

Dennis

# HAWKESBURY CITY COUNCIL



*Where People Make The Difference!*

## COMMITTEE BUSINESS PAPER

MEETING DATE: 30 November 1993

## **HAWKESBURY CITY COUNCIL**

### **MISSION STATEMENT:**

*"To protect and enhance the unique,  
historical and environmental features  
of the Hawkesbury Region  
whilst encouraging planned development  
and providing services  
appropriate to the needs of the  
wider community."*

## **How Council Operates...**

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

The twelve Councillors 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 eighteen 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...**

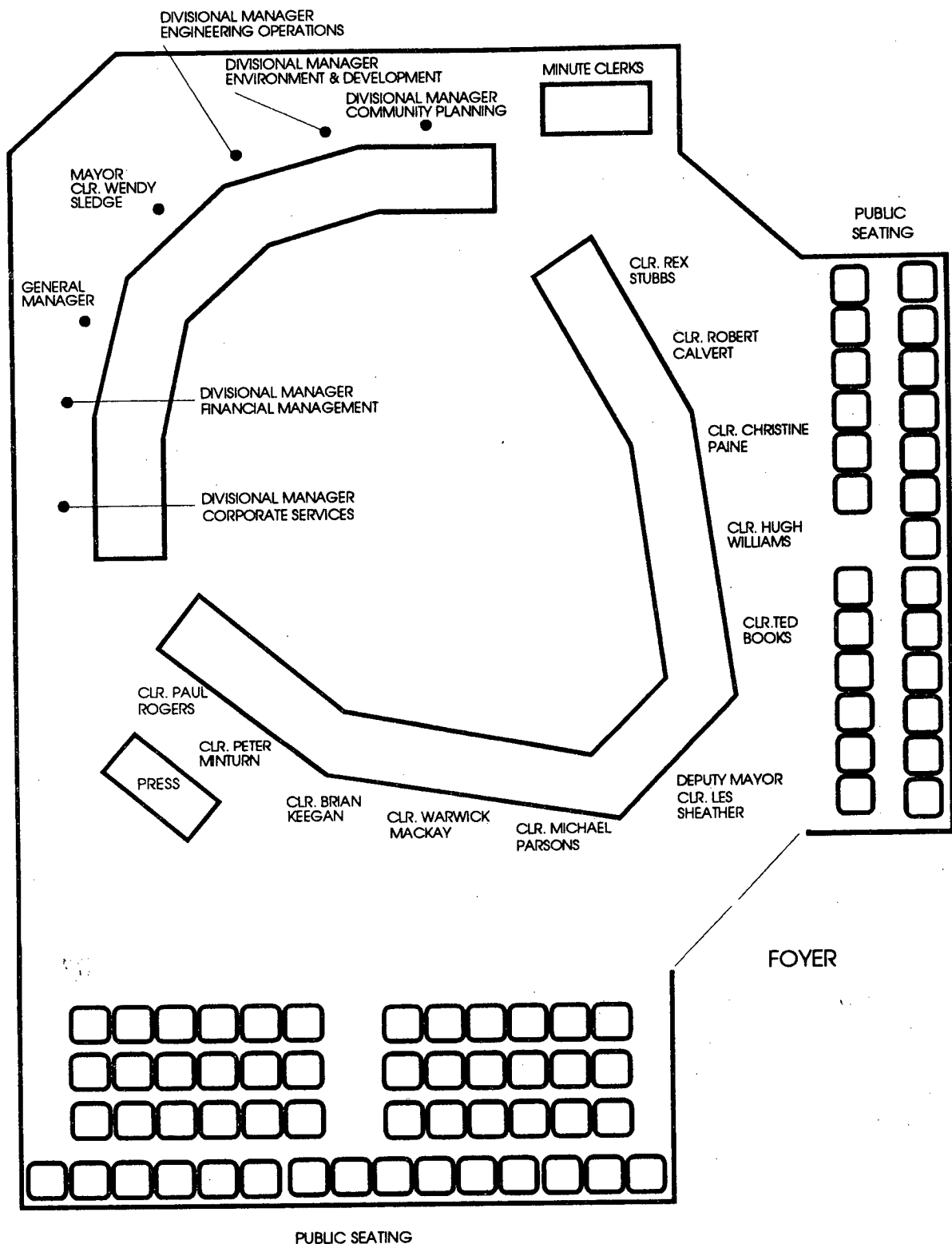
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

# COUNCIL CHAMBERS



Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 2nd November 1993, commencing at 9.30 am.

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

An apology for absence was received from Councillors M G Parsons and C A Paine.

RESOLVED on the motion of Councillor R G Calvert seconded by Councillor B N Keegan that the apologies be accepted.

Councillor H Williams arrived at the meeting at 9.50am.

Councillor W J Mackay arrived at the meeting at 1.40pm and left at 6.15pm.

Councillor R P Stubbs left the meeting at 3.20pm.

RESOLVED on the motion of Councillor H J M Books seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the General Purpose Committee Meeting held on 28th September 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 August 1993, be received and the balance of the revised estimates of cost be adopted.

### 2. SWIMMING CLUBS - FREE CARNIVAL DAYS. GO080/002 PT03/EQ

Mrs L Delaney, Coach of Hawkesbury Swimming Club, and Mr G Davis, Race Secretary of Windsor Swimming Club, addressed the Committee.

COUNCIL DEFER ANY changes pending the provisions and changes to the proposed pool and including interested parties in management direction.

3. DRAINAGE DISCHARGE - LOT 138, DP752032 WINDSOR STREET, EAST RICHMOND. DA0274/91 PT1 & P2343/1260 PT2/EO

THE INFORMATION BE received.

4. WASTEWATER TREATMENT - THE CITY FOREST GROUP. GW010/009 PT2/EO

Mr E Duek Cohen, applicant, addressed the Committee.

THE URBAN FOREST Wastewater Treatment Project be supported, in principle, and assistance be given in the location of suitable sites.

5. HOBARTVILLE - ROAD AND LANDSCAPE IMPROVEMENTS - DEFENCE HOUSING AUTHORITY. GT150/003 PT02/EO

THE INFORMATION BE received and there be further negotiations with the Defence Housing Authority over the redevelopment options of Hobartville.

