the south east and west boundary. The north boundary area is extensively treed with various native and ornamental trees.

The proposal is viable and will enable the eradication of a large area of severe privet infestation, and will not have an undue effect on the existing visual amenity.

- ✓ IT IS RECOMMENDED THAT the applicant be granted approval subject to the retention of all eucalyptus species on the proposed paddock area, and to the further retention of all eucalyptus trees and reasonable wattle trees within 5m (five) of the southern, eastern and western boundaries of the proposed paddock. All privet bush to be removed.

10. REVISED FOOD PREMISES CODE. GE020/009

Council adopted a Food Premises Code in 1981. The Code was formulated to aid food shop owners, their builders and contractors in the design and other requirements of fitting out food premises.

This Code has not been reviewed or upgraded to any large degree since its adoption.

The current code is difficult to understand in some aspects and provides information that is irrelevant to some types of food premises.

In order to improve the effectiveness of the Code it has been revised and alterations made that facilitate up-to-date requirements.

The revised draft Code was prepared and copies distributed for comment to food shop owners.

The final draft Code has several variations compared to the original Code; these amendments include:-

- a. Less technical terms and phrases, and more simplified terms and expressions.
- b. More definitions to clarify terms and prevent ambiguity.
- c. The inclusion of diagrams to enable a visual expression of the requirements.
- d. The grouping of information in a manner that makes extraction of information required much easier.

The final Code, outlines in detail, the requirements for the fitting out of all food premises, and provides useful and easy to read assistance. The document would be cost efficient for Council in the sense that unnecessary enquiries may be avoided, however, continues to enhance the relationships between Council, the food shop owner and the wider community, whilst protecting public health.

✓ IT IS RECOMMENDED THAT the revised Code be adopted.

11. COMMUNITY ADVISORY GROUP ON SPEEDING. GT230/005 PT02

Advice has been received from the Deputy Premier and Minister for Roads, Mr Wal Murray, of the formation of a Community Advisory Group on Speeding. The aim of the Advisory Group is to provide some guidance to the Government and the State's road safety agencies on the question of how excessive speeding on our roads can best be tackled. In this regard, Council's views are requested.

The Minister's advice is accompanied by additional information on the issue of speeding. This information includes some interesting facts and figures:

- Causes of Crashes

Crashes rarely have a single cause. Usually there are several factors contributing to the event.

MAJOR FACTORS	INVOLVEMENT IN PERCENTAGE OF CRASHES
Vehicle Factors	5 - 10%
Road Factors	10 - 20%
Human Factors	Greater than 90%

The primary human factors in fatal crashes in 1992 were:-

- Speeding - 37% (Speeding is a major factor in 24% of fatal rural crashes and 36% of crashes on ordinary roads in urban areas).
- Alcohol - 23%,
- Fatigue - 16%.

Speeding often occurs together with the other factors and will compound the risks associated with them.

- **Speeding Offences**

Police records show that at least 360,000 drivers are booked for speeding in a year. This is one in 10 licensed drivers on the road. The majority (87%) of these offences were for exceeding the speed limit by 15 km/h.

- **How Fast do People Travel?**

Speeds on all types of roads have generally been increasing year by year.

SPEED LIMIT	TYPE OF ROAD	PERCENTAGE EXCEEDING LIMIT	PERCENTAGE EXCEEDING BY 20 KM/H
60km/h	Residential Streets	19	1
60km/h	Metropolitan arterial roads	83	8
100km/h	Rural Highways	43	2
110km/h	Freeways	42	2

- **Crash Statistics**

Road crashes kill more people than any other single cause. Speeding is the major cause. In 1991, male drivers aged 25 years and under accounted for 41% of speeding related drivers involved in fatal and serious injury crashes, although they held only 9% of the licences.

Just over 40% of all serious casualties in 1991 occurred on local roads (as opposed to highways or main roads). Local roads accounted for just over 50% of our children killed.

Over half (58%) of the fatalities in NSW occur on country roads.

- **Speed Limits**

Australia is one of the most highly motorised countries in the world. But, even in comparison with other highly motorised countries, our speed limits are high.

COUNTRY	SPEED LIMIT IN Km/h		
	URBAN	RURAL	FREEWAY
UK	48	92	112
France	50	90	110-130
Germany	50	100	130*
Sweden	50	80	90-110
Canada	50	90	100-110
USA	40-56	88	88-105
New Zealand	50	100	100
Australia	60	100-110	110

* Autobahns with 2 lane carriageways have a 130 km/h limit
Autobahns with 3 lane carriageways are unlimited.

- **What do people think?**

A 1991 survey of NSW drivers found that:-

- 59% of drivers agreed that they would drive faster than the speed limit if they thought it safe and reasonable to do so.
- 62% of drivers agreed that the police should book any driver who exceeds the speed limit.
- 61% of drivers disagreed with the suggestion that speed limits should be changed so they are nearer the speeds most people drive at.

A recent NRMA survey has shown that there is strong support for introducing lower speed limits in suburban areas and for having speed zones more closely related to road and traffic conditions.

OPTIONS

Some of the options for managing the speed problems are:-

1. Changing the speed limits.

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2. More police enforcement, eg. set lower tolerances on speed limits, increase the number and use of speed cameras.
3. More physical means to slow traffic, eg. lower speed limits, install humps, roundabouts and pedestrian zones in residential areas, shopping centres and school environments.
4. Education, eg. school based road safety programs for all road users, hard hitting advertising campaigns.

These options and the issue of speeding were considered by the Local Traffic Committee. The Committee indicated that the option of education should be given the highest priority.

Further options which could be considered include:-

- Provision of more funding to upgrade roads.
- Speed limits to be coordinated with adjacent land uses (eg. schools, parks etc).

✓ IT IS RECOMMENDED THAT the Community Advisory Group on speeding be advised that Council sees the N^o 1 priority on the issue of speeding to be driver and pedestrian education, including school based road safety campaigns. Further that additional funding be made available to upgrade roads and implement traffic safety measures.

12. MOBILE HOME ESTATES - PLANNING INITIATIVE. GT190/021 PT02

The Department of Planning has prepared a Draft State Environmental Planning Policy (SEPP) on Manufactured Home Estates (MHEs). The intention of the draft SEPP is to ensure that development opportunities and planning controls are established to facilitate the development of this contemporary form of housing estate.

Whilst the draft policy is targeted at local government areas outside the Sydney Region (with the exception of Gosford and Wyong) the plan encourages the accommodation of MHE's into the Local Government Plan of local government areas where it is considered appropriate.

A mobile house estate is defined by the Department of Planning as:-

"Medium density communal type of development which includes some form of community facilities and services in addition to the normal residential services of water, electricity, sewerage and drainage. Each manufactured home is on an individual lot which incorporates an outdoor open space area suitable for the exclusive use of the dwelling's residents."

Some major issues for consideration in development of mobile home estates are briefly presented for Council's information:-

1. Location -

In principal, the criteria for MHE's is to create immediate development opportunities. Presently MHE's are found in zones which permit caravan parks in residential, rural, village and coastal areas throughout NSW. Under the provision of the new SEPP and associated Ordinances, it may be necessary to upgrade to meet the new provisions.

MHE's are considered ideally located in residential zones or close to urban centres for easy integration into the surrounding environment and good access to community facilities and services, transport and health services.

Rural zones are also considered appropriate for MHE's provided that they meet certain criteria. For example, that the sites are adjacent to urban areas; a necessary range of services is available; environmental impacts can be contained; and agricultural, environmental and geological resources will not be compromised or lost.

2. Separation of Caravan Parks and MHE's -

The separate SEPP's and Ordinances will distinguish between these two types of development.

It is intended that unregistered movable dwellings for long-term residency will remain permissible in caravan parks under the provision of SEPP21. However, the standard and more sophisticated MHE will be dealt with under the new SEPP.

3. Subdivision of MHE's -

Mobile home sites can be subdivided either by long lease of up to 20 years or under a Community Title Scheme. Leasehold enables single ownership of land with only one freehold title, but the long leases of individual sites enables the sites to be mortgaged and improves the security of the residents tenure. The Community Titles Scheme enables the resident to buy into the home market in the traditional sense through ownership of both land and dwelling.

4. Levying of S.94 Contributions -

The provision of public utilities and community services and facilities within the MHE should be taken into consideration in Council's determination of Section 94 Contributions.

5. Impact of MHE's -

The cumulative impact of MHE's in local government areas needs to be given special consideration in terms of geographical spread, visual impact, population mix, associated services provision and overall impact on the environment. Public acceptance of MHE will significantly be affected by the standard and suitability of locations.

In summation, MHE's may provide a viable housing option for Hawkesbury City in the near future. The State Government recognises that MHE's provide an important housing alternative in terms of increasing housing choice and availability of affordable accommodation. MHE's successful implementation in Hawkesbury City may be constrained by water availability, effluent disposal, flood free land and the visual impacts of this intensive form of housing.

A further report will be presented to Council upon the gazettal of the Draft SEPP.

IT IS RECOMMENDED THAT the information be received.

13. REZONING TO RESIDENTIAL 2(A) - LAND IN BOSWORTH STREET, RICHMOND. 255/R PT01, P255/168 PT02

Council has recently received a request from the Roads and Traffic Authority to rezone land in Bosworth Street, Richmond, for residential purposes. The Authority advises that the road widening proposal affecting properties on the north western side of Bosworth Street, between Lennox and March Street, has now been abandoned. Consequently, the land should be rezoned to Residential 2(a) to accord with the zoning on the remainder of these affected properties.

Further, it is desirable that this rezoning proceed immediately, rather than as part of the next review of Hawkesbury LEP, 1989, as one of the affected properties, now owned by the Roads and Traffic Authority, is on the market, and the road widening affects nearly half of this property.

✓ IT IS RECOMMENDED THAT Council prepare a Draft Local Environmental Plan to rezone land currently zoned Reservation 9(b) Proposed Road on the north western side of Bosworth Street, between Lennox and March Streets, Richmond, to Residential 2(a).

14. SYDNEY'S AIR QUALITY - OUTSTANDING REPORT. GE20/16

The Environmental Protection Authority held the Second Air Quality Summit in February 1992. Reports on the summit were circulated to Council with the business papers of Council's meeting of 10th March, 1992, however, the matter was deferred for a further report.

Further Report

The New South Wales government has produced a strategy which aims to:-

- (i) develop a clear and scientifically valid understanding of the problems and their causes;
- (ii) design and implement short and long term prevention and control strategies that allow for cost-effective development that meets public health and environmental quality criteria;

- (iii) provide ongoing community consultation and public education and involvement in both identification and resolution of the issues.

The strategy is the "NSW Government Co-ordinated Action Plan on Air Quality" which has six main areas.

These areas are Community Consultation and Involvement; Air Pollution and Health Effects; Land Use and Transport Planning; Public Transport and Bicycles; Motor Vehicles/Roads; Air Pollution Sources.

Community Consultation and Involvement

In addition to organising forums for public comment and discussion of the issues, the government is establishing a Technical and Advisory Committee structure with broad community, industry and local government representation to have input to and advise on the Metropolitan Air Quality Study (MAQS) program.

There will also be an independent scientific study to oversee the more technical aspects of the MAQS.

The advisory committee will have an auditory role and will act as a "community watch dog" and will be in place for the 3 years of the MAQS program.

There will be greater distribution of information and reports, they being available to the public for comment and discussion.

Recommendation

That Council request there be proper representation from local government on the advisory committees and that local government have access to discussion papers for review and comment.

Air Pollution and Health Effects

The objective is to design, fund and implement a new air pollution and health effects monitoring network and research program that will provide the basis for cost effective air pollution prevention and control strategies.

The three year MAQS program will expand and update the current air monitoring network to provide new and improved data on current emission levels, local meteorology, air chemistry, airshed modelling capacity and reporting of air quality information and warnings of any health related effects.

The data provided will be correlated with health studies proposed including analysis of mortality and hospital administrations in relation to air quality and a study on pollen. The studies undertaken to date do not show any association between air pollution parameters, asthma and/or mortality and, as there is believed to be a link, greater assessment is required.

The Bushfire Hazard Reduction Burning policy has been reviewed jointly by the Environment Protection Authority, Bushfire Council and the National Parks and Wildlife Service to ensure co-ordinated policy guidance.

The longer term action is the full implementation and operation of the updated, expanded air monitoring network.

The MAQS program has proposed new sites in Western Sydney which will be provided over the next three years. The site at Windsor/Richmond is on the grounds of the University of Western Sydney - Hawkesbury and is currently being built.

The parameters of air quality tested at the monitoring sites will not be uniform across the Sydney basin. This is only acceptable if the data collected is not biased and provides a relevant data base on which to base decisions regarding development proposals.

A new inventory of emission sources is to be compiled for current emission sources taking into account temporal and spacial variations.

The data collected and future air quality projections made will form the basis of policy development.

Recommendation

1. Council encourage the full implementation of the proposed air monitoring stations as soon as possible.
2. The collection of data regarding over-the-counter sales of inhalers be incorporated into the Department of Health's study into the health effects of air pollution, as inhalers are considered to be a primary aid to asthma sufferers and which are readily available at pharmacies for sale without prescription.
3. The emission source inventory be available to local government to allow for proper development control in conjunction with data collected on levels and types of pollution in the region.
4. Local government be requested to review the public reporting scheme when made available.

Land Use and Transport Planning

The Government's Action Plan objective is to co-ordinate and improve integration of transport and land use planning and activities.

The main themes are to promote urban consolidation; increase housing density; decrease the number of road trips and to make the road trips shorter by bringing housing and employment closer together.

The initiatives taken so far have included:-

- (i) the separate titles for dual occupancies amendment to SEPP No.25;
- (ii) increased dwelling yield in fringe areas;
- (iii) gazettal of SEPP No.32;
- (iv) the establishment of the Transport Action Forum; and
- (v) the publication of discussion papers on future transport needs and issues.

Longer term actions include the review of the Metropolitan Strategy for Sydney and the development of public transport corridors and services for new release areas.