6. REDFERN PLACE DRAINAGE. 1836/R, 3755/94/EO

THE INSTALLATION OF a 2400mm (twenty four hundred) by 1200mm (twelve hundred) box culvert be provided in Redfern Place at an estimated cost of \$25,200 (twenty five thousand two hundred dollars) with the additional funds required being provided from the Drainage Reserve.

**7. CAR PARKS - REHABILITATION. GC010/001 PT02, GC010/009 PT02/EO**

1. THE EXISTING WINDSOR Railway Car Park be rehabilitated at an estimated cost of \$50,000 (fifty thousand dollars).
2. The State Rail Authority be requested to purchase the Fitzgerald Home site with a view to the provision of additional car parking at Windsor Railway Station and both the Member for Hawkesbury and Member for Londonderry be requested to support Council's endeavours in this regard.
3. Enhancement works be undertaken at the car park bounded by Fitzgerald, Kable and Macquarie Streets at an estimated cost of \$15,000 (fifteen thousand dollars).
4. Subject to an increased tenure being negotiated with the Water Board for Hollands Paddock car park, formalisation of the car parking areas and enhancement works being carried out at an estimated cost of \$35,000 (thirty five thousand dollars).

**8. ARGYLE BAILEY MEMORIAL PARK, EBENEZER - GREENING AUSTRALIA. PK/050 PT02/EO**

THE PROJECT PROPOSED by Greening Australia on the Argyle Bailey Memorial Park and the Reserve running between that Park and Ebenezer Wharf Road be approved.

**9. WORTH OIL RECYCLING PTY LTD - DISCHARGE OF TRADE WASTE - PREMISES CORNER BLACKMAN CRESCENT AND FAIREY ROAD, SOUTH WINDSOR. GL077/001 PT01/EO**

1. THE INTERIM AGREEMENT with Worth Oil Recycling Pty Ltd to discharge Liquid Trade Waste from the premises at the corner of Blackman Crescent and Fairey Road, South Windsor, be extended for a period ending 30th June, 1994, subject to the following conditions:-

- . Max. discharge per day 25,000l  
(twenty five thousand)
- Max. weekly discharge 100,000l  
(one hundred thousand)
- pH 7.0 - 9.0  
(seven point zero) - (nine point zero)
- Mineral oil Less than 0.1mg/l  
(zero point one)
- Petroleum Hydrocarbons 5mg/l  
(five)
- Total Phenols 8mg/l  
(eight)
- BOD 1155mg/l  
(one thousand one hundred and fifty five)
- Suspended Solids 30mg/l  
(thirty)
- Grease and Oil 10mg/l  
(ten)
- . Payment of fees covering the discharge of Volume, BOD and Total Phenols at the following rates:-
  - volume \$ 1.00/kl  
(one)
  - BOD \$ 1.42/kg  
(one dollar forty two cents)
  - Total Phenols \$37.47/kg  
(thirty seven dollars forty seven cents)with fees being paid on a monthly basis.
- . Ongoing testing as directed by Council staff to determine levels of contaminants, including metals with the total cost being met by Worth Oil Recycling Pty Ltd.
- . Further extension being subject to reapplication and consideration of the operating capacity of the South Windsor STP at the time, discharge volume proposed from Worth Oil and the company's pollution reduction program.

2. Council supports the applicant's total re-use philosophy of wastewater.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday, 15 October 1993, commencing at 10.00am.

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PRESENT:

Members: Councillor C Paine, Chairperson  
Constable R Grapes, NSW Police Service  
Mr D Lamont, Roads & Traffic Authority

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

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

CONFIRMATION OF MINUTES:

The Minutes of the meeting held on 20 August 1993 were confirmed.

CORRESPONDENCE:

1. KURRAJONG ROAD & CHAPEL STREET, RICHMOND,  
INTERSECTION - HAWKESBURY VILLAGE - TRAFFIC  
CONDITIONS. 1119/R, 347/R

THAT A 'NO STANDING' zone be provided on southern side of March Street, Richmond for a distance of thirty two (32) metres in an easterly direction from the building alignment of property situated at intersection of March/Chapel Streets, Richmond.

2. PITT TOWN & BOUNDARY ROADS, MARAYLYA, INTERSECTION - BAULKHAM HILLS SHIRE COUNCIL - REDUCTION OF SPEED LIMIT/ALTERATION TO REGULATORY SIGNS. 1641/R, 256/R

CONCUR WITH PROPOSAL for erection of "Stop" sign on the Neich Road approach to the intersection with Boundary Road.

3. STEWART STREET, SOUTH WINDSOR - "GREENHILLS" CHILD CARE CENTRE INC. - TRAFFIC CONDITIONS. 1950/R

THAT THE MATTER be referred to the NSW Police Service for enforcement of existing speed restriction.

4. BELLS LINE OF ROAD, NORTH RICHMOND - ROADS & TRAFFIC AUTHORITY - PEDESTRIAN CROSSING. 243/R

THE INFORMATION BE received.

5. WINDSOR ROAD - A & S BURKIN - TRAFFIC CONDITIONS. 2342/R

1. NO FURTHER ACTION be taken in respect of phasing of traffic signals located at Pitt Town/Windsor Road intersection.
2. The question of installation of traffic signals at intersection of Bandon/Windsor Roads and Chapman/Windsor Roads intersections be referred to the Roads & Traffic Authority for investigation.

**6. SETTLERS ROAD, LOWER PORTLAND - ROADS & TRAFFIC  
AUTHORITY - RETENTION OF EXISTING SPEED LIMIT. 2320/R**

THE MATTER BE referred to the Roads & Traffic Authority for clarification.

**7. PEBBLY HILL ROAD, CATTAI - ROADS & TRAFFIC  
AUTHORITY - RETENTION OF EXISTING SPEED LIMIT. 1625/R**

ADVICE THAT REVIEW of existing speed limit be undertaken by Authority in twelve (12 months time) be noted.