Various public transport options are being examined in terms of need and cost to link the new release areas to interchanges, transport modes and employment areas. For example, the South Creek Valley corridor could accommodate light rail but heavy rail is under investigation because of the length of the route and the need to provide a fast and efficient public transport system from Badgerys Creek Airport to the City and Mascot.

Another area being examined is residential development at rail stations by an independent steering committee.

The Transport Action Forum has three roles and the immediate priorities of the Forum include the preparation of a comprehensive policy on transport and the environment; the development of metropolitan transport strategies to support urban consolidation; and the formulation and promotion of the establishment of a mechanism for determining funding priorities.

A Planning Division will be developed and it will ensure the systematic application and ongoing development of the strategic transport planning policy framework. The Planning Division will be responsible for the determination of current and projected transport needs and land use patterns and the evaluation of government policy against those findings, and to implement strategic policy changes to plan for future requirements.

Recommendation

1. Local government be permitted to review the government's policies and strategies to ensure an integrated approach is developed and maintained; and to ensure that local government is working towards the government's goal through its own actions.

2. Planning for residential subdivisions should ensure the provision of an integrated public transport network and that planning for public transport and car parking be incorporated in future large scale residential subdivisions.
3. The proposed North West Sector and South Creek Valley residential developments be provided with an integrated transported network including rail services where appropriate.

Public Transport and Bicycles

The objective is to develop improved public transport programs and support greater use of public transport and bicycles.

The short term actions are:

1. Provide improved interchanges to facilitate easy transfer from bus/rail and other transport modes.
2. A program has been developed by the Department of Transport and CityRail to increase the supply of car parking at railway stations and to cater for growing demand for park and ride facilities.
3. Public Transport Priority Schemes are being developed to reduce the use of cars and include bus priority schemes for Windsor Road and Parramatta Road, and Bus Lane on Sydney Harbour Bridge.
4. Bicycle programs are being developed to include bicycle parking facilities at transport interchanges and completion of a Sydney Bike Plan Implementation Strategy by the RTA.

Long term actions include rehabilitating the existing transport infrastructure covering areas such as punctuality, reliability, security, comfort, convenience and safety.

The government is considering the development of appropriate light rail systems in the Pyrmont/Ultimo area and The Australian Defence Industries site in St. Marys. The ADI site will be considered in the context of an integrated residential/employment/transport plan.

The reduction of smog levels by trialing alternative fuels such as compressed Natural Gas (CNG) and ethanol.

Recommendation

1. That shower facilities be provided at interchanges and be encouraged at places of employment to allow for an easy and comfortable transition from exercise gear to work clothes for bicycle riders.

2. The development of the ADI site at St. Marys be exhibited for public comment at the appropriate time.
3. That the development of light rail/public transport systems to connect main suburban towns/cities be progressively implemented.

Motor Vehicles/Roads

The government's objective is to cut motor vehicle pollution and plans presently being considered to achieve this objective are:

- . Increase fuel efficiency, introducing an improved traffic management system to reduce congestion and therefore fuel consumption, and road construction to improve traffic flow.
- . The RTA is actively promoting appropriate pricing of the road system and capacity management to encourage a more appropriate balance between the use of cars and other alternatives, for example, car pooling.
- . Reviews of motor vehicle emissions and noise standards at Federal and State levels are being pursued. The Commonwealth has agreed to discuss with NSW and Victoria improved emission testing for in-service and new vehicles.
- . Discussions have commenced on the development of in-service emission standards in the context of the National Road Transport Commission (NRTC).
- . Strategies for vehicle testing is currently being examined and the RTA, in conjunction with the Environment Protection Authority, has been examining means of exhaust emission testing in conjunction with the initial registration and re-registration inspections.
- . Another proposal is for a vehicle registration inspection system to include environmental checks into the inspection program.

Recommendation

1. The adoption of more stringent motor vehicle emission standards be supported.
2. The government be requested to initiate an education program aimed at reducing community dependence on motor vehicles.
3. The government be requested to introduce vehicle emission testing for new and in-service vehicles as part of the registration process.

Air Pollution Sources

The government's objective is to reduce the impact of air pollutant emissions in order to meet appropriate environmental and public health related objectives.

The new emission sources inventory currently being compiled will offer better quantification of the contributions from industry and other sources.

Longer term actions include:

1. The EPA continuing its review of licences and negotiation of Pollution Reduction Programs for Industrial Sources to ensure that the most appropriate control equipment is installed.
2. In July 1991, local councils were provided with the capability of issuing infringement notices for minor pollution offences under the Clean Air Act. The respective roles and relationships between local councils and the EPA are to be improved in definition.
3. Increased emphasis on compliance and enforcement programs for industrial sources will continue.

Recommendation

1. The inventory of emission sources be made available for review and comment.
2. The Department of Planning review the emission sources in conjunction with the data from monitoring network to review planning initiatives.
3. Local councils consider the results of the emissions inventory and the air quality data of that local area, taking into account the cumulative effect in consideration of development applications for industries with air emissions.

Conclusion

The NSW government has implemented some good strategies and programs, however, there are still some areas of great importance (i.e. public transport integrated with urban development areas and motor vehicle emission standards and testing) in which little progress has been made but which require attention.

The role of local government as an educator is of great importance in providing advice and assistance. Additionally, its role will help in ensuring set limits are not exceeded.

√ IT IS RECOMMENDED THAT Council adopt the recommendations contained within the report and advise appropriate state government authorities.

15. VINYARD REZONING. LEP17/90

Council has previously supported rezoning of land at Vineyard for urban purposes.

Council and the Vineyard Action Group were advised by staff that the State Government servicing agencies had indicated that the level of services required for urban purposes were not likely to be available to the area for at least twenty years. The Action Group has now written indicating that it has received the same response from these agencies and it has thus concluded that the development of land for urban purposes is practically impossible.

At the same time it indicates that the area's development for commercial/industrial uses could take place with a lower servicing level than that required for urban development. They formally seek the Council's agreement to commence the necessary procedures to have the land rezoned for a mixture of commercial/industrial uses.

X IT IS RECOMMENDED THAT Council prepare a draft Local Environmental Plan of land bounded by Bandon Road, Windsor Road, Park Road and Park Road South, for the purpose of permitting commercial industrial uses.

X IT IS FURTHER RECOMMENDED that an Environmental Study is not required due to the degree of previous documentation carried out.

Site inspection.

*Joint approach with Blacktown to DOP
for Residential Purposes.*

16. RIVERBANKS CONDITION - IMPACT ON THE
ENVIRONMENT AND TOURISM. GR60/11 PT03

There have been a number of representations over recent years from users of the Hawkesbury River including the major tourist operators, of the condition of the banks between Windsor and Cattai. According to the operators, the aesthetics are such that there is a significant detraction to tourist operation as well as an apparent impact on the environment.

The areas they refer to are those alluvial banks where various items of rubbish and fill have been placed over the bank, either to avoid disposing of rubbish in the normal form, or in some attempt to stabilise the banks, that in the majority of cases results in further failures.

There has been some limited success in approaching owners and it is considered that now is the time to address the issue further to avoid increasing degradation and loss of tourism.

The approach would be to write to all the owners involved to seek their assistance in clearing up the rubbish and revegetating the banks. In this regard their attention would be drawn to currently available assistance.

The second stage would be to write again to those where there was no co-operation forthcoming, again seeking their assistance, attempting to obtain funds from say, the Water Board and other agencies to have the work undertaken for them on the basis that a clear agreement was given to maintain the banks in the future.

The third stage would be to institute legal action, in the event of all other attempts being unsuccessful.

✓ IT IS RECOMMENDED THAT:-

1. The three stage approach to improving the condition of river banks be adopted.
2. Funding to assist these works be sought.

17. INDUSTRIAL RECYCLING PROGRAM - "ABOUT FACE WASTE". GW010/001 PT07

At its meeting on 24th November 1992, Council adopted the report "About Face Waste" and that the recommendations therein be investigated.

"About Face Waste" is an industrial recycling program where industry offcuts are made available to the public for re-use.

Preliminary enquiries to assess community group participation in this program indicates it is more extensive in organisation and structure than can easily be handled by a single volunteer community group.

In addition, the donation of a suitable facility in which to carry out this program is not proving successful.

Letters have been posted to a number of groups seeking expressions of interest.

✓ IT IS RECOMMENDED THAT the information be received.

18. WINDSOR CENTRAL BUSINESS DISTRICT TRAFFIC STUDY. GP230/001 PT02

Background

The Windsor Central Business Traffic Study was compiled by traffic consultants Stapleton and Hallam. It was exhibited for public comment between 21st October 1992 and the 11th November 1992. It was also considered by the Local Traffic Area Committee at its meeting of 8th December 1992.

Contents of Study and Recommendations

The purpose of the study was to examine existing traffic, parking and pedestrian circulation within the Windsor Central Business District and adjoining area, and make recommendations as to how it could be improved both in the long and short term. The study area was bounded by Bridge Street, Macquarie Street, Richmond Road and The Terrace.

In making recommendations for improvements, the Consultants were guided by the following objectives:-

1. Provide for the easy and safe movement of pedestrians between parking areas and the major commercial developments, including safe movement within the centre;
2. Provide for easy vehicle access to the centre from the major road network; and
3. Provide for easy vehicle circulation within the centre.

The Report was structured under the following headings:-

1. Road network - the road network in 1992, traffic desire lines, roadwork options;
2. Traffic and Landuse - current traffic flows, landuse and future traffic flows, traffic management options.
3. Parking - current parking supply, parking demand, interview survey of shoppers, parking supply and management options.
4. Public transport - current bus services, service improvement options.
5. Urban design - George Street, The Terrace, Macquarie Street, the Lanes.
6. Recommended Windsor Management Plan

The recommendations of the Study are reproduced below.

WORKS TYPE	No.	DESCRIPTION	PRIORITY
Roads	1	Extension of Union Lane	Medium
Traffic	2	Changes to roundabouts in The Terrace	High
	3	Pedestrian thresholds at ends of mall, in Fitzgerald and Kable Streets	High
	4	Reconstruction of George Street marked foot crossings	High
	5	George Street gateway treatment	Medium
	6	Revised channelisation at The Terrace/Tebbutt Street	Medium
	7	40km/hr speed limit for Town centre	Medium
	8	Fitzgerald Street - remove east side parking	Medium
	9	Baker Street kerb blisters at the mall	Low
	10	Macquarie Street/Bridge Street - RTA to monitor situation	Low
	11	Macquarie Street/Richmond Road - RTA to monitor situation	Low
Parking	12	Provide kerbside parking in Kable Street at carpark	High
	13	Additional kerbside parking in Fitzgerald Street East	High
	14	Imposition of two-Hour parking in The Terrace, Baker and Johnston Streets	High

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	15	Half-hour parking in Kable Street and Fitzgerald Street at mall	High
	16	Improved enforcement of off-street parking area time limits	High
	17	The Terraces Medical Centre: open parking to public	High
	18	Revisions to Parking Policy	High
	19	Investigate decked parking options at Post Office carpark	Medium
	20	Construct parking area on Water Board site and possibly the Fire Station site, when available	High
	21	Mark out Hollands Paddock carpark; improve lighting	Medium
	22	Review "No Standing" restrictions in Suffolk Street and provide parking on one side	Medium
	23	Review parking contribution rate	Low
	24	Investigate decked parking options at Kable Street carpark	Low
Public Transport	25	Construction of bus shelter in George Street, at Coles	High
	26	Review bus shelter options in Kable Street	High
Urban Design (some listed previously)	3	Pedestrian thresholds at ends of mall, in Fitzgerald and Kable Streets.	High
	4	Reconstruction of George Street marked foot crossings	High
	5	George Street gateway treatment	Medium
	9	Baker Street kerb blisters at the mall	Low
	27	Post Office carpark mixed land use design	Medium
	28	Urban Design of Lane ways	Medium
	29	Franklins access lane	Medium
	30	Coles access lane	High

Local Area Traffic Committee and the Public Response to the Study

The Local Area Traffic Committee adopted the Study with a few minor amendments, these being principally:-

- A. The half hour parking areas identified in Kable and Fitzgerald Street be altered to 15 minute duration with 2 additional 15 minute parking spaces being provided in Baker Street, adjacent to Windsor Mall.
- B. The 40km/hr proposed speed limit for the Windsor Town Centre be altered to low priority.

Two submissions were received from the public with the issues being as follows:-

- Pedestrian Crossing on George Street between Dight Street and Christie Street needs to be upgraded.
- Reduction of speed in George Street to 40km/hr.
- Stop sign to be erected at the exit of the Tape Hotel Bottle Shop.
- Support for tree planting in George Street.
- Traffic problems in Dight Street associated with school activities.

Comment

These issues will be discussed in the next section.

Assessment of the Recommendations

As a result of the Study the Consultant has indicated that there are certain actions and works which have a high, medium and low priority. Out of the 30 recommendations, 15 have a high priority, 10 a medium and 5 a low priority. This assessment addresses those actions or works which have a high priority recommendation. The public consultation has not raised any issue apart from the Dight Street parking/traffic/school children conflict, which is not already on the high priority list.

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The following table summarises the high priority actions and works and makes recommendations regarding their implementation.

CONSULTANTS HIGH PRIORITY ACTIONS/WORKS	BRIEF DESCRIPTION OF CONSULTANTS FINDINGS	COMMENT	RECOMMENDATION
Changes to roundabouts in the Terrace.	The existing roundabouts do not provide adequate speed control, in that cars can drive straight over them. The islands should be raised using pavers and also "splinter" islands should be formed on the approaches to the roundabouts.	The findings are supported. The cost of these works will be approximately \$28,000.	Support.
Pedestrian thresholds at ends of mall in Fitzgerald and Kable Streets as well as in Baker Street.	It is proposed to build a raised threshold at each end of the mall in George Street as well as the central part of the mall in Baker Street. These thresholds will be slightly elevated and of different paving from the mall, footpath and the road. Pedestrians will be channeled towards the existing footpath. The thresholds will warn drivers that they are in a special zone and that they should slow down and watch for pedestrians.	There is some traffic congestion between pedestrians and cars where the mall terminates and the vehicular section of George Street begins. The thresholds will slow traffic and enhance pedestrian movements. The cost of the works for all three thresholds is approximately \$185,000.	Support
Reconstruction of George Street marked pedestrian crossings	The crossings are not satisfactory as parked cars obscure pedestrians about to cross	The extension of the footpath into the existing parking spaces is supported. Cost of two crossings is \$9,000.	Supported.
Provision of kerbside parking at Kable Street at carpark (opposite "The Terraces" Medical Centre)	Ten parallel car parking spaces can be provided in this locality.	Forty five degree angle parking would increase the number of car parking spaces by 4 or 5 but would mean the deletion of the footpath on the northern side of Kable Street. This is not supported as the footpaths in Kable Street link the town Centre to the river bank improvements in Howes Park or Howes Park on The Terrace. The provision of 10 car parking spaces is considered to be satisfactory	Support additional parallel parking in Kable Street
Additional kerbside parking in Fitzgerald Street between George Street and Macquarie Street	Parking could be provided where there are existing "no parking" restrictions.	No objection to this action was raised by the Local Area Traffic Committee on traffic or safety grounds.	Support

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Imposition of a 2 hour parking limit on The Terrace, Baker and Johnson Streets.	Time restrictions on on-street parking can provide more effective use of the available parking. The 2 hour restrictions on The Terrace would free up these spaces currently used by town centre workers so that shoppers and tourists could use these spaces. In Baker Street just to the east of The Terrace there are 4 unrestricted spaces, these can also be converted to 2 hour restrictions. In Johnson Street, there are about 23 unrestricted spaces. Similarly the majority of these should be converted to 2 hour parking restrictions. The imposition of the two hour time limit would force town workers to park at alternative locations. The Hollands Paddock carpark provides an appropriate location, with about 180 unrestricted parking spaces.	The reasons given by the Consultants are sound. The implementation of the improved parking regime can be achieved with little cost.	Support
Provision of half hour parking in Kable and Fitzgerald Streets at the mall.	The current 1 hour restrictions should be reduced to half hour to allow access for very short stay shoppers/visitors.	The Local Area Traffic Committee has recommended that those spaces, 6 in Fitzgerald Street and 10 in Kable Street be limited to 15 minutes duration. Also that 2 x 15 minute spaces be provided to Baker Street next to the mall.	Support the Local Area Traffic Committee's recommendation. In practice the half hour parking limit extends to approximately 45 minutes when policed. The 15 minute restriction will more accurately reflect the need for a high turnover car parking space.
Improved enforcement of off-street parking time limits	Whilst duration of parking was not specifically measured, there were indications that off-street parking time restrictions are being abused.	There is a possibility that the NSW Police Force can undertake the patrolling of Council's car parks in conjunction with on street parking areas	That discussions be held with the NSW Police Force in relation to patrolling Council's off-street car parks.
The Terraces Medical Centre should be opened for public parking	10 car parking spaces are provided on-site. These spaces however, are not available to the public. It is recommended that the entrance be kept open and a new sign erected to indicate that parking is available.	The undercover parking is not suitable for public use as there is no circulation possible. That is if the car park is full, cars have to reverse out onto Baker Street. Secondly the existing spaces are all utilised by staff in the building and there conversion to public spaces would result in no net benefit in the number of car parking spaces gained.	Not to support.

Terrace
deleted
G.A.

30 min
supported

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Revisions to parking policy.	The existing isle widths in Council's parking Code for all types of parking (90 degrees, 60 degrees, 45 degrees and parallel parking) are above the new Road and Traffic Authority Standards. The isle widths should be reduced. Similarly, the current floor space requirements for commercial activities should be reviewed.	The updating of Council's Car Parking Code in the manner suggested by the Consultant is supported.	Support.
Construction of bus shelter in George Street at Coles.	There is a need for a bus shelter in this locality. This shelter should reflect the design features of Windsor.	This initiative is supported both on a needs as well as on a street scape improvement basis.	Support.
Construction of a bus shelter in Kable Street.		Shelter has already been constructed.	
Access lane next to Coles	The width of the footpath from the rear car park at George Street should be widened and the driveway suitably narrowed. This would enable improved landscaping next to the existing footpath.	The land is owned by Coles and any improvements would have to be taken on their own initiatives.	That Coles be approached in regard to improving the appearance of their accessway from George Street.

Some of the recommended initiatives can be implemented immediately. Those initiatives that require construction will be staged as funds permit. A plan of future works will be reported to Council soon. This plan will make reference to the high priority works contained within this report, especially in regard to a construction timetable.

It is recommended the high priority action/works be adopted and reviewed after a 12 (twelve) month period. After this period it may be appropriate to introduce the medium and low priority actions/works.

IT IS RECOMMENDED THAT the high priority recommendations in Stapleton and Hallam's Windsor Central Business Traffic Study be implemented subject to the amendments and deletions contained in this report.

+ Investigate 2 tier parking in Kable St
 & Hellawes Paddock.

Line marking of Hellawes Paddock
 for "high" parking.

19. DEVELOPMENT CONTRIBUTIONS PLAN (SECTION 94 - CITY OF HAWKESBURY). GT200/001 PT06

In December 1992 Council resolved to adopt the principles of the document in relation to standards of provision of open space and community facilities. Council also resolved to stage the introduction of payment of the new Section 94 contributions over a 2 year period. This staged introduction has resulted in the need to review work schedules.

At the same time Council resolved that the Section 94 Plan should also identify local priorities and needs as a result of projected new tourism development.

Investigations are being carried out with the Department of Planning and the NSW Tourism Commission in regard to the issue of obtaining Section 94 Contribution for proposed tourism activities with in the City of Hawkesbury. The updated Section 94 Development Contributions Plan will be reported to Council's General Purpose Committee of May 1993.

✓ IT IS RECOMMENDED THAT the information be received.

20. REZONING PROPOSAL - INTEGRATED RETAIL TOURISM RESIDENTIAL AND LEISURE DEVELOPMENT "PRESTONVILLE" RICHMOND ROAD, CLARENDON. LEP013/92 PT02

This matter was dealt with at Council's meeting of 9th March, 1993, where the following was resolved:-

"That a decision be deferred on the making of a Draft Local Environmental Plan until such time as the proposal has been put on public exhibition and that the community response be examined. Further that a comment from the Clarendon Committee be sought, together with a further noise study. The exhibition should also include other submissions over recent years for other sites in Richmond and Windsor for major retail development. That the socio-economic impact of the proposal on the City be addressed and exhibited."

Subsequent to the resolution, representatives of the applicants met with the Divisional Manager Environment & Development and, as a consequence of that meeting, the following letter has been received:-

"... Following the resolution of Council and with a view to organising the proposed exhibition and other required reports, I met with Mr. Glenn Falson, Manager Environment and Development, in company with Mr. Tony Isaac and his associate Mr. Greg Adam on Friday 12th March, 1993.

I am now writing to each Alderman and proposing that a notice of motion be tabled at Council's next Ordinary meeting to replace the current resolution with a new resolution that Council initiate the making of a draft LEP for the overall project.

I understand that this process would not, at this stage, in any way lock Council into final commitment in relation to the rezoning of our land, however, it would put in train the statutory process associated with such an application as ours which would have the following advantages:-

- 1. The Department of Planning may, in fact, require a Local Environmental Study which will cover in part the socio-economic impact of the proposal on the area. Should they require such a study, it would be double expenditure to no avail to prepare the study at this stage in the absence of knowing exactly what they may require.*
- 2. The statutory process includes a formal exhibition period which would be more beneficial, as it would require formal comment from Government departments which would not otherwise be the case. Informal exhibition will involve duplication of many components of the formal exhibition.*
- 3. The current resolution involves considerable cost and time delays and will take up Council's resources now and will have to be repeated and duplicated if Council resolves to support the proposal in the future.*

I believe that it was obvious at Council's last meeting that the residential component of the proposal has Aldermen's support, in principle, subject to technical matters being resolved.

In summary, I respectfully suggest that this amended proposal satisfies the spirit and intent of the resolution carried at the last Council meeting and does not in any way compromise Council in its future determination of our rezoning application.

The statutory method is preferred and I believe will save Council time and expense in the long run.

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Should you seek clarification of the implications of our request then my team and I are, of course, available at short notice to discuss this matter with you.

Alternatively, I would understand that you may wish to discuss the implications with Mr. Falson and/or other officers as seen appropriate."

On receipt of the letter, correspondence was sent to the applicants indicating that Council's resolution of 9th March, 1993, would not be further actioned at this time, and pending Council's determination of the further request by the applicants.

Council's resolution requires clarification particularly insofar as the further noise study is required and the socio-economic impact of the proposal being addressed at the time of the exhibition.

It is assumed that, in respect of the further noise study, such is required because of comments indicated by Mr. Tolson at the General Purpose Committee meeting, whereby he indicated some disagreement with his noise consultant's findings and interpretation as to the impact of the noise exposure forecast contours for the RAAF Base. In the circumstances, it would appear to be appropriate for Mr. Tolson and/or his consultant to make further submissions to enable them to be investigated by staff and reported in the normal way.

In respect of the socio-economic impact of the proposal, Council is advised that there is not, other than in general terms, staff with particular expertise in this area and, therefore, a consultant will be required to provide the advice sought. Whilst the resolution does not stipulate, it is assumed that the socio-economic assessment is to be carried out by Council and not by the applicant. It is further presumed that Council will require the applicant to meet the reasonable costs associated with such a study. It is estimated that the study required would cost in the vicinity of \$10,000 - \$15,000 however, obviously, would be dependent upon the contents of the study brief to be prepared and the responses received as a result of the tendering process.

It is assumed that Council requires the study so that the community response can be examined and also so that Council is not seen to be embarking on a direction of support for the proposal when it is not known whether there is such support. In this regard a number of the Aldermen have spoken to the Divisional Manager Environment & Development and expressed their concern, which would appear to be a difficulty with the wording within the Environmental Planning and Assessment Act. The hesitancy exists with Section 54 of the Act "... a Council may decide to prepare a Draft Local Environmental Plan ...". It is true that the wording does not indicate preparation is "in principle" only at this stage, although the inference which should be drawn is that, because Council has the power to prepare a draft plan, it also has the power to discontinue the draft plan.

Once deciding to prepare a draft plan the most appropriate time, should it wish to discontinue the plan, would be either after the public exhibition, should the draft plan reach this stage, presumably, because of submissions received at the point of exhibition or, even before exhibition, perhaps due to comments received as a result of consultation with various government authorities, etc., or because of contents of a Local Environmental Study should a formal study be required.

Preparation of a Draft Local Environmental Plan does not commit Council to finalisation of the process nor should it be seen as an indication of support for the proposal. What it does indicate, however, is that it is considered by Council that there is sufficient evidence available to suggest that proper and further investigation should take place, prior to Council further considering its stance in relation to the proposal. In this respect, as far as a process to obtain the most meaningful response, the statutory process is favoured over the non-statutory exhibition currently required by Council.

The reason for this is that government authorities invariably will not formally respond (and sometimes will not respond at all) to a rezoning proposal unless the Council formally requests their comments pursuant to Section 62 of the Act. Section 62 of the Act, however, cannot be implemented unless Council resolves in the first instance to prepare the draft plan at Section 54 stage. It obviously assists in the exhibition process if the government authorities have formally commented.

The further aspect of favouring the statutory process over the non-statutory exhibition is that should Council resolve to prepare a draft plan, it also has to consider whether it wishes an environmental study to be prepared and, if so, the Department of Planning has input as to the form and content of the study. Even if Council does not resolve to have a local environmental study, the Minister can direct the Council to prepare a study and, once again, indicate form and content.

The socio-economic assessment required by Council in its resolution, no doubt, would be a component of an environmental study should it be required.

There are matters which to date have not been addressed in detail, if at all, including:

- impact of development on traffic (in this respect the matter would require referral to the Regional Traffic Committee);
- design/aesthetics (whilst previously indicated that to some extent this is subjective, it obviously requires assessment in terms of Council's objectives for the overall planning and design of Clarendon);
- general amenity (this is related to the above, however, concern has been expressed as to the visual impact and disruption in amenity particularly for residences to the east and south/east looking across the subject land to the escarpment);
- spillage of light (this is also related to the above, however, in particular has been raised by the RAAF as a possible concern because of the proximity of the proposal to RAAF flight paths).

Notwithstanding comments in the initial report to Council indicating that documentation prepared by the applicants was sufficient in the first instance so as to avoid a local environmental study, it is now considered that, because of concerns raised by Aldermen and other issues that have come to light, a local environmental study should be prepared should the Council embark on the statutory process of preparation of the draft local environmental plan to enable the formal exhibition as opposed to the non formal exhibition previously determined.

Should the formal process be now recommended by the Committee, it is suggested that the applicant and the community at large be advised that the preparation of a draft local environmental plan is to enable a more meaningful process so that, should the matter be ultimately exhibited, the exhibition will have the benefit of formal government department responses and a local environmental study, and that initiation of the plan at this stage should not be seen as an indication of support or otherwise.

However, on the assumption that Council's resolution of 9th March, 1993, is to be actioned, the following is recommended.

X
IT IS RECOMMENDED THAT:

1. The "further noise study" required by Council's resolution of 9th March, 1993, be undertaken by the applicant and/or his consultant, further assessed by Council's staff and reported to Council.
2. The socio-economic impact assessment of the proposal be undertaken by Council in the following way:
 - a) the applicant agree to pay ^{the} ~~reasonable~~ costs associated with such a study; and
 - b) tenders be called for preparation of the study and that the tenderers be reported to Council for selection.

✓ NO CEP

? Don't forget to refer to Charendon Committee.

? Report on ANEF of Qnd. Mtg. particularly
Caribous leaving
and 707's coming.