**Reports**

**8. LOTS 21 & 22 DP812698 N° 118 KING ROAD, WILBERFORCE -  
APPLICANT: G WHITE - OWNER: A MCINTRY - STAGE 1, 85  
RETIREMENT UNITS. DA236/93**

1. RAISED MEDIAN STRIPS incorporating pedestrian refuge facility be constructed on King Road in lieu of painted median strips, such works to be at developer's cost.
2. Internal median strip situated at main entrance on King Road to be extended to property boundary line.
3. Erection of bus shelter on King Road with footpaving, to Council specification, leading from main entry to bus shelter, such works to be at developer's cost.
4. Aged pedestrian advisory signs be installed at appropriate locations on King Road, at developer's cost.
5. Provision be made for pedestrian movement throughout village area.

General Business

9. DEFENCE HOUSING AUTHORITY - REFURBISHMENT OF DWELLINGS, HOBARTVILLE

NO OBJECTION TO proposal by Defence Housing Authority, subject to:-

1. the triangular traffic island proposed for Cameron/East Market/Luttrell Streets intersection be replaced with a roundabout; and
2. a raised threshold be centrally located between eastern and western intersections of Cox Crescent with Laurence Street.

Questions Without Notice

1. Councillor Paine reported on representations received from M Richardson, 17 Bells Line of Road, North Richmond concerning lack of short-term parking on Bells Line of Road, North Richmond between Grose Vale Road and Pitt Lane, and requesting parking restriction to either ½ or 1 hour.

Committee's Recommendation

That M Richardson be advised that a Local Area Traffic Management Study is to be conducted in relation to North Richmond and that her concerns will be addressed in that study.

2. Councillor Paine enquired of Mr D Lamont as to when the Roads & Traffic Authority would be installing 40kph zones in the vicinity of schools within the City area, as resolved by Council at its meeting held on 11 May 1993, particularly in relation to Kurrajong, Freemans Reach and Grose Vale Public Schools.

Mr Lamont advised that 40kph zones would not be installed until self-enforcing devices were in place and would be installed in priority ranking such as schools with a crossing supervisor, hence those with a wombat crossing.

Committee's Recommendation

1. that the Roads & Traffic Authority be requested to install raised thresholds/wombat crossings by mid-1994 in respect of those schools considered to be experiencing particular traffic management problems; and
2. that the next meeting of the Committee convene at 9.45am on 19 November 1993 at Kurrajong Public School.

Meeting closed at 11.07am.

THE REPORT BE received and the recommendations be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT

1. FOUR LOT SUBDIVISION - PART PORTION 258, PARISH OF PITT TOWN, 439 CATTAL ROAD, PITT TOWN - NORTH WESTERN SURVEYS. SA129/93/ED

THE APPLICATION BE refused for the following reasons:-

1. The proposed subdivision does not comply with the requirements of Clause 10(2) of Hawkesbury Local Environmental Plan, 1989.
2. The proposed subdivision does not comply with the minimum allotment size as prescribed in Clause 11(2) of Hawkesbury Local Environmental Plan, 1989.
3. The proposal would create an undesirable precedent.
4. The proposed subdivision is not in the public interest.

2. DUAL OCCUPANCY - LOT 2093 DP810842, N° 2 PAINE PLACE, BLIGH PARK - BINGOE PTY LTD. DA207/93/ED

THE APPLICATION BE refused for the following reasons:-

1. The proposal forms an over-development of the site.
2. The proposal does not comply with the minimum private open space requirements of Council's Dual Occupancy Development Control Plan.
3. The proposal does not comply with the minimum solar access requirements of Council's Dual Occupancy Development Control Plan, in respect of the courtyards.
4. The proposal is not in the public interest.

**3. PLAYLAND FAMILY AMUSEMENT LEISURE CENTRE -  
EXTENSION OF DEVELOPMENT CONSENT - LOT 1 DP544317, N°  
189 WINDSOR STREET, RICHMOND - ANARE PTY LTD.  
DA297/90/ED**

THE APPLICANT'S REQUEST for extension of Development Consent N° 297/90 until 14 October 1995 be supported.

**4. YOUTH HEALTH CENTRE - LOT 1 DP540659 N° 44 EAST  
MARKET STREET, RICHMOND - MS L BENNETT. DA212/93/ED**

Ms R Formosa, Mr B Brown, and Mr Shaddick, Solicitor on behalf of the owner, addressed the Committee.

THE APPLICATION BE approved, subject to the following conditions:-

1. The development shall be carried out generally in accordance with the plan and supporting information submitted on 1 September 1993.
2. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
3. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
4. The existing driveway shall be made available for both practitioners and clients at all times.
5. Operating hours shall be limited to 9.00am to 6.00pm Mondays to Fridays.
6. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. With respect to Condition N° 2, parking shall be provided for 4 (four) vehicles in accordance with Council's regulations and parking policy. In this instance, the use of paving will be considered. Should additional parking be required, separate ingress and egress should be provided to and from Lennox and East Market Streets respectively.

8. The activity is limited for a an initial 12 (twelve) month period, during which time car parking demand will be monitored.
9. No needle exchange program nor Methadone treatment program or the like is to operate without further consent of Council.

**5. VETERINARY SURGERY- LOT 1 DP709025, 1 COLONIAL DRIVE, BLIGH PARK - MR K POLGLAZE AND MS J THORPE. DA167/93**

Mrs J Thorpe, applicant, addressed the Committee.

The application be approved subject to the following conditions:-

1. THE DEVELOPMENT SHALL be carried out generally in accordance with amended plans and supporting documentation submitted with the application and modified by conditions.
2. Submission of a building application, plans and specifications in accordance with the Local Government Act 1993, and complying with the Building Code of Australia.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
5. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
6. Parking shall be provided for 3 vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application. Parking spaces shall be located perpendicular to the street.

7. The existing footway and layback vehicular crossing to be widened to suit the access to the site. Details to be submitted concurrently with the building application.
8. The premises shall be adequately soundproofed. Details of soundproofing shall be submitted concurrently with the building application and shall be installed and inspected prior to operation.
9. Landscaping shall be provided so as to screen carparking areas from the street. Details to be submitted concurrently with the building application.
10. There shall be an employee on-site at all times when animals are present.
11. The application be reviewed in 5 (five) years.
12. Council reserve the right to impose further conditions on parking if problems arise.

**6. FORMULA JET BOAT SPRINT COURSE - LOT 54, DP232576  
AND LOT 2, DP703209, N° 2 PORT ERRINGHI ROAD, EBENEZER -  
MR G FIELD. DA209/93/ED**

Mr G Field, applicant, Mr T Martin and Mrs Marks, objectors, addressed the Committee.

THE APPLICATION BE refused on the following grounds:-

1. The development would adversely impact upon the amenity of the surrounding area by way of noise.
2. The surrounding road network cannot adequately cope with the expected traffic generated by the development.
3. The proposed entrance to the site does not provide safe vehicular access.
4. The proposal is not in the public interest.

**7. DUAL OCCUPANCY - LOT 2 DP580117 N° 344 BELLS ROAD,  
GROSE VALE - MR D BURRELL. DA210/93/ED**

Mr Burrell, applicant, addressed the Committee.

- A. THE APPLICATION BE approved, subject to the following:-
1. The development shall be carried out generally in accordance with Plan N° 76793 dated 14 August 1993.
  2. The existing fibro cottage shall be refurbished to provide a matching roofline.
  3. Submission of a building application, plans and specifications in accordance with the Local Government Act 1993, and complying with the Building Code of Australia.
  4. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.
- B. The applicant be advised that under the provisions of REP12 there is no subdivision potential of his land.
- C. That the 6m (six) separating distance of attached dual occupancies be maintained.

**8. REZONING PROPOSAL - INTEGRATED RETAIL, TOURISM  
RESIDENTIAL AND LEISURE DEVELOPMENT -  
"PRESTONVILLE", RICHMOND ROAD, CLARENDON.  
LEP10/93/ED**

Mr R Tolson, applicant; Ms K Griffin; Mr T Isaacs, Project Manager; Mr A Day, Consultant Acoustical Engineer; Mr T Williams, Noise Abatement Consultant; Mr G Reed, State Manager Woolworths Property Group; Ms C Toole, a Mother in the District; Mr B Mullins, representing a number of residents in the District; Mr D Shaddick, Solicitor in the District; Mr B Hirst, Retail Consultant; Mr Frost, Water Consultant; and Mr A Johns, resident; addressed the Committee.

The following objectors addressed the Committee; Mr M McEwan, Windsor Chamber of Commerce; Mr R Rozzoli, Richmond and District Chamber of Commerce; Mr G Adams, shopkeeper; Ms L Allan, Richmond and District Chamber of Commerce; Mr J Stephens, Windsor Chamber of Commerce; and Professor W Barnett, Architecture of University of Technology, Sydney.

1. COUNCIL INVESTIGATE THE contents and funding required for a Retail Strategy for the City, including the availability of external funding sources.
2. The preparation of a draft LEP for the Clarendon Shopping Centre proposal not be supported at this time but be further considered with 1 above.
3. The preparation of a draft LEP for the residential component of the Clarendon proposal not be supported.

**9. HERITAGE ITEM - PROPOSED DEMOLITION 49-51  
BOSWORTH STREET, RICHMOND - SHADDICK BAKER &  
PAULL. DA0183/93 PT01/ED**

Mr D Shaddick, applicant, and Mr M Barnes, objector, addressed the Committee.

Councillor P E Rogers tabled a letter from Graham Edds & Associates, which the General Manager read in full:-

***"51 BOSWORTH STREET, RICHMOND***

*We refer to Council's letter of 15 September 1993, advising of an application received seeking consent to demolish the above building.*

*As an owner of adjoining land, who has previously been engaged professionally by the owners to determine the significance of the building and property and prepare a Conservation Plan, we hereby object to the building's proposed demolition.*

*The owners as well as Council will be aware that the building is a very early vernacular building c1827 and constructed of a most unusual and scarce building construction type, brick nog. This construction type was used almost uniquely in the early nineteenth century in the Hawkesbury Nepean district. Only a few examples of this type of structure are extant today.*

*We note that Council's Mission Statement is:-*

*"To protect and enhance the unique historical and environmental features of the Hawkesbury region whilst encouraging planned development and providing services appropriate to the needs of the wider community."*

*In view of Council's Mission Statement and its recognition of the City's unique historical background this application must be rejected for this item is certainly a unique part of Hawkesbury's history.*

*Although others may think that this building is a development and financial burden on the present owners, advice from this office was given prior to purchase of the property as to its historical significance and we understand that the current development consent was considered in light of the building's historical significance and retention.*

*Council will also be aware that HAP funding was granted to the owners on a dollar for dollar basis providing a total of \$52,000.00 for the item's conservation. This assistance was rejected by the owners and to this day the building remains unsecured and vulnerable to further vandalism.*

*As this item is known to be a valuable Hawkesbury Heritage Item containing a unique structure we trust that Hawkesbury City Council will reject this demolition application and refuse consent."*

The General Manager reported he had been advised by phone that the Manager of the Heritage Branch of the Department of Planning had only received the Department's agenda that day and the Heritage Council saw the item as very significant and sought that the matter be deferred until they can attend the meeting in 1 (one) month's time.

THE MATTER BE deferred until the next General Purpose Committee meeting of Council to enable the Heritage Council to advise its position and that there be a further report as to all funding options on the conservation of the building to be considered by Council.

#### **10. MARON INVESTMENTS PTY LTD - V - HAWKESBURY CITY COUNCIL. DA0360/92 PT06/ED**

THE INFORMATION BE received.

**11. TREE REMOVAL FOR SAFETY TO DWELLING, ADJACENT BRICK RETAINING WALL AND DRIVEWAY - LOT 5 DP738003 N° 14 BOSWORTH STREET, RICHMOND - MRS K HERRINGTON ON BEHALF OF MR P C LUSCOMBE. P255/245/ED**

THE APPLICATION FOR removal of the tree is considered unnecessary at this time and that the tree forms part of the local area amenity.

**12. TREE REMOVAL FOR SAFETY TO VEHICLES AND RESIDENTS - LOT 19 DP236545 N° 2 SUSELLA CRESCENT, NORTH RICHMOND - MR T J LAYTON. P1921/250 PT02, L1921-250/0/ED**

THE APPLICATION FOR removal of this tree be refused as the loss of tree limbs or branches from Eucalypts, either normal or premature, is a natural occurrence and removal of the tree is unnecessary at this time.