21. PROPOSED COMMERCIAL REZONING - RIFLE RANGE ROAD, Blich Park - TOM LONSDALE AND ASSOCIATES. LEP002/87

At its meeting of 9th June, 1987, Council considered a proposal by consultants on behalf of T. Lonsdale for the rezoning of his land for commercial purposes. The proposal at the time was for an "Office Park" with associated retailing/commercial activities to be developed commensurate with increased population over time.

Council did not support the matter at the time because it was believed to be premature in terms of demand and also the availability of servicing. However, since that time Blich Park has been significantly developed and there is a likelihood that the Blich Park North extension will now proceed. (This matter was reported to Council at its last Ordinary meeting). Accordingly, Mr. Lonsdale has submitted further documentation and is requesting Council to further investigate his proposal. It is understood that he has also given copies to each Alderman. In the documentation he purports to justify the proposal and the suitability of the site compared to the site being proposed at Clarendon. In this respect, his submission indicates the following:

"Advantages of Blich Park over Clarendon

- a) *There are no known archaeological sites requiring consideration.*
- b) *Water supply poses no problems. Mains water is carried by a wide bore main across the frontage of the site.*
- c) *Sewerage treatment poses no problem. The Fairy Road Treatment Site was designed to accommodate development of North Blich Park.*
- d) *The spirit and principles of good planning pose no problem. No special dispensation is required for either the filling of flood liable land or the suspension of planning instruments.*
- e) *Acoustical requirements can readily be met. No overhead flights or heavy vehicular traffic present a problem.*
- f) *Major traffic problems of the type affecting the proposed Clarendon project will not occur. Since this is a green field site without much in the way of other residential/railway crossing/major trunk roads to consider.*
- g) *Wetlands and their specific habitats will not be compromised. Except in a limited way, the natural environment in immediate proximity to existing developments will not be compromised.*
- h) *No problems of an ugly island development nature. Blich Park North integrates with the urban surrounds of Blich Park and South Windsor.*
- i) *Attention has been drawn to the numerous inconsistencies and wide assumptions contained in the retail consultant's report. The Blich park proposal is not founded on a consultant's report of questionable value.*

The Bligh Park site enjoys many special advantages:

- 1) *Approximately one third of the Hawkesbury population lies within a two kilometre radius of the site.*
- 2) *The road network is ideally suited giving the shoppers a range of options. Namely Rifle Range Road from George Street to Windsor Downs, Colonial Drive, Collith Avenue and Stewart Street extension.*
- 3) *A footpath/cycleway linking the site for immediate neighbourhood shopping.*
- 4) *Gas, water, sewerage, electricity and telephone all provided up to the site and capable of serving greatly increased future needs.*
- 5) *The site is gently undulating and mostly between 18 and 19.5 metres AHD. (It should be noted that the proposal for Clarendon identifies land between 16 and 17 metres AHD for the retail area with a spot height of 17.4 metres. The natural level of the residential component is mostly below 16 metres.)*
- 6) *The site is consolidated in the ownership of Neville Jackett, Tom Lonsdale and Hawkesbury City Council.*
- 7) *The site is opposite 2.5 hectare retail site owned by Hawkesbury City Council.*
- 8) *Bligh Park Medical and Professional Centre is well established on the site. A fifty percent increase in floor area recently completed. Current services provided: general medical practitioner and acupuncture, dentistry, counsellor and veterinary surgeon.*
- 9) *Success of the venture would not depend on major initial development. The project could be staged to keep pace with the social and economic needs of the city.*
- 10) *The site is conveniently located within two kilometres of the intersection of George Street and Richmond Road. The main route for 'escape expenditure' to Blacktown, Mt Druitt, St Marys and Penrith.*

ROUSE HILL DEVELOPMENT AREA
RETAIL DEVELOPMENT STRATEGY 1989
*recommended site chosen for a discount
department store should have:*

- Easy access from major road routes (this does not necessarily mean direct access but access must appear to be direct to the motorist).*
 - Situation at the "inboard" end of the anticipated retail catchment, preferably at the intersection of major road routes. ("Inboard" refers to the relationship with Parramatta and the eastern Metropolitan area.)*
- 11) *Increased development can and will occur in the Penrith Council areas of Llandilo, Berkshire Park and Londonderry.*

The economic and social aspects would need to be thoroughly researched before this long term project be initiated. Conditional on these aspects two major benefits would accrue:

- a) *Avoidance of an ugly blemish on the face of the Hawkesbury as proposed for Clarendon.*
- b) *Erase the planning blight currently bedevilling our community. Allow householders, shoppers and shopkeepers to plan for the future.* "

The land in question is centred around Mr. Lonsdale's veterinary clinic and a number of other commercial uses on his land, plus the adjoining land owned by Mr. Jackett and, on the other side, by Council. The site is generally opposite that land identified within the Bligh Park area for a second neighbourhood shopping centre and, accordingly, is well suited in terms of location (particularly if the Bligh Park extension proceeds) for commercial development. The extent of that commercial development has yet to be determined and would require further investigation. The investigation would be required to address likely catchment; place in the retail hierarchy; effect on other retailing/commercial areas, etc.

Whilst Mr. Lonsdale has indicated the suitability of the site in the longer term for a discount department store, such is contrary to Council's previous stance about inclusion of such a development within either Richmond or Windsor however, obviously, should be further investigated. The appropriate time for such an investigation would be whilst the Bligh Park extension is being reviewed. As with any major rezoning for commercial purposes, the Department of Planning would require substantial documentation which has not been done for this site, to date. Accordingly, support of a draft local environmental plan at this stage, as requested by Mr. Lonsdale, is considered to be premature.

X IT IS RECOMMENDED THAT the correspondent be advised that his land in Rifle Range Road plus adjoining lands will be considered for commercial purposes in the proposed rezoning of the Bligh Park extension.

✓ Reject site for a DDS.

DA343/92

GLENRAY HOLDINGS P/L

10.13 ha

577

19.33 ha

SUBJECT LAND

2.
4.012 ha

M.P. No. 519

542 C 2.185 ha

11.43 ha

8
4.131 ha

~~KELLY III 53-2~~

4073 m² D.

2 594801
4060m² (490)

4.130 ha

FOR

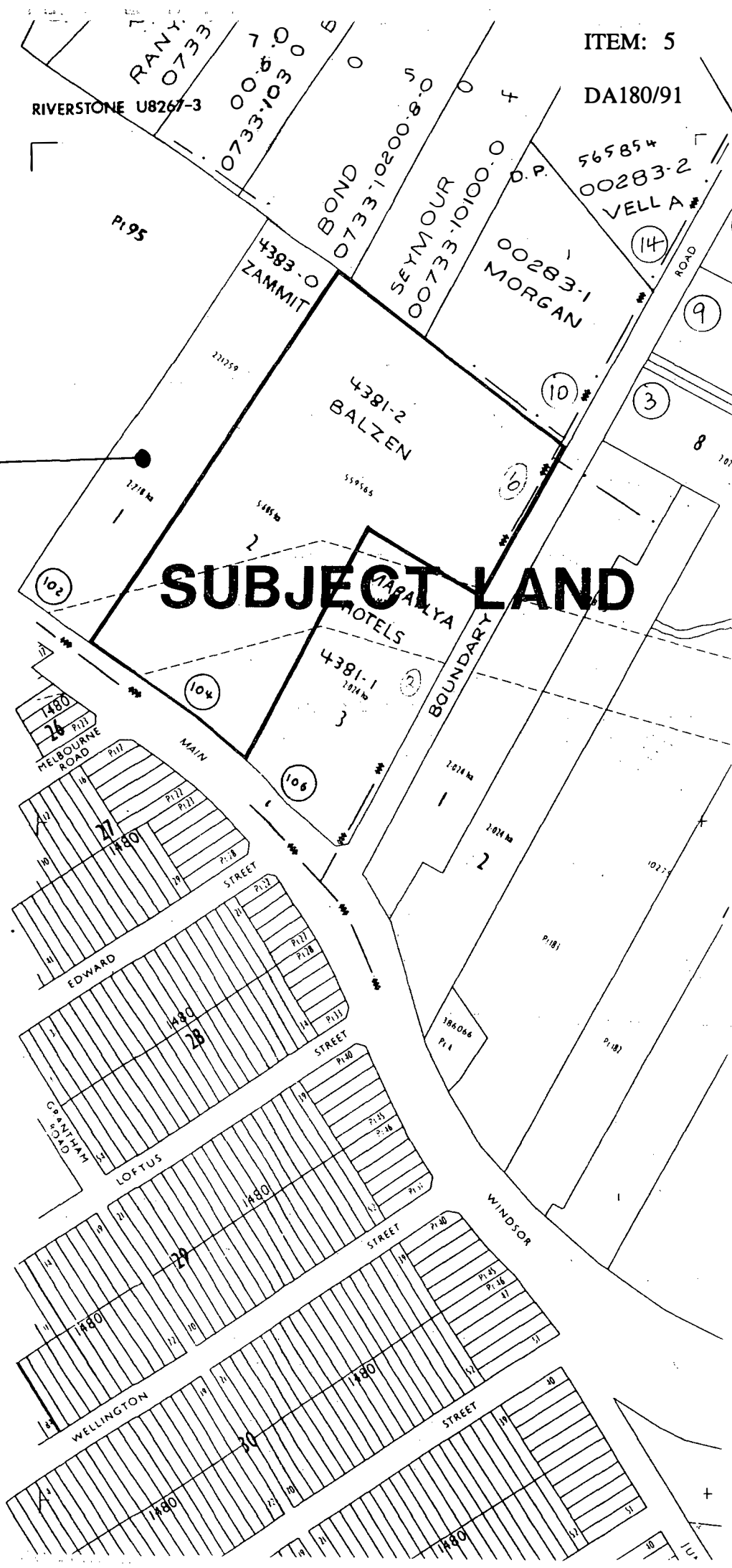
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506

MENT

ME

Submission



2.918 ha.

1.308 ha.

SUBJECT PROPERTY

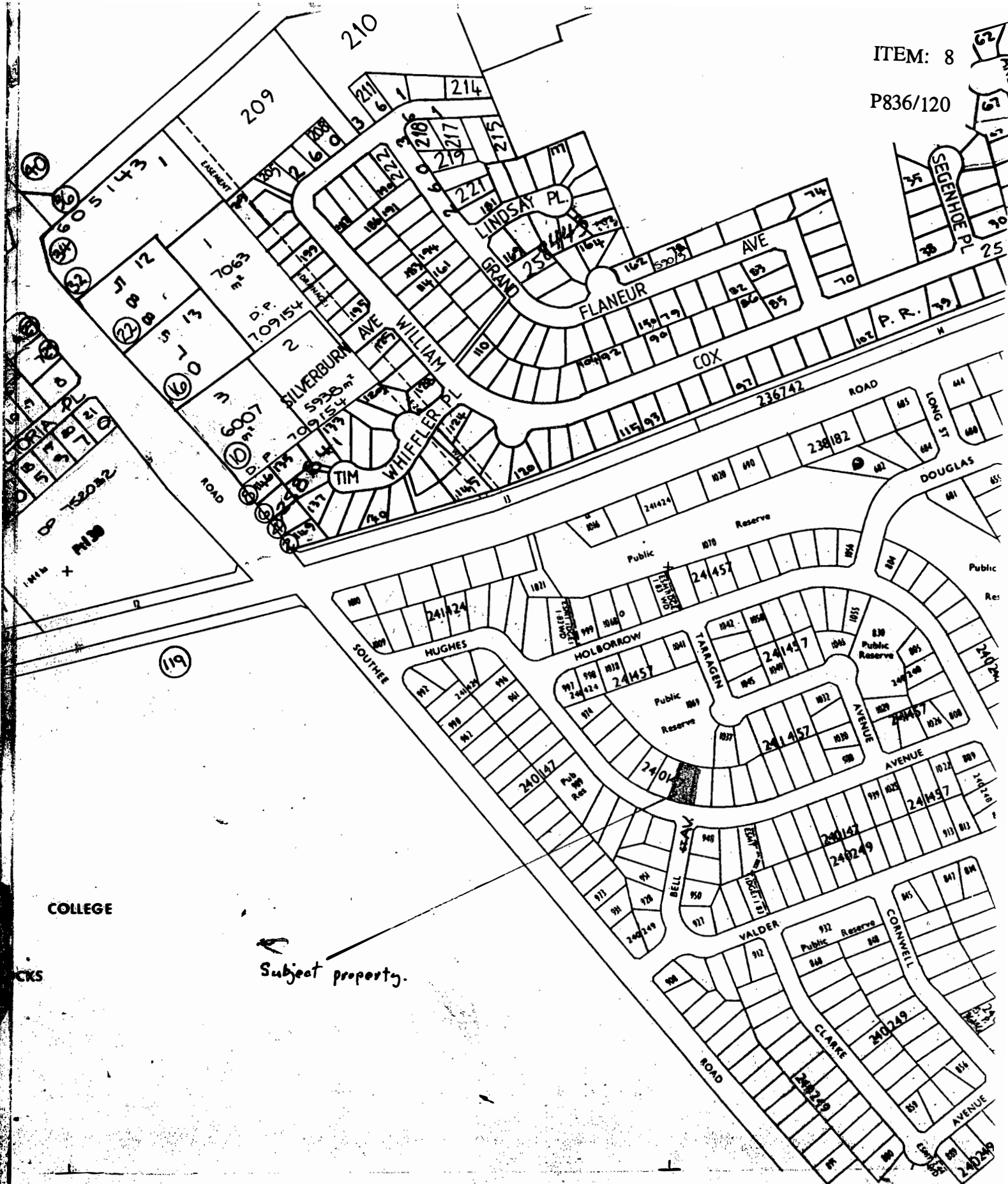
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46-94 ha.

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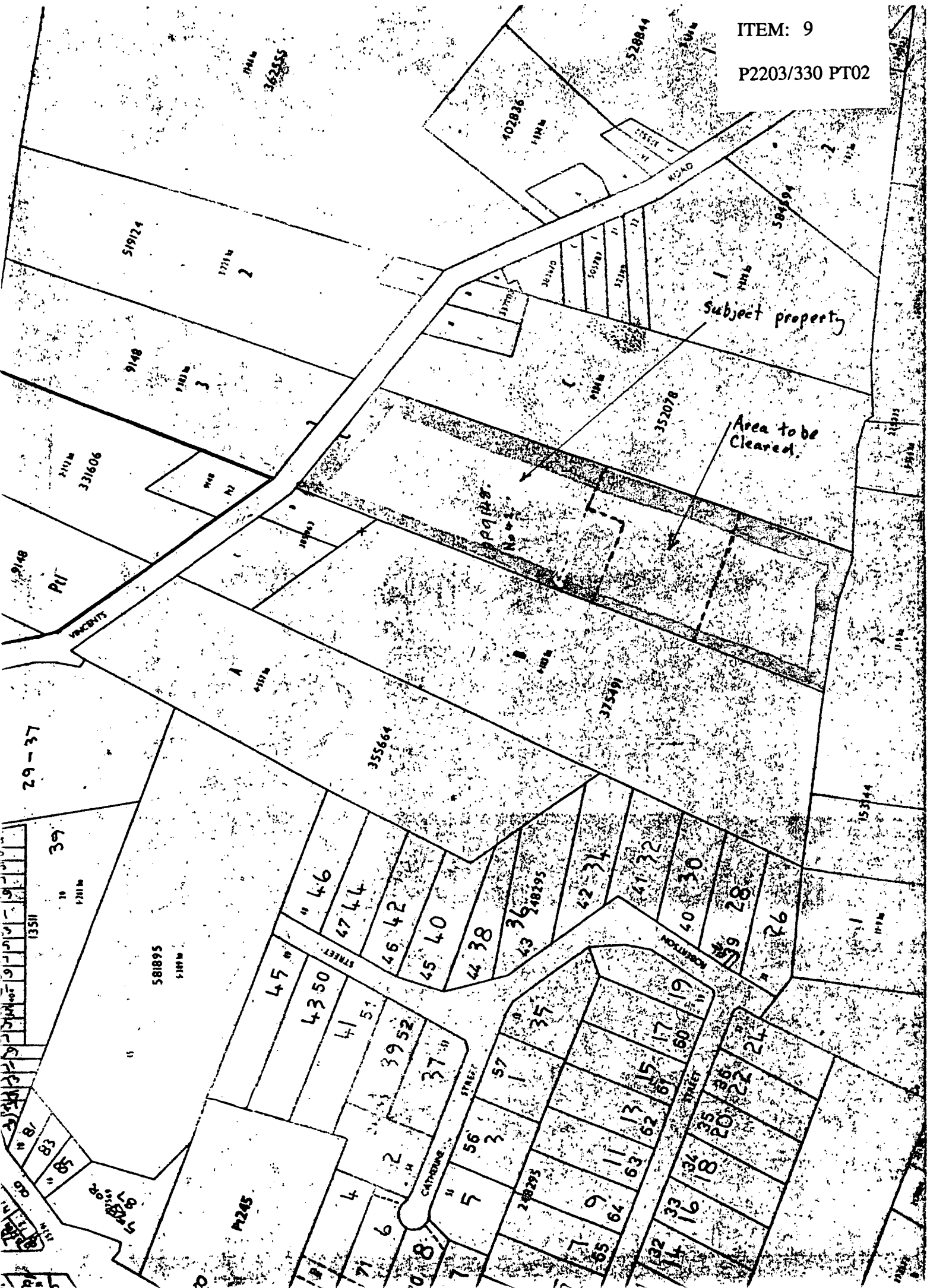
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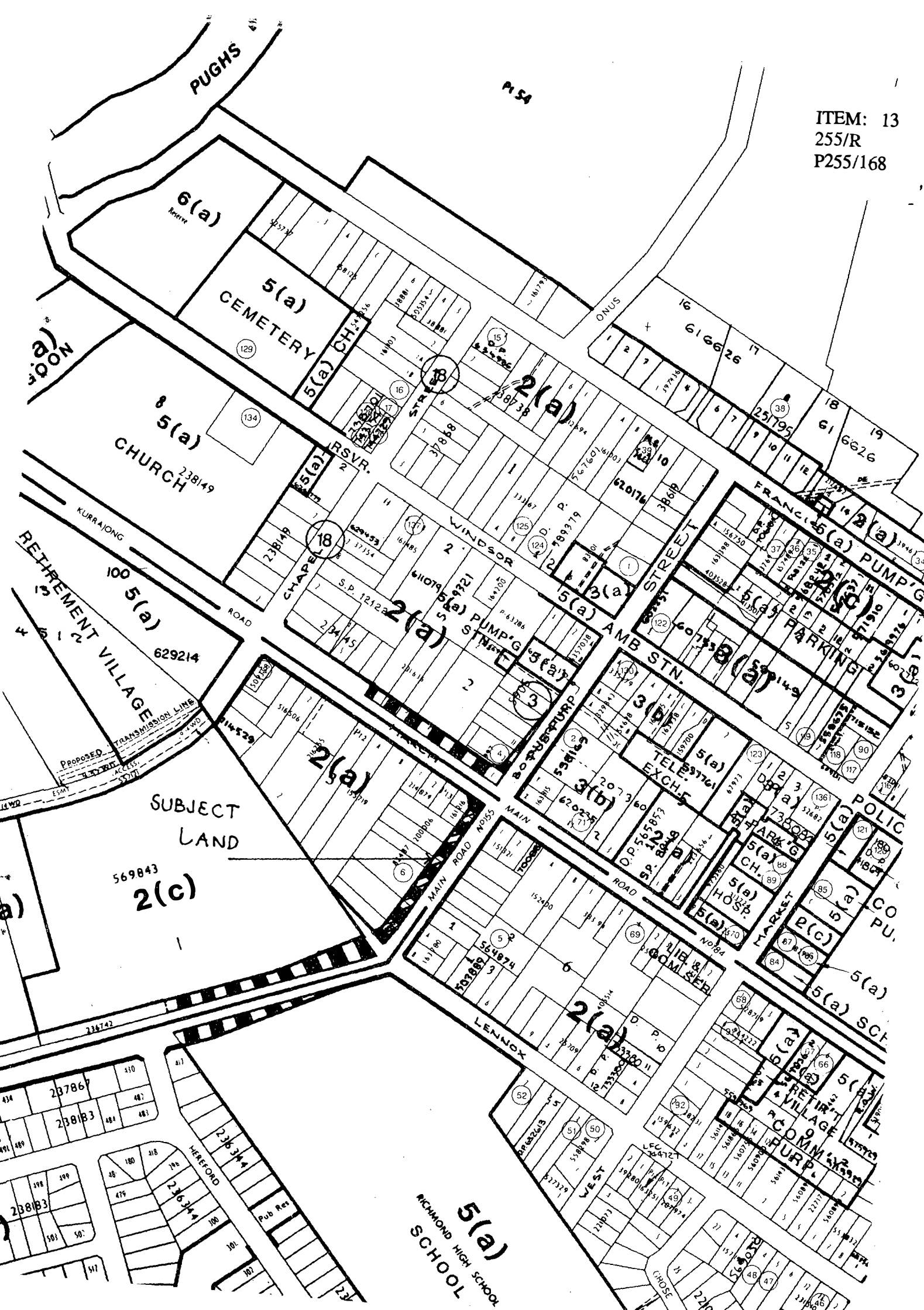
THIS QUADRANT UPDATED AT 1:2000 ONLY SEE RICHMOND U7375-14

ITEM: 9

P2203/330 PT02



ITEM: 13
255/R
P255/168



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**

General Purpose Committee - Finance - 30/3/93

1. CASH EXPENDITURE WARRANT N^o 2/1993**SUMMARY - Accounts Paid**

General Fund Nos.	16959 -	17526	4,931,514.14
Trust Fund Nos.	1370 -	1405	15,565.00
FID General Fund	- -	-	-
98P General Fund	- -	-	-
98P Bank Trust Fund	- -	-	-
FID Account Trust Fund	- -	-	-
			4,947,079.14

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 25th March 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 \$4,947,079.14 (four million nine hundred and forty seven thousand and seventy nine dollars and fourteen cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 30th March 1993, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is Page No. One (1) of Warrant N^o 2 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 30th March 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 30TH MARCH 1993.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 30/3/93

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 30TH MARCH 1993.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
16202	Cancelled Cheque	See Warrant 12	100.00-
16959/			
16982	Employees	Salaries & Wages	111373.52
16983	Challenge Bank Limited	Investments	300000.00
16984/			
16995	Aldermen	Aldermanic Fees	6233.90
16996	Abax Contracting Pty Ltd	Crushed Shale	19091.88
16997	Abbott Tout Russell Kennedy	Legal Fees	2505.60
16998	Advance Bank	Day Care Payments	1346.90
16999	Airlite Windows	Buildings Mtce	78.07
17000	Andritz Sprout-Bauer Aust Pty	Treatment Plant	62.00
17001	A N Z Bank	Day Care Payments	1568.05
17002	Australian Taxation Office	Prescribed Payments Tax	5945.00
17003	Dennis Mitchell	APV Entertainment	100.00
17004	Ware's Livery Stables	APV Entertainment	400.00
17005	Halpins Quarries Pty Ltd	Sandstone	6594.78
17006	Campton Electrics	Pump Station Mtce	2850.00
17007	Castrol Australia Pty Ltd	Fuel Supplies	4206.73
17008	Celgor Pty Ltd	Levee Bank Construction	10070.00
17009	Central Wharf & Marine	Ferry Maintenance	2457.00
17010	Commonwealth Bank of Australia	Day Care Payments	2352.52
17011	Crest Office Furniture	Office Furniture	7328.00
17012	State Authorities Super Board	Wage Deductions	81018.17
17013	Dept of Conservation & Land Ma	Rent	990.00
17014	Digital Equipment Corp Pty Ltd	Office Equipment Mtce	1828.00
17015	Keith Edwards	Plaques	165.00
17016	Hermes Precisa Australia	Microfiche	207.00
17017	Environment Protection Authori	Licences & Publications	75.00
17018	R & S Evans Landscape Supplies	Plant Hire	401.40
17019	Executive Media Pty Ltd	Advertising	295.00
17020	Farmquip (Aust) Pty Ltd	Irrigation Supplies	5519.00
17021	Fire Fighting Enterprises	Service Extinguishers	51.50
17022	L J Follington	Plant Hire	938.50
17023	G & J Horswell & Sons	Waste Removal/Recycling	56779.87
17024	GKN Rentals	Hired Plant	384.00

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 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17025	Gavin Gostelow	Compensation Claim	148.00
17026	The Graffitti Repairers	Building Mtce	280.00
17027	G & S Sandblasting	Ferry Mtce	1920.00
17028	Hawkesbury City Council	Transfer	580.00
17029	H'bury City Cncl Petty Cash	Petty Cash	247.35
17030	Hawkesbury Valley Bus Company	Vacation Care Exps	350.00
17031	Hawkesbury Hospital	Compensation Claim	110.00
17032	B Hepper Pty Ltd	Stationery	25.15
17033	H Hire	Plant Hire	401.50
17034	H P Plumbing Supplies Pty Ltd	Hardware	48.00
17035	Jacksons of Windsor Pty Ltd	Council Chambers Mtce	365.00
17036	Judius Pty Ltd	Childcare Equipment	308.35
17037	Lanier (Aust) Pty Ltd	Copier Charges	87.15
17038	G C Laughton	Plant Hire	743.13
17039	Helen Lane	Reimburse Training	140.00
17040	P W & L Mayor	Plant Hire	1304.00
17041	National Bank of Australia	Day Care Payments	932.55
17042	Network	Subscription	35.00
17043	Dick Petrikas	Plant Hire	343.20
17044	Pioneer Asphalts Pty Ltd	Asphalt	2353.51
17045	PWT Asia/Pacific Pty Ltd	Plant Parts	243.00
17046	Pollard Motors	Plant Parts	100.00
17047	Prospect County Council	Electricity	2763.70
17048	State Rail Authority	Rent	55.50
17049	Readymix Group	Metal	9598.87
17050	Ready Rain Watering	Irrigation System	23045.00
17051	Roads and Traffic Authority	Ferry Maintenance	11808.08
17052	Cancelled Cheque		
17053	Roads & Traffic Authority	Ferry Mtce	300.00
17054	Hawkesbury City Council	Reimbursement	494.65
17055	S & M Supply Company Pty Ltd	Stationery	160.00
17056	Standards Australia	Publication	108.40
17057	TL & MA Stokes	Milk Supplies	108.06
17058	St Matthews Anglican Church	Donation	50.00
17059	St George Bank	Day Care Payments	4627.85
17060	State Bank	Day Care Payments	798.15
17061	Telecom Australia	Telephone Account	5612.65
17062	3M Australia Pty Ltd	Computer Hardware	4165.00
17063	Tourism Hawkesbury Inc	Relocation Exps/Funding	20014.00
17064	Toy Barn	Toys & Puzzles	101.61
17065	Trend Typewriters	Service Typewriter	84.00
17066	Twilight Communications	Books	120.00
17067	V I P Home Services	Mowing Contract	150.00
17068	Waddell Earthmoving	Plant Hire	1778.50
17069	Water Board	Water	7018.90
17070	Westbus	Vacation Care Exps	375.00