**13. TREE REMOVAL FOR A MARKET GARDEN - LOT 8 DP27378 N° 510 CREEK RIDGE ROAD, GLOSSODIA - MR J BEZZINA. P321/335 PT1/ED**

THE APPLICANT BE advised that his request for the removal of trees is granted, subject to the retention of all trees within 5 (five) metres of property boundaries to the north, south and west. Additionally, the small group of trees adjacent to the small dam on the north boundary is to be retained inclusive of several singular trees between the present dwelling and the proposed market garden development.

14. TREE REMOVAL FOR AGRICULTURE - LOT B PART  
PORTION 385, PARISH OF WILBERFORCE, N° 26 OLD EAST  
KURRAJONG ROAD, GLOSSODIA. ALTERNATE REFERENCE -  
N° 306 CREEK RIDGE ROAD, GLOSSODIA - MR M PORTELLI.  
P211/190 PT02, P1504/20 PT01/ED

THE APPLICANT BE granted approval, subject to the retention of all trees within 20 (twenty) metres of the north, south, east and west boundaries, with additional miscellaneous tree material to be retained on the northern extremity between the adjacent property, N° 62, and the small drainage easement on this location to the top of the dam wall. Blackthorn and dead Blackwattle Trees may be removed for safety reasons.

15. TREE REMOVAL - DEAD OR PARTIALLY DEAD TREES FOR  
SAFETY - LOT 2 DP18382 N° 157 TIZZANA ROAD, EBENEZER - MR  
S VELLA. P2006/453 PT1/ED

THE APPLICATION FOR tree removal be approved for safety reasons, subject to a minimum of 20 (twenty) trees being provided as replacements. These trees to be maintained until self-sufficient.

16. MEDIUM DENSITY HOUSING POLICY - EXEMPTION.  
GT190/020 PT02, GT19/022 PT02/ED

THE INFORMATION IN relation to medium density housing be received and that no action be taken until completion of the "Our City Our Future" project.

**17. WASTE MANAGEMENT. GW010/022 PT2, GC270/047 PT2, GW010/017 PT3/ED**

1. A GARBAGE AND recycling service be provided to: Barina Drive; Singleton Road (up to and including Colo Heights Saw Mill); Lower Colo Road; lower Webbs Creek Road; Hillcrest Road; Mountain Avenue; Nepean Way; Riverside Drive (Yarramundi); River Road; Springwood Road; Yarramundi Lane (Kurrajong Road to Crowleys Lane); and Crowleys Lane.
2. The waste bins at Webbs Creek Ferry be removed.
3. Three months notice be given of the closure of East Kurrajong Waste Depot and the licence for this Depot be continued to allow its use to dispose of Council's waste in times of flooding of the Hawkesbury River.

**18. REZONING APPLICATION - LOT 5 DP753811 N° 6127 SINGLETON ROAD, NEAR TINDA CREEK - APPLICANT: MUSHROOM COMPOSTERS PTY LTD. LEP 15/93/ED**

Mr Lawson, Director of Mushroom Composters Pty Ltd, and Mr Healey, Manager of Mushroom Composters Pty Ltd, addressed the Committee.

A DRAFT LOCAL Environmental Plan be prepared to enable mushroom composting and/or the use of the property for mushroom growing on Lot 5 DP753811 Singleton Road, near Tinda Creek.

**19. TREE REMOVAL - LOT 153, DP719700 N° 307 LIEUTENANT BOWEN DRIVE, BOWEN MOUNTAIN, ZONED 7(d) SCENIC - MR M A CLARK. P1204/395 PT01/ED**

Mr Clark, applicant, addressed the Committee.

THE APPLICATION FOR removal of the tree be granted.

20. TREE REMOVAL - LOT 3, DP211010 N° 351 OLD STOCK  
ROUTE ROAD, OAKVILLE - ZONING, RURAL 1(c) - MR K ISON.  
P1515/150/ED

Councillor R P Stubbs declared an interest in this matter.

Mr K Ison, applicant, addressed the Committee.

THAT 3 (THREE) trees be allowed to be removed and the applicant be asked to replace these trees with suitable planting of trees that will replace these.

21. AMENDMENTS TO LIQUOR AND GAMING LAWS.  
GL010/002 PT06/GM

THE INFORMATION BE received.

22. DRAFT LOCAL ENVIRONMENTAL PLAN - RURAL  
WORKER'S DWELLING - PART PORTION 382 CREEK RIDGE  
ROAD, GLOSSODIA - G & L SIMPSON. LEP005/90, DA406/89/ED

THE LANDOWNER BE advised that Council does not believe the circumstances of the case warrant the preparation of a second Draft Local Environmental Plan, particularly given the Minister's refusal of the initial Draft Local Environmental Plan.

23. RETAIL PROPOSALS - RICHMOND. LEP19/93; LEP18/93

THE INFORMATION BE received.

**24. DUAL OCCUPANCY - LOT 2, DP580117, N° 344 BELLS ROAD,  
GROSE VALE - MR D BURRELL. DA210/93**

THE INFORMATION BE received.

SECTION 3 - FINANCE

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

Councillor B N Keegan declared an interest in Cheque N° 22154.

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.      | 21710 - | 22578 | \$5,579,230.86 |
| Trust Fund Nos.        | 1607 -  | 4019  | 821,898.01     |
| FID General Fund       | -       |       |                |
| 98P General Fund       | -       |       |                |
| 98P Bank Trust Fund    | -       |       |                |
| FID Account Trust Fund | -       |       |                |
|                        |         |       | <hr/>          |
|                        |         |       | \$6,401,128.87 |
|                        |         |       | <hr/>          |

2. FORM 2A FINANCIAL STATEMENT AS AT 30 SEPTEMBER  
1993. GF4/3 PT1, A1-6/FM

THE FORM 2A Financial Statement to the 30 September 1993, be received and the amounts shown as expenditure now be voted.

3. WESTPOOL - PUBLIC LIABILITY/PROFESSIONAL INDEMNITY  
CONTRIBUTION. GF013/006/CS

COUNCIL RENEW ITS contribution with Westpool.

4. WESTPOOL - BULK PURCHASING - COMPREHENSIVE  
MOTOR VEHICLE INSURANCE. GI030/081 PT1/CS

COUNCIL RENEW ITS Comprehensive Motor Vehicle Insurance with Zurich Australia Insurance Ltd.