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 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17071	West City Holden	Purchase of Vehicle	4115.65
17072	Westpac Banking Corporation	Day Care Payments	2248.90
17073	Windsor Court House	Summons Fees	60.00
17074	Windsor Glass & Glazing	Plant Repairs	153.46
17075	Windsor Smash Repairs	Plant Repairs	199.30
17076	W & AC Woldhuis	Building Mtce	1536.00
17077	Wormleaton Earthmoving Pty Ltd	Plant Hire	1020.00
17078	Zircon Systems	Software Supply	3009.90
17079	Aust Colonial Folk Dancers	Aust Day Entertainment	200.00
17080	Dr Greg Bruce	Compensation Claim	145.00
17081	Mrs J Baghous	Refund	65.00
17082	Drs Evans McEwin Pty Limited	Compensation Claim	440.00
17083	Mr J Fitzgibbon	Reimbursement	125.00
17084	Kids IN Connexion	Aust Day Entertainment	50.00
17085	Mr Peter Newham	Refund	40.00
17086	Miss N Perrin	Refund	136.00
17087	Rotary Club of Windsor	Aust Day Expenses	170.00
17088	Mr N Vozzo	Refund	215.94
17089	NSW Treasury Corporation	Investment	600000.00
17090/			
17108	Employees	Salaries & Wages	109498.70
17109	Advance Bank	Investments	400000.00
17110	R J Abrahams Pty Ltd	Insurance	1814.79
17111	Abbott Tout Russell Kennedy	Legal Fees	5462.50
17112	Alcatel Datakey	Copier Charges	122.84
17113	Angus & Robertson	Books	168.47
17114	Arborscapes	Landscaping	7200.00
17115	Australia Post	Schedule Payment	2448.65
17116	Aust Early Childhood Assoc Inc	Subscription	78.00
17117	Dennis Mitchell	Entertainment	133.00
17118	Tim Gow	Entertainment	134.00
17119	Axis Constructions Pty Ltd	Contract Payment	8377.00
17120	A E Baker & Co	Hardware	208.36
17121	Barter Directory	Books	55.00
17122	James Bennett Library Service	Books	615.00
17123	BHB Printing Pty Ltd	Printing	1660.00
17124	Blue Circle Southern	Cement	1011.60
17125	Boral Hi-Quality Concrete	Refund	180.00
17126	Bradshaw Waste Industries P/L	Contract Payment	23622.12
17127	Brite Solutions Pty Ltd	Building Maintenance	145.00
17128	Building Bookshop	Books	142.50
17129	Cement & Concrete Assoc of Aus	Publication	120.00
17130	Cess Hill Industries Pty Ltd	Plant Parts	104.93
17131	Comet Overnight Transport	Freight	50.08
17132	Dr J L Cummine	Compensation Claim	55.00
17133	DES Pty Limited	Stationery	461.01

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 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17134	Dept of Education & Training	Books	32.80
17135	Duffy's Corner	Fuel Supplies	172.86
17136	Ellis Tipper Hire	Plant Hire	1458.86
17137	R & S Evans Landscape Supplies	Plant Hire	1958.88
17138	Executive Media Pty Ltd	Advertising	595.00
17139	L J Follington	Plant Hire	1176.00
17140	Foto Riesel	Polaroid Films	1300.00
17141	Fresh & Clean Service Systems	Sanitary Service	276.92
17142	The Fury Group	Plant Parts	458.74
17143	GBC Australia Pty Ltd	Office Equipment	482.00
17144	Genasys Metropolitan Users Gro	Registration Fees	175.00
17145	General Auto Instrument Servic	Plant Parts	148.60
17146	Globe Chemicals & Trading P/L	Plant Parts	900.40
17147	The Goodyear Tyre & Rubber Co	Tyres & Repairs	620.85
17148	Government Information Service	Publications	185.00
17149	K & J Griffis	Milk Supplies	10.98
17150	Graybank Pty Ltd	Vacation Care Exps	280.00
17151	Graphic Imports Pty Ltd	Office Equipment	3100.00
17152	Hanlons	Fuel Supplies	78.30
17153	H'bury City Cncl Petty Cash	Petty Cash	189.40
17154	Hawkesbury Stationery Supplies	Stationery	138.60
17155	Hawkesbury Valley Irrigation	Plumbing Equipment	250.80
17156	Hawkesbury Community Transport	Transport	50.00
17157	Mark Hayes Auto Electrical	Electrical Work	65.00
17158	Cheryl Haszczyrnk	Office Equipment	140.00
17159	Hawkesbury Camera Club	Spring Garden Comp	580.00
17160	H Hire	Plant Hire	838.25
17161	H P Plumbing Supplies Pty Ltd	Hardware	304.68
17162	CSR Humes Pty Ltd	Concrete Surrounds	3420.55
17163	Industrial Mowers Pty Ltd	Plant Parts	464.58
17164	Information Edge Pty Ltd	Consultant - Library	190.00
17165	Jamie Burden	Contract Payment	3202.80
17166	Jobhire - Jobjet	Plant Hire	3060.00
17167	Kalamazoo Business Systems	Stationery	2948.00
17168	Dr A U Khan	Compensation Claim	251.00
17169	Konica U-Bix	Copier Rental	74.11
17170	KRE Industries	Building Supplies	151.17
17171	The Law Book Co	Publications	59.00
17172	Lanier (Aust) Pty Ltd	Copier Charges	59.27
17173	G C Laughton	Plant Hire	1290.50
17174	Local Govt Eng Association	Conference Fees	262.00
17175	D J & B C Lord	Plant Hire	1620.00
17176	Londonderry Welding Services	Parks Mtce	1102.60
17177	D Maher	Security Service	96.00
17178	P W & L Mayor	Plant Hire	2393.50
17179	Mironi Manufacturing	Steel Equipment	4645.30

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17180	Multilease Ltd	Computer Equip Lease	10187.55
17181	National Australia Bank	Loan Repayment	44098.36
17182	National Library Of Australia	Library Network Charge	317.38
17183	Norbrick	Bricks	565.57
17184	Orion Safety Industries	Safety Equipment	250.00
17185	Neil Patterson	Mowing Contract	2600.00
17186	Kevin Parks Investments P/L	Contract Payment	3384.22
17187	A J Paving	Concrete	9689.00
17188	Petbarn Pty Ltd	Dog Pound Supplies	472.00
17189	Peninsula Turf Farm	Turf	520.00
17190	Dick Petrikas	Plant Hire	90.00
17191	Penrith Truck Centre	Plant Parts	74.90
17192	Robert Pont	Professional Fees	3500.00
17193	Polarcup	Office Equipment	246.00
17194	Public Authorities Super Board	Loan Repayment	8882.74
17195	Public Works	Analysis	674.00
17196	Raeco Ltd	Stationery	89.75
17197	RDB Computers	Office Equipment Mtce	1075.00
17198	Repco Auto Parts (NSW)	Plant Parts	20.79
17199	Robank Farm Supplies Pty Ltd	APV Animal Food	716.50
17200	Royal Life Saving Society NSW	Posters	750.00
17201	Science Ctre Conference Accoun	Conference Fees	1545.00
17202	D H A Schmidt	Plant Repairs	1485.00
17203	Security Mailing Services Pty	Rate Notices	440.00
17204	Standards Australia	Publication	139.86
17205	State Superannuation Board	Loan Repayment	23556.57
17206	TL & MA Stokes	Milk Supplies	98.78
17207	J B E Stephenson	Compensation Claim	300.00
17208	Don Stein Plant Hire Pty Ltd	Plant Hire	2456.00
17209	Telecom Australia	Telephone Account	41.25
17210	Texel Pty Limited	Air Conditioner Mtce	734.44
17211	Colin Thompson	Compensation Claim	185.00
17212	3M Australia Pty Ltd	Security Systems Tape	17967.00
17213	Tourism Hawkesbury Inc	Reimburse Wages	11979.97
17214	Traffic Analyst Pty Ltd	Traffic Markers	280.00
17215	Valuer-General's Department	Report Fees	195.00
17216	Waddell Earthmoving	Plant Hire	4118.00
17217	Warringah Shire Council	Conference Fees	70.00
17218	S Waters	Meeting Sustenance	180.00
17219	Water Board Library&Informatio	Subscription	125.00
17220	Western Air Cleaner Services	Plant Parts	627.64
17221	Westir Limited	Publications	100.00
17222	Windsor Carpet Centre	Carpets	2350.00
17223	Windsor Turf Supplies Pty Ltd	Turf Maintenance	5392.00
17224	Wisemans Books Pty Ltd	Books	278.85
17225	Darryl Willcox	Building Mtce	112.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17226	Wormleaton Earthmoving Pty Ltd	Plant Hire	2460.00
17227	WSROC Group Apprentices	WSROC Wages	1268.57
17228	Zurich Australian Insurance Lt	Insurance Claim	500.00
17229	L Buckman	Refund	95.00
17230	Mr G Baldry	Australia Day Exps	133.00
17231	Mr S Nott	Reimbursement	202.81
17232	Mr B Robinson	Refund	20.00
17233	Mr & Mrs Shuttleworth	Reimbursement	94.50
17234	Advance Bank	Investments	500000.00
17235	St George Bank	Salaries & Wages	400.00
17236	NSW Treasury Corporation	Investment	1000000.00
17237/			
17254	Employees	Salaries & Wages	119785.07
17255	Abingdon Play	Playground Equipment	117.00
17256	Advance Bank	Day Care Payments	1532.50
17257	Annangrove Plumbing & Drainage	Plant Hire	200.00
17258	A N Z Bank	Day Care Payments	991.90
17259	Nev Anderson Maps	Maps	191.70
17260	Dennis Mitchell	Entertainment	114.00
17261	Grahame Ware	APV Entertainment	150.00
17262	Boral Asphalt	Bitumen	7553.02
17263	Boral Kinnears Pty Ltd	Depot Equipment	213.68
17264	BP Kurmond	Fuel Supplies	1055.44
17265	Buttsworth Engineering	Plant Parts	102.62
17266	Bullivants Lifting Gear	Plant Parts	434.12
17267	Canon Australia Pty Ltd	Copier Charges	3347.69
17268	Caltex Oil Australia Pty Ltd	Fuel Supplies	22882.41
17269	Century Batteries	Batteries	878.47
17270	J R & B M Clerke Pty Ltd	Meeting Sustenance	71.40
17271	R A Cole T Planning P/L	Professional Fees	5400.00
17272	Commonwealth Bank of Australia	Day Care Payments	2546.45
17273	Dr L Degotardi	Immunisation	733.40
17274	Department of Lands	Royalties	15067.20
17275	Dept of Housing	Refund	1493.42
17276	Dy-Mark Pty Ltd	Paint Supplies	764.00
17277	Ellis Tipper Hire	Plant Hire	1462.25
17278	Everingham Platt & Anthony	Professional Fees	2074.00
17279	R & S Evans Landscape Supplies	Plant Hire	1158.55
17280	L J Follington	Plant Hire	952.00
17281	G & J Horswell & Sons	Waste Removal	33367.03
17282	J.Goughs Landscaping Supplies	Sand	528.10
17283	Governemnt Printing Service	Advertising	75.00
17284	Gresham Silver Trust Account	Mtce contribution	491.94
17285	Gutteridge Haskins & Davey	Report Fees	1683.87
17286	Hawkesbury City Council	Transfer	111585.63
17287	Cancelled Cheque		.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17288	Cancelled Cheque		.00
17289	H'bury City Cncl Petty Cash	Petty Cash	386.45
17290	Hawkesbury Hospital	Compensation Claim	110.00
17291	Hepworth Industrial Wear P/L	Protective Items	110.00
17292	Al Heckenberg Grass Cutting	Mowing Contract	2555.30
17293	Virginia Howden	Agistment	80.00
17294	ICI Australia Pty Ltd	Chemicals	2093.75
17295	Institute of Municipal Managem	Training Fees	1620.00
17296	Institute of Municipal Managem	Publication	147.50
17297	International Public Relations	Subscription	495.00
17298	Dr R D Johnston	Compensation Claim	250.00
17299	Just Play	Parks Equipment	16000.00
17300	The Law Book Co	Publications	360.00
17301	G C Laughton	Plant Hire	1290.50
17302	Library Council of NSW	Training	610.00
17303	Liquid Air Australia Limited	Cylinder Rental	195.20
17304	Lysaght Civil Products	Hardware	1490.54
17305	P W & L Mayor	Plant Hire	619.50
17306	Measurement Resources Pty Ltd	Electrical Parts	115.00
17307	Micro Sales Pty Ltd	Office Equipment	1054.00
17308	Monaghans Mitre 10	Timber & Hardware	438.19
17309	MSA Australia Pty Ltd	Depot Supplies	884.80
17310	National Bank of Australia	Day Care Payments	1184.10
17311	N E I S Pty Ltd	Software	334.54
17312	Neales Furniture One	Office Furniture	179.00
17313	NSW Local Government Itc Inc	Training	500.00
17314	Neil Patterson	Mowing Contract	1950.13
17315	Kevin Parks Investments P/L	Contract Payment	69.00
17316	Pascol Paints Aust Pty Ltd	Paint	309.60
17317	A J Paving	Concrete	11762.15
17318	P & D Signs	Signs	392.00
17319	Penrith-Sydney Courier Pty Ltd	Courier	75.83
17320	Pioneer Asphalts Pty Ltd	Asphalt	41581.68
17321	Robert Pont	Professional Fees	6000.00
17322	Public Authorities Super Board	Loan Repayment	92400.00
17323	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	204.16
17324	RDB Computers	Office Equipment Mtce	125.00
17325	Realistic Security	Security Installation	3674.00
17326	Rest Centre Coffee Shop	Meeting Sustenance	28.00
17327	Safety Kleen	Service Machine	196.40
17328	M P Schultz Excavations	Plant Hire	4155.00
17329	G Schinko	Immunization	131.03
17330	Hawkesbury City Council	Reimbursement	292.00
17331	Security Mailing Services Pty	Rate Notices	9597.63
17332	H W Shore(Windsor)Pty Ltd	Fuel Supplies	275.60
17333	Jack Simpson Fuel Supplies	Fuel Supplies	113.80

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17334	Silicon Crafts - Tandy Electro	Electronic Equipment	49.95
17335	Terry Sloan	Buildings Mtce	57.00
17336	Spraypave Pty Ltd	Roadworks	732.64
17337	Stockman Pty Ltd	Drainpipes	210.95
17338	St George Bank	Day Care Payments	4436.85
17339	State Bank	Day Care Payments	1108.65
17340	Su-Bret	Plaques	379.25
17341	Sun Sing Restaurant	Meeting Sustenance	468.80
17342	Sykes Pumps Australia	Plant Hire	827.90
17343	Sydney Community Newspapers	Advertising	440.16
17344	Telecom Australia	Telephone Account	2090.60
17345	Texel Pty Limited	Air Conditioner Mtce	743.30
17346	Trend Typewriters	Service Typewriter	48.00
17347	University of Western Sydney-H	Lease Payment	17103.84
17348	V I P Home Services	Mowing Contract	95.00
17349	Waddell Earthmoving	Plant Hire	3977.75
17350	A R Walmsley & Co	Legal Fees	1026.40
17351	Waste Service & E P A	Contribution	7001.11
17352	Westpac Banking Corporation	Day Care Payments	3117.05
17353	The Western Weekender	Advertising	180.00
17354	Wormleaton Earthmoving Pty Ltd	Plant Hire	2010.00
17355	Wyuna Wholesale Nursery P/L	Plants	420.00
17356	ACWA	Training	69.00
17357	Dept of Sport Rec & Racing	Training	465.00
17358	Holden Service Tech Guild	Training	100.00
17359	Melanie Hausfield	Reimbursement	65.00
17360	Ann Maree Lodge	Reimbursement	55.00
17361	M Lancaster	Refund	228.84
17362	Patrick Mackay	Refund	145.00
17363	J Ryan	Refund	290.61
17364	St Matthews Pastoral & Comm Ct	Refund	100.00
17365	Wisemans Bookshops	Training	111.85
17366	MJ & ME Walsh	Refund	290.61
17367	Young Hawks England Tour	Donation	300.00
17368	Commonwealth Banking Corp	Membership Fee	81.37
17369/			
17386	Employees	Salaries & Wages	110101.48
17387	Cancelled Cheque		
17388	Abbott Tout Russell Kennedy	Legal Fees	2966.55
17389	Albert Andrews Pty Ltd	Safety Equipment	173.70
17390	Australian Cement Limited	Cement	465.00
17391	Australian Sister Cities Assoc	Affiliation Fees	300.00
17392	Australian Laboratory Services	Water Monitoring	1773.00
17393	Australian Society of CPA's	Publication	155.00
17394	Barron & Pope Pty Ltd	Contract Payment	12274.02
17395	James Bennett Library Service	Books	180.82

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17396	B J Brick Cleaning	Brickcleaning	200.00
17397	Blue Mountains Tourist Newspaper	Advertising	160.00
17398	Brite Solutions Pty Ltd	Building Maintenance	2255.00
17399	Mr David Brinnand (Electrician	APV Mtce	35.00
17400	BSB Brushes & Signs	Paint Supplies	207.50
17401	Dept of Bush Fire Services	Contribution	23494.28
17402	Campbell Interior Linings	Repairs	60.00
17403	Camlec	Electrical Repairs	309.00
17404	CCH Australia Limited	Books	47.65
17405	Chrydark Security Pty Ltd	Security	757.00
17406	N Coulton	Mail Service	400.00
17407	Computer Resources Company	Files	165.36
17408	Custom Call Communications	Radio Repairs	399.03
17409/			
17425	Employees	Wage Deductions	191613.02
17426	Dunlop Footware	Clothing	762.50
17427	Educational Experience	Child Care Equipment	946.15
17428	HW & IA Edwards Armature Servi	Armature Winding	50.00
17429	Environment Protection Authori	Signs	200.00
17430	R & S Evans Landscape Supplies	Plant Hire	869.70
17431	G J Everingham	Mowing Contract	110.00
17432	Executive Media Pty Ltd	Advertising	595.00
17433	Fed M & S/Council Employees Un	Subscription	132.00
17434	Filing Efficiency Pty Ltd	Files	678.34
17435	ITT Flygt (Aust) Pty Ltd	Pump Repairs	705.40
17436	L J Follington	Plant Hire	238.50
17437	Garpac Pty Ltd	Plant Parts	47.76
17438	Geraldera Pty Ltd	Stock Impounding	1765.46
17439	Mrs Anne Glass	Catering	70.00
17440	Q Stores	Stationery	839.94
17441	Alan Greentree	Contract Payment	21291.78
17442	Gutteridge Haskins & Davey	Report Fees	971.00
17443	GWS Machinery Pty Ltd	Plants Parts	1607.33
17444	Hawkesbury City Council	Transfer	9373.49
17445	Clifford Hallam Pharmaceutical	Child Care Equipment	67.88
17446	Hawkesbury Newspapers	Advertising	4343.87
17447	Mark Hayes Auto Electrical	Electrical Work	167.00
17448	Health Yourself	Publication	287.40
17449	Henley & Co Locksmiths	Keys & Locks	52.00
17450	H Hire	Plant Hire	991.00
17451	Hills Industries Limited	Depot Supplies	225.80
17452	Identic Books Pty Ltd	Books	27.46
17453	Institute of Municipal Managem	Publication	203.50
17454	Jarrett Slashing	Plant Hire	440.00
17455	Neville Jeffress Advertising	Advertising	1703.21
17456	Jonesy's Wheel Alignment	Plant Repair	674.14

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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 30TH MARCH 1993.

General Purpose Committee - Finance - 30/3/93

17457	Kindergarten School & Equipmen	Child Care Equipment	741.74
17458	Kristan Couriers	Freight	200.00
17459	KRE Industries	Sewerage Operations	110.76
17460	KRE Metaland	Metal	79.33
17461	The Law Book Co	Publications	17.00
17462	G C Laughton	Plant Hire	945.25
17463	Liquid Air Australia Limited	Cylinder Rental	135.40
17464	Masterton Homes	Refund	160.00
17465	MacDonald Johnston Engineering	Plant Parts	416.28
17466	D Maher	Security Service	84.00
17467	P W & L Mayor	Plant Hire	2554.25
17468	Melkonian Constructions Pty Lt	Contract Payment	72022.00
17469	The Metal Touch	Building Mtce	6809.00
17470	Mita Copiers Aust Pty Ltd	Copier Charges	471.15
17471	Modern Teaching Aids Pty Ltd	Child Care Equipment	619.40
17472	R B Monaghan	Plant Hire	244.30
17473	National Australia Bank	Loan Repayment	2697.79
17474	Nashua Northwest	Copier Charges	25.10
17475	Oxford University Press	Books	200.00
17476	E & L Palmer	Contract Payment	2643.59
17477	Peninsula Turf Farm	Turf	19.50
17478	Dick Petrikas	Plant Hire	143.10
17479	Pedersen Stationers Pty Ltd	Stationery	10.60
17480	Power Ford	Purchase Vehicles	15957.00
17481	Prospect County Council	Electricity	37939.80
17482	John J Paine, Ross & Co	Legal Fees	118.00
17483	Raeco Ltd	Stationery	56.62
17484	Regal Glass & Glazing	Glass	76.00
17485	Prestige Portables	Shed hire	896.40
17486	Richmond Newsagency	Newspapers	266.80
17487	Roach's Radiator Service	Plant Repairs	518.00
17488	J & M Romano	Contract Payment	7112.84
17489	M P Schultz Excavations	Plant Hire	4687.79
17490	Hawkesbury City Council	Reimbursement	350.80
17491	State Library of NSW	Library Network Charge	37.23
17492	TL & MA Stokes	Milk Supplies	124.78
17493	Glen A Swain	Plumbing Supplies	125.50
17494	Rod Taylor Motor Trimmer	Plant Repairs	179.00
17495	Telecom Australia	Telephone Account	688.30
17496	Thompson Ford	Plant Parts	66.36
17497	Ulverscroft Large Print Books	Books	182.75
17498	Unistat Pty Ltd	Continuous Labels	1748.36
17499	A Vaughan	Blacksmith	155.00
17500	Water Board	Water	4581.05
17501	Watson and Crane	Plumbing Supplies	378.61
17502	Keith Wellington Pty Ltd	Plant Hire	1078.79

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General Purpose Committee - Finance - 30/3/93

17503	Wilberforce Service Station	Fuel Supplies	303.30
17504	Windsor Court House	Summons Fees	195.00
17505	Windsor Smash Repairs	Plant Repairs	470.00
17506	Wormleaton Earthmoving Pty Ltd	Plant Hire	2400.00
17507	Dr Greg Bruce	Compensation Claim	55.00
17508	Ms Brocken	Refund	50.00
17509	L Calabrese	Reimbursement	40.00
17510	Ms Curran	Refund	10.00
17511	Ms Edwards	Refund	30.00
17512	Gosford City Council	Training	25.00
17513	E P & J Hamilton	Refund	129.50
17514	E Irwin	Refund	75.00
17515	Ms Kanetkar	Refund	40.00
17516	C R McKnight	Refund	240.50
17517	Ms Mayan	Refund	16.00
17518	Mr T P Polcino	Refund	506.14
17519	G A & L R Rose	Refund	53.27
17520	Ms Ryan	Refund	10.00
17521	Ms Smith	Refund	40.00
17522	Mr & Mrs Swain	Heritage Assistance	1250.00
17523	E&P Walker Conveyancing	Refund	25.00
17524	R J Abrahams Pty Ltd	Insurance	234.22
17525	Tress Cocks & Maddox	Land Purchase	78000.00
17526	M K Bruton Building Co	Contract Payment	57348.00
99949	Commonwealth Bank	Fees & Charges	3383.95

General Fund TOTAL 4931514.14

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General Purpose Committee - Finance - 30/3/93

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
1370	Ciciorb Pty Ltd	Refund	115.00
1371	A J & H N Elsey	Refund	115.00
1372	Gooriwa Constructions P/L	Refund	115.00
1373	A G Hermens	Refund	50.00
1374	D L Leonard	Refund	115.00
1375	R McDonald	Refund	600.00
1376	A D & E S Morris	Refund	180.00
1377	Patioland Parramatta	Refund	230.00
1378	Lee Roper	Refund	230.00
1379	P Schmelitschek	Refund	115.00
1380	E F & C M Stuut	Refund	115.00
1381	Tony Edge & Associates	Refund	200.00
1382	Robert E Williamson	Refund	230.00
1383	Building Services Corporation	Insurance Premiums Ref	4740.62
1384	Hawkesbury City Council	Transfer	384.38
1385	Ty-Bach Builders	Refund	2780.00
1386	Mr B Robinson	Refund	50.00
1387	E & C Said	Refund	115.00
1388	I R & M A Craft	Refund	200.00
1389	Elaf Holdings	Refund	230.00
1390	Personal Design Project P/L	Refund	230.00
1391	J Pollack & C Toyer	Refund	230.00
1392	P & M Salminen	Refund	115.00
1393	Hawkesbury City Council	Transfer	1500.00
1394	L E D Builders Pty Ltd	Refund	460.00
1395	State One Constructions	Refund	500.00
1396	Akot Pty Ltd / JPA Knowles	Refund	200.00
1397	DL & CA Burrell	Refund	100.00
1398	K A Gotts	Refund	115.00
1399	C S Hawkins	Refund	115.00
1400	K Lambeth	Refund	115.00
1401	L & C Mizzi	Refund	200.00
1402	L & T Marbus	Refund	345.00
1403	R & J Somi	Refund	230.00
1404	Topkutz Hairquarters	Refund	100.00
1405	CA & MY Wells	Refund	100.00
		Trust Fund	TOTAL 15565.00

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STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 28TH FEBRUARY, 1993

GENERAL FUND	CR.	179,752.14
TRUST FUND	CR.	186,506.63
GENERAL FUND 98P		
GENERAL FUND FID		
TRUST FUND 98P		
TRUST FUND FID		
	CR.	366,258.77

 FORM 2
 GENERAL

Balance - Cash Account as at 1/2/1993	DR.	497,356.73
Receipts for period ended 28/2/1993	CR.	6,725,915.08

 CR. 6,228,558.35

Payments for period ended 28/2/1993	DR.	6,619,757.49
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 DR. 391,199.14

Unpaid accounts in office amount to	\$1,409,061.39
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Limit of overdraft arranged with bank	\$800,000.00
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TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 28th February, 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 30TH MARCH 1993.

 Town Clerk/General Manager

Chairman

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

29 Days	05-03-93	5.90%	General Fund	1,015,570.62
29 Days	05-03-93	5.90%	General Fund	984,429.38
48 Days	08-03-93	6.00%	General Fund	250,000.00
42 Days	22-03-93	5.91%	General Fund	700,000.00
91 Days	15-04-93	6.01%	General Fund	1,100,000.00
87 Days	15-04-93	6.00%	General Fund	1,500,000.00
362 Days	26-04-93	7.20%	General Fund	700,000.00
362 Days	26-04-93	7.20%	General Fund	50,000.00
83 Days	27-04-93	6.00%	General Fund	300,000.00
86 Days	13-05-93	5.93%	General Fund	1,000,000.00
365 Days	02-06-93	6.70%	General Fund	300,000.00
365 Days	02-06-93	6.76%	General Fund	500,000.00
371 Days	11-06-93	6.55%	General Fund	807,805.04
371 Days	11-06-93	6.55%	General Fund	192,194.96
365 Days	16-06-93	6.00%	Sewerage Fund	1,143,838.15
365 Days	16-06-93	6.00%	General Fund	356,161.85
365 Days	29-06-93	6.23%	Sewerage Fund	3,600,000.00
365 Days	30-06-93	6.23%	General Fund	1,016,942.00
365 Days	30-06-93	6.23%	Sewerage Fund	183,058.00
365 Days	01-07-93	6.35%	Sewerage Fund	296,951.85
365 Days	01-07-93	6.35%	General Fund	1,669,785.62
365 Days	01-07-93	6.05%	Sewerage Fund	238,202.00
365 Days	01-07-93	6.05%	General Fund	261,798.00

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General Purpose Committee, - Finance - 30/3/93

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
682 Days	15-07-94	7.90%	General Fund	330,000.00
812 Days	08-09-94	7.21%	General Fund	460,000.00
812 Days	08-09-94	7.21%	General Fund	2,540,000.00

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

Australian Treasury Corporation

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

Short Term Investments	800,000.00
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\$34,550,000.00

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH MARCH 1993.