5. STIMULUS FUN RUN - DONATION. GF008/001 PT10/CP

A DONATION OF \$100 (one hundred dollars) be made to the Stimulus Early Intervention Group Inc.

6. NORTH RICHMOND CHILD CARE CENTRE - ADDITIONAL  
PLACES. GC050/009/CP

APPLICATION BE MADE to the Department of Community Services and Health and the Department of Community Services for funding of additional places at North Richmond Child Care Centre.

7. VACATION CARE - SEPTEMBER/OCTOBER SCHOOL  
HOLIDAYS. GG021/145/CP

THE REPORT BE received.

**8. VACATION CARE - PROPOSED 5 WEEKS OPERATION  
DURING DECEMBER 1993/JANUARY 1994 SCHOOL HOLIDAYS.  
GG021/145/CP**

VACATION CARE OPERATE for a period of 5 (five) weeks during the December/January School Holidays excluding the week Monday 27 - Friday 31 December 1993.

SECTION 4 - QUESTIONS WITHOUT NOTICE

1. Councillor Rogers tabled a page from Australian Aviation and asked that a letter be written to the RAAF for a "please explain" in relation to where they dump their fuel in the Hawkesbury.

The General Manager advised that it is only a short distance, by air, from Richmond to the ocean. From his information, all fuel was dumped over the ocean, and due to the experience and competence of the crew, was minimal, with the aircraft returning safely to Richmond.

2. Councillor Minturn advised that there was a presentation to the Mayor of a cheque for \$12,000 on Saturday afternoon and on Sunday night the SES building was broken into and approximately \$10,000 worth of equipment was taken.

3. Councillor Sheather advised that he had spoken to the Divisional Manager Engineering Operations about some potholes in Sackville Road, opposite the school and Tizzana Road, have these been fixed?

The Mayor advised that they have been done today.

4. Councillor Sheather asked if the land in Old Hawkesbury Road that belongs Mr Alois is for sale.

The Mayor advised that it was for sale.

Councillor Sheather advised that it is blocked off with landfill and asked if it was going to be cleaned up.

The Divisional Manager Environment Development advised that he will consult with Councillor Sheather upon receipt of the information.

5. Councillor Sheather asked that in the report on Mushroom Composting today on Page 47, on a number of different occasions it mentions the Sackville Operation. Who wrote the report?

The Divisional Manager Environment Development advised that he was geographically confused.

6. Councillor Sheather advised that he spoke to the Divisional Manager Engineering Operations some time ago regarding illumination on the kerbing at North Richmond in front of the "all night" garage at the intersection of Grose Wold and Terrace Roads. Another car has hit it since the last time it was mentioned.

The Divisional Manager Engineering Operations advised that reflective guide posts are being looked into at this stage, and the kerb could be painted as well.

7. Councillor Books advised that a resident on the corner of Richard and Moray Streets in Richmond has complained about the neighbour's crowing roosters, which are causing a lot of problems with noise and interfering with the amenity of the area, could someone have a look at this?
8. Councillor Books advised that on Blaxlands Ridge Road about 100m west of Titas Road there is a large break up in the centre of the road, this happens often, water seems to be coming out of the cutting in the hill and it is very dangerous. Can something be done?
9. Councillor Books advised that the dam for Blaxlands Ridge Bush Fire Brigade had been completed today.

The Mayor thanked Councillor Books for his contribution, this has resolved quite a big issue.

10. Councillor Calvert asked for a verbal update on how we are going with the rezoning of the tip site and the land audit.

The Divisional Manager Corporate Services advised that there was nothing further since the advice that was previously given to Councillor Calvert, it is expected that there is still another 3 to 4 weeks before receiving a response to say that the land audit and the advertising period has been completed by the Lands Department. They have again been reminded of the Council's concerns and that their advice is required at the earliest possible date.

Councillor Calvert asked if the Divisional Manager Environment Development could advise on the rezoning.

The Divisional Manager Environment Development advised that he will consult with Councillor Calvert upon receipt of this information.

The meeting terminated at 6.28pm.

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

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Mayor

## **GENERAL PURPOSE COMMITTEE**

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### **W O R K S**

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

General Purpose Committee -- Works -- 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                              |                                 | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks          |
|---------------------------------------------------|---------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|------------------|
| <b><u>ENVIRONMENTAL PLAN &amp; PROTECTION</u></b> |                                 |                     |                                  |                        |                      |          |                  |
| <b><u>Conservation</u></b>                        |                                 |                     |                                  |                        |                      |          |                  |
| 1010                                              | Museum Maintenance & Services   | 4326                | 0                                | 4255                   | 4255                 | —        | Annual Provision |
| 1020.00                                           | Tree Planting New               | 14715               | 0                                | 18142                  | 18142                | —        | Annual Provision |
| 1020.01                                           | Tree Maintenance                | 38316               | 0                                | 28320                  | 28320                | —        | Annual Provision |
| 1020.02                                           | Earth Week                      | 4635                | 0                                | 1299                   | 1299                 | —        | Annual Provision |
| 1510.01                                           | Richmond Grandstand Cons. Stg 3 | 40169               | 849                              | 31547                  | 32396                | -7773    | Work Completed   |
| <b><u>TRANSPORT INFRASTRUCTURE</u></b>            |                                 |                     |                                  |                        |                      |          |                  |
| <b><u>Maintenance of Infrastructure</u></b>       |                                 |                     |                                  |                        |                      |          |                  |
| <b><u>Ferries</u></b>                             |                                 |                     |                                  |                        |                      |          |                  |
| 2000                                              | Lower Portland Ferry            | 170000              | 0                                | 114476                 | 114476               | —        | Annual Provision |
| <b><u>RTA State Roads "Tied" Grant 93/94</u></b>  |                                 |                     |                                  |                        |                      |          |                  |
| 2002.250                                          | Wisemans Ferry 1993/94          | 200000              | 0                                | 67321                  | 67321                |          | 93/94 Programme  |
| 2004.250                                          | Webbs Creek Ferry 1993/94       | 165000              | 0                                | 54821                  | 54821                |          | 93/94 Programme  |
| 2006.250                                          | Sackville Ferry 1993/94         | 155000              | 0                                | 48476                  | 48476                |          | 93/94 Programme  |
| 2007.251                                          | Spare Ferry 1993/94             | 5000                | 0                                | 9994                   | 9994                 |          | 93/94 Programme  |
| 2008.0                                            | Docking Slips                   | 15450               | 0                                | 562                    | 562                  | —        | Annual Provision |