2. CAPITAL ASSISTANCE PROGRAM - DEPARTMENT SPORT, RECREATION AND RACING. GC21/47 PT07

Advice has been received regarding the projects which the Department is prepared to fund under the 1992/93 Program. At the Ordinary Meeting of 11th August, 1992, Council prioritised the eighteen applications which were received. The Department has offered funding for five projects.

Applicant Organisation	Purpose of Grant	Grant Offered \$	Contribution from Applicant Organisation \$	Requested from Council \$	Total \$
Hawkesbury District Swimming Assoc.	Construction of Weather Shelter - Richmond Pool	6,000	3,000	3,123	12,123
Colo Heights Reserve Committee	Practice Cricket Pitch and Netting	2,500	1,870 (Labour)	740	5,110
MacDonald Valley Sport & Recreation Committee	Upgrade Flood-lights Tennis Courts - St. Albans	3,000	500	3,000	6,500
Hawkesbury City Council	Children's Play Equipment - Freemans Reach	3,000		3,000	6,000
Kurrajong East Public School P & C Association	Construction of Multipurpose Court	15,000	8,000	8,000 (Loan)	31,000

Council did resolve to recommend for funding the first three projects approved by the Department.

The Freemans Reach Children's Play Equipment was not recommended mainly because of what was the proposed location in the triangle at the intersection of Blacktown Road and Gorricks Lane. Freemans Reach Park is large enough to take playground equipment and with some alterations to this intersection the safety hazards could be overcome. Some provision has been made for equipment in the parks improvement program and the grant and additional Council funds will add to this facility.

Correspondence has been received from Kurrajong East Primary School requesting Council make available a loan of \$8,000. This should allow the P & C Association, with some financial assistance from the Department of School Education, to carry out this work. The facility will be available for community use. A separate access will be included in the development.

IT IS RECOMMENDED THAT:-

1. The offer of the grant of \$3,000 (three thousand dollars) from the Department of Sport, Recreation and Racing be accepted towards construction of children's play equipment at Freeman's Reach.
2. That \$9,863 (nine thousand, eight hundred and sixty three dollars) be allocated from Section 94 Funds according to the above schedule.
3. That a loan of \$8,000 (eight thousand dollars) be made available from Section 94 funds, to Kurrajong East Primary P & C Association, to be repaid over a five year period.

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

Correspondence has been received from Mr W Chan, Director of Netape Pty Limited, seeking approval in principle for the establishment of a food kiosk in the Windsor Mall.

The kiosk will be a "quality food outlet which will serve the local community and visitors for lunch and evening meals".

The applicant has stated that the design will be complementary to the overall aesthetics of the Mall and adjoining the kiosk will be a maximum of six tables offering Alfresco style dining. In order for Council to be better placed to assess the proposal it is felt appropriate that it's consultant architect Mr Pont design the structure. The applicant has agreed in this regard. Council will be aware that Leases presently exist in relation to 2 (two) wagons located in the Mall, selling craft type products. The applicant has not specified a specific location and is desirous of complimenting other businesses in the Mall. The proposal is considered compatible with the Mall theme and is submitted for endorsement in principle at this time.

Should approval in principle be granted, negotiations regarding terms and conditions of the Lease may be commenced and a Development Application formally lodged.

IT IS RECOMMENDED THAT 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.



4. NORTH RICHMOND PARK - APPOINTMENT OF COUNCIL AS TRUSTEE. PK009 PT03

The North Richmond Parks Committee has made application to Council seeking permission to build a fence around the Park and to charge admission during the football season. It is noted that the principle of charging entry to reserves for sporting events, already exists at the grounds leased to the Windsor Rugby League Football Club at South Windsor. As the Park is Crown Land, Council is not the owner and, therefore, is unable to provide owners consent to the Development Application. The Department of Conservation and Land Management (CALM) as owner has indicated it has "no objection in principle to this proposal", however, it will require full details to be lodged for formal consideration. CALM has further indicated that subject to the concurrence of Council it would be prepared to appoint Council as Trustee of the Reserve.

In accordance with the Crown Lands Act, 1989, this will allow Council to enter into lease/licence arrangements which now appear appropriate.

IT IS RECOMMENDED THAT:-

1. The Department of Conservation and Land Management be advised that Council is prepared to be appointed as Trustee of the North Richmond Park.
2. All necessary documents be completed under Seal of Council.

5. SPORTING FIELDS FLOODLIGHTING CHARGES. GR030/030 PT03

Hawkesbury Sports Council regularising the charges for use of field lighting for the 1993 winter season and has requested Council approval for the following charges:-

\$50.00 per season per night
\$12.50 per night for casual use

✓ IT IS RECOMMENDED THAT the lighting charges as proposed be approved.

6. DEVELOPMENT SITE - BOUNDED BY MACQUARIE, MILEHAM & FORBES STREETS, WINDSOR. GC281/39 PT01, GC281/04 PT02

The Council owns an undeveloped site bounded by Macquarie, Forbes and Mileham Streets, Windsor. The site comprises an area of approximately 5228m² and has been the subject of a number of development proposals since being purchased from the Sisters of Good Samaritan in 1986.

The site has not been developed to date due to a number of factors, including the irregular shape of the site. As a measure to increase the size and development potential of the site, negotiations were commenced with the owners of the adjoining sites, ie. N^o 148 Macquarie Street - Mrs G M Sarafov and Lot 48 Mileham Street - Sisters of Good Samaritan, with a view to acquiring their properties. A plan will be displayed at the meeting, highlighting the irregular shape of the site and the adjoining properties proposed to be acquired.

Following the negotiations, both owners have agreed to sell their respective properties on a conditional basis. The owner of N^o 148 Macquarie Street has agreed to sell her property for \$220,000, subject to a 5% deposit being released on exchange of contracts and settlement to take place three months after exchange of contracts. The property contains an area of 1030m² and improvements on the land include a ten year old three bedroom residence in good condition, with double garage, which could be leased out for approximately \$220 per week for residential or business purposes, given its close proximity to the Windsor Commercial Centre. As the building is located close to the front of the property, there is a large rear yard which could be excised from the property and incorporated with

the adjoining development site. Consultant Valuers have reported that they consider \$220,000 to be a fair and reasonable purchase price, particularly to an adjoining owner, ie. Council, as part of a larger site.

With regard to Lot 48 Mileham Street, the Sisters of Good Samaritan have agreed to sell the property for \$120,000 subject to Council erecting a suitable fence separating Lot 48 and the remaining convent property. The existing colourbond fence could be re-aligned to the proposed new boundary at a cost of approximately \$750. Lot 48 comprises an area of 1017.7m² and contains no improvements on the land, being currently used as part of the grounds for the convent. Subsequently, the whole of this property could be incorporated with the adjoining development site. Consultant Valuers have also reported \$120,000 to be a fair and reasonable purchase price given its proposed use.

It is proposed that the purchase of these two properties be financed from the Bligh Park Reserve.

✓
IT IS RECOMMENDED THAT:-

1. Council acquire N^o 148 Macquarie Street, Windsor, from Mrs G M Sarafov, for a purchase price of \$220,000 (two hundred and twenty thousand dollars) and subject to a 5% (five) deposit being released on exchange of contracts and settlement to take place 3 (three) months after exchange of contracts.
2. Council acquire Lot 48 Mileham Street, Windsor, from the Sisters of Good Samaritan, for a purchase price of \$120,000 (one hundred and twenty thousand dollars) and subject to Council erecting a suitable fence separating Lot 48 and the remaining convent property.
3. Funding for the purchase of the 2 (two) properties be from the Bligh Park Reserve.
4. The Seal of Council be affixed to all associated documentation.

7. ROAD WIDENING - LOTS 6 & 7, DP791743 HERMITAGE ROAD, KURRAJONG HEIGHTS. GC281/009 PT 02

Negotiations have occurred with various land owners along Hermitage Road from its intersection with Bells Line of Road for acquisition for road widening purposes with all works now recently completed.

Negotiations with two property owners in respect of properties at the corner of Bells Line of Road and Hermitage Road were however, not successful. As the road works were considered essential to improve the safety of the intersection, notices of resumption were issued as a last resort to the owners following the failure of the negotiations. The lands required for road widening purposes were resumed by notice placed in the Government Gazette of 30th November 1990. A plan of the resumed lands will be displayed at the meeting. It is noted that the area resumed is 377.4m².

In accordance with the statutory requirements, claims for compensation were forwarded to the effected property owners who are then responsible for lodging a claim.

One property owner has now returned the claim for compensation, with compensation determined at \$1,000 (one thousand dollars) by a licensed valuer. The compensation represents monetary compensation for land only at the date of resumption. The replacement of fencing, payment of reasonable legal and survey fees have been considered separately. The replacement of the fencing is scheduled to occur within the next fortnight. In this case no claim for legal or survey fees will be lodged. Compensation remains outstanding in respect of Lots 2 and 3, DP791743.

↓
IT IS RECOMMENDED THAT:-

1. Compensation in the amount of \$1000 (one thousand dollars) be paid to Mrs K Marcoux and Mrs S McMahon for the land resumed for road widening purposes being Lots 6 and 7, DP791743, Hermitage Road, Kurrajong Heights.
2. That a Deed of Agreement be formalised between Council, Mrs Marcoux and Mrs McMahon to ensure no further claims are made in respect of this matter.
3. All necessary documents be completed under Seal of Council.

8. OCCASIONAL CHILD CARE - ADDITIONAL PLACES, GC120/04

The NSW Department of Community Services has identified Local Government Areas with a high need for additional occasional child care places. Under the National Child Care strategy, community organisations and local government are being asked to provide expressions of interest.

The present service is centrally located at Richmond in the Neighbourhood Centre and is approved for 20 places with children aged from young babies to five years. Two staff are employed, a Co-ordinator with recognised early childhood qualifications and a Nurse. A number of volunteers assist on a regular basis. The main users are parents, who book their children in, when they themselves have to attend appointments. As well, children attend on an occasional basis when parents need a break, do shopping or attend meetings and other functions. The Centre operates from Tuesday to Thursday for 25 hours each week.

During 1992, attendance averaged 18.9 children per day, although not all children attend for the whole of the day. The Department has offered five additional full time equivalent places, which would mean on the present 25 hours, an additional eight children per day. Taking of these additional places at Richmond would require building extensions. Capital funding subsidy of \$8,000 per place is available, however, the overall space is insufficient to allow for what would be required in outdoor play area, nor would it be financially viable to increase the number of children under current licensing requirements, which, depending on the ages of children, may require an additional staff member.

If in the future, there is a major shopping development, consideration could be given to relocating this service subject to satisfactory negotiations. Some funding has been received from the Area Assistance Scheme and staff are operating, on a trial basis, a service in different locations each Monday. This will allow overall needs to be assessed.

IT IS RECOMMENDED THAT the Department of Community Services be advised:-

1. That it is not intended to expand Richmond Occasional Care service at the present time, and
2. that the offer of funding for additional places may be picked up at a later time, subject to evaluation of local needs and the level of funding being offered.

9. RECREATION FACILITIES - DISTRICT. GP080/001 PT03, GP080/002 PT03, GR30/23 PT01, P1829/810 PT01

For some time the Council has considered altering and improving its current swimming centre facilities, and provision of an indoor sports stadium. In relation to the swimming centres issues have been; extending the current swimming season by some form of heating, increasing the number of lanes at Windsor, provision of a training pool, increased protection from direct sunlight, cost of operating the two centres and their role, problem with leaking of the Richmond Pool and that it's length is still the Imperial 55 yards and the structured operation of the centres.

The Indoor Sports Stadium was originally proposed well within the Showground at Clarendon, directly adjoining the main arena. This was subsequently moved to the railway station end due to a number of considerations including that the area does have a problem in mixing animal sports and activities with ground sports. It has been resolved, amongst other things, to proceed with the stadium at Clarendon, in terms of preparing appropriate plans and specifications and calling tenders.

A review was made again of all matters including previous proposals with a further concept now proposed to be considered.

The proposal is to redevelop the Windsor Swimming Centre at South Windsor by the following:-

- extending the main pool from 7 to 10 lanes,
- providing a beach area to the learner's pool,
- providing a 25 metre, 8 lane training pool directly adjoining the learner's pool,
- construction of an indoor sports centre with common entry point for both this and the pool, with new amenities for both and child care facilities,
- solar pool heating to all pools with gas back up to the 25 metre training pool,
- upgrading of plant and equipment,
- provision of gymnasium with the indoor sports centre,
- reconstruction and upgrading of car parking,
- further landscaping and provision of picnic facilities within the pool area, and

- significant landscaping of the parkland surrounding the complex to improve their amenity particularly for adjoining residents, and provision of a water feature which will also act in improving water quality for stormwater discharge in the area.

If this becomes the major swimming facility for the City, it is also proposed to redevelop the Richmond Centre to a 25 metre, 8 lane training pool with much improved visitor facilities and the possible development of some housing on the surrounding lands.

The estimated total cost of the South Windsor project is \$3.5 million. These funds are available from those currently held for the Indoor Sports Centre, including the proposed loan and other funds held in reserve for works.

The South Windsor facility has the advantages of an existing facility, large surrounding land holding, location adjacent to one of the larger populations in the City area including the youth of South Windsor and Bligh Park, good access and the ability to provide an overall complex with not only increased facilities, but also likely improved economies of operation.

At this stage only preliminary sketch plans for discussion have been prepared as it is considered that a consultation process should take place involving users of the existing centres including the Sports Council, swimming and sporting clubs, schools, residents surrounding the South Windsor Swimming Centre and people of the district.

Following the consultation process, should the Council then determine to proceed, detailed plans would need to be prepared and tenders called for the works. At this stage, should this occur, it is considered appropriate that the works be undertaken immediately following the 1993/94 swimming season.

IT IS RECOMMENDED THAT:-

1. Council adopt in principle the proposals in the report to form the basis of community consultation.
2. Have an architect prepare sketch plans of the proposal to enable informed comment to be made.
3. Seek comment by writing and advertising from all interested individual organisations and groups.

What's happening to Schofields landfill?
— future report.

Questions.

M.C.

7.12 pm.