# 1. WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1993

|                  |                                                          | Expenditure      |                |                     |                   |          |                                         |
|------------------|----------------------------------------------------------|------------------|----------------|---------------------|-------------------|----------|-----------------------------------------|
| Item             |                                                          | Adopted Estimate | Previous Years | Current Expenditure | Total Expenditure | Variance | Remarks                                 |
| Road Maintenance |                                                          |                  |                |                     |                   |          |                                         |
| 2016.1 –6        | Sealed Roads Maintenance Reseals                         | 1081158          | 0              | 794675              | 794675            | –        | Annual Provision                        |
|                  | <u>Financial Assistance Grant (\$89300)</u>              |                  |                |                     |                   |          |                                         |
| 2037.01          | Kurmond Rd, 2.9–3.7,5.2–5.8, 7.65–7.9km                  | 22800            | 0              | 7564                | 7564              | –15236   | Work Completed<br>Costs to be finalised |
| 2037.02          | East Kurrajong Rd Sec.1,6.7–7.4km from Comleroy Rd       | 9000             | 0              | 3586                | 3586              | –5414    | Work Completed<br>Costs to be finalised |
| 2037.03          | Laws Farm Rd, 3.2–3.8km                                  | 15200            | 0              | 3435                | 3435              | –11765   | Work Completed<br>Costs to be finalised |
| 2037.04          | Tizzana Rd, 8.7–9.7km Ferry end                          | 12800            | 0              | 5449                | 5449              | –7351    | Work Completed<br>Costs to be finalised |
| 2037.05          | Blacktown Rd Freemans Reach                              | 23000            | 0              | 6860                | 6860              | –16140   | Work Completed                          |
| 2037.06          | Lt Bowen Drive, 1.1–1.7km                                | 6500             | 0              | 0                   | 0                 | –        | Programmed November                     |
|                  | <u>1993 Maintenance Works Program Revenue (\$137270)</u> |                  |                |                     |                   |          |                                         |
|                  | <b>Agnes Banks</b>                                       |                  |                |                     |                   |          |                                         |
| 2036.01          | Price Lane                                               | 3500             | 0              | 0                   | 0                 | –        | Programmed November                     |
| 2036.02          | Randall St (plus A.C.bulb)                               | 5300             | 0              | 0                   | 0                 | –        | Programmed November                     |
| 2036.03          | Warnock Road East                                        | 4400             | 0              | 0                   | 0                 | –        | Programmed November                     |
|                  | <b>Bilpin</b>                                            |                  |                |                     |                   |          |                                         |
| 2036.04          | Hanlons Rd South                                         | 2500             | 0              | 0                   | 0                 | –        | Programmed November                     |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|         | Item                                                   | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|---------|--------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
| 2036.05 | <b>Blaxlands Ridge</b><br>Cedar Ridge Rd               | 13500               | 0                                | 4227                   | 4227                 | -9273    | Work Completed<br>Costs to be finalised |
| 2036.06 | <b>Bowen Mountain</b><br>Lt Bowen Rd, 1.3km fm Nth end | 4000                | 0                                | 0                      | 0                    | -4000    | Work Completed<br>Costs to be finalised |
| 2036.07 | <b>Cattai</b><br>Lakeland Rd                           | 1000                | 0                                | 0                      | 0                    | -1000    | Work Completed<br>Costs to be finalised |
| 2036.09 | Threlkeld Drive                                        | 17500               | 0                                | 7500                   | 7500                 | -10000   | Work Completed<br>Costs to be finalised |
| 2036.10 | <b>Clarendon</b><br>Rickaby Street                     | 4000                | 0                                | 0                      | 0                    | -        | Programmed December                     |
| 2036.11 | <b>East Kurrajong</b><br>Morilla Rd                    | 22800               | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.08 | Comleroy Rd, 4.15-5.0km from<br>Blaxlands Ridge Rd     | 8600                | 0                                | 3693                   | 3693                 | -4907    | Work Completed<br>Costs to be finalised |
| 2036.12 | <b>Freemans Reach</b><br>McKinnons Rd                  | 6500                | 0                                | 708                    | 708                  | -5792    | Work Completed<br>Costs to be finalised |
| 2036.13 | Smiths Lane                                            | 4200                | 0                                | 0                      | 0                    | -4200    | Work Completed<br>Costs to be finalised |
| 2036.14 | <b>Glossodia</b><br>Derby Place A.C cul-de-sac         | 2200                | 0                                | 3469                   | 3469                 | 1269     | Work Completed                          |
| 2036.16 | Ian St Glossodia                                       | 3600                | 0                                | 2459                   | 2459                 | -1141    | Work Completed<br>Costs to be finalised |
| 2036.18 | Wattle Crescent Glossodia                              | 14600               | 0                                | 7146                   | 7146                 | -7454    | Work Completed<br>Costs to be finalised |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|         | Item                                                                            | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|---------|---------------------------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
|         | <b>Kurmond</b>                                                                  |                     |                                  |                        |                      |          |                                         |
| 2036.20 | Erica St                                                                        | 5800                | 0                                | 0                      | 0                    | –        | Programmed November                     |
|         | <b>Kurrajong</b>                                                                |                     |                                  |                        |                      |          |                                         |
| 2036.24 | Robertson St, 400m length                                                       | 7000                | 0                                | 0                      | 0                    | –7000    | Work Completed<br>Costs to be finalised |
|         | <b>Wilberforce</b>                                                              |                     |                                  |                        |                      |          |                                         |
| 2036.77 | Burdekin Rd                                                                     | 6270                | 0                                | 0                      | 0                    | –        | Programmed November                     |
|         | <u>Loan Funds 91/92 (\$72256)</u><br><u>(Plus Ln 89/90 \$580 Cambridge Ave)</u> |                     |                                  |                        |                      |          |                                         |
|         | <b>Freemans Reach</b>                                                           |                     |                                  |                        |                      |          |                                         |
| 2036.15 | Hibberts Lane, 400m from<br>Kurmond Rd                                          | 12200               | 0                                | 0                      | 0                    | –12200   | Work Completed<br>Costs to be finalised |
| 2036.19 | Freemans Reach Rd, 4.5–5.8km<br>from Putty Rd                                   | 16000               | 0                                | 0                      | 0                    | –        | Programmed November                     |
|         | <b>Glossodia</b>                                                                |                     |                                  |                        |                      |          |                                         |
| 2036.17 | Valley Way (300m southern end)                                                  | 4500                | 0                                | 1337                   | 1337                 | –3163    | Work Completed<br>Costs to be finalised |
|         | <b>Kurrajong</b>                                                                |                     |                                  |                        |                      |          |                                         |
| 2036.21 | Catherine St                                                                    | 3900                | 0                                | 0                      | 0                    | –3900    | Work Completed<br>Costs to be finalised |
| 2036.22 | Hermitage Rd, 2.2–2.7km from<br>Bells Line of Rd                                | 6800                | 0                                | 0                      | 0                    | –6800    | Work Completed<br>Costs to be finalised |
| 2036.23 | Redbank Road                                                                    | 11000               | 0                                | 0                      | 0                    | –11000   | Work Completed<br>Costs to be finalised |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|          | Item                                            | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                      |
|----------|-------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|----------------------------------------------|
|          | <b>Kurrajong Heights</b>                        |                     |                                  |                        |                      |          |                                              |
| 2036.33  | Vista place, plus A.C. bulb                     | 14600               | 0                                | 2944                   | 2944                 | –        | A.C. Complete, Reseal November               |
|          | <b>Windsor</b>                                  |                     |                                  |                        |                      |          |                                              |
| 2036.150 | Cambridge Ave                                   | 3836                | 0                                | 0                      | 0                    | –        | Programmed November                          |
|          | <u>Revenue (Previous loan 92/93 \$46824)</u>    |                     |                                  |                        |                      |          |                                              |
|          | <b>Kurrajong Heights</b>                        |                     |                                  |                        |                      |          |                                              |
| 2036.25  | Burralow Road                                   | 5000                | 0                                | 0                      | 0                    | –        | Programmed December                          |
| 2036.26  | Don Street                                      | 6200                | 0                                | 3318                   | 3318                 | –        | A.C. Complete, Reseal<br>Programmed December |
| 2036.27  | Frederick Place                                 | 4300                | 0                                | 5337                   | 5337                 | 1037     | Completed                                    |
| 2036.28  | Max Street                                      | 4700                | 0                                | 0                      | 0                    | –        | Programmed December                          |
| 2036.29  | Nina Place plus A.C.bulb                        | 3000                | 0                                | 4274                   | 4274                 | 1274     | Completed                                    |
| 2036.30  | Pecks Rd, first 250m                            | 2500                | 0                                | 0                      | 0                    | –        | Programmed December                          |
| 2036.31  | Pinedale Place, first section                   | 2000                | 0                                | 0                      | 0                    | –        | Programmed December                          |
| 2036.32  | Tomah St, north west leg                        | 3500                | 0                                | 0                      | 0                    | –        | Programmed December                          |
|          | <b>McGraths Hill</b>                            |                     |                                  |                        |                      |          |                                              |
| 2036.35  | Old Hawkesbury Rd                               | 15624               | 0                                | 0                      | 0                    | –        | Programmed December                          |
|          | <u>Revenue (Loan Redemption Funds \$351700)</u> |                     |                                  |                        |                      |          |                                              |
|          | <b>McGraths Hill</b>                            |                     |                                  |                        |                      |          |                                              |
| 2036.36  | McGrath Road                                    | 12000               | 0                                | 0                      | 0                    | –        | Programmed November                          |
| 2036.37  | Plimsoll St (not full length)                   | 8825                | 0                                | 3259                   | 3259                 | –        | Programmed November                          |
| 2036.38  | West Hill St                                    | 1500                | 0                                | 0                      | 0                    | –1500    | Work Completed<br>Costs to be finalised      |
|          | <b>Maraylya</b>                                 |                     |                                  |                        |                      |          |                                              |
| 2036.39  | Mewton Rd                                       | 6400                | 0                                | 0                      | 0                    | –6400    | Work Completed<br>Costs to be finalised      |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|         | Item                                                          | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|---------|---------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
| 2036.40 | Neich Rd                                                      | 11850               | 0                                | 0                      | 0                    | -11850   | Work Completed<br>Costs to be finalised |
| 2036.41 | Phipps Rd, second half                                        | 6700                | 0                                | 0                      | 0                    | -6700    | Work Completed<br>Costs to be finalised |
|         | <b>Mulgrave</b>                                               |                     |                                  |                        |                      |          |                                         |
| 2036.42 | Mulgrave Rd, south of Railway                                 | 8800                | 0                                | 0                      | 0                    | -8800    | Work Completed<br>Costs to be finalised |
|         | <b>North Richmond</b>                                         |                     |                                  |                        |                      |          |                                         |
| 2036.43 | Payta Place                                                   | 2000                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.44 | Pecks Rd (Campbell Street to<br>Susella Crescent)             | 6100                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.45 | Slopes Rd (Crooked Lane to<br>Maddens Rd)                     | 11400               | 0                                | 0                      | 0                    | -        | Programmed November                     |
|         | <b>Oakville</b>                                               |                     |                                  |                        |                      |          |                                         |
| 2036.46 | Bocks Rd (Stahls Rd to<br>Commercial Rd)                      | 9800                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.47 | Commercial Road (Boundary Rd<br>to Menin Rd)                  | 10300               | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.48 | Hession Rd                                                    | 8400                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.49 | Martins Rd                                                    | 4000                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.50 | Menin Rd                                                      | 1500                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.51 | Midson Rd (Cusack Rd to<br>Martins Rd)                        | 5400                | 0                                | 0                      | 0                    | -        | Programmed November                     |
| 2036.52 | Old Pitt Town Rd, 3.2–4.9km recon<br>two sections plus reseal | 40300               | 0                                | 0                      | 0                    | -40300   | Work Completed<br>Costs to be finalised |
| 2036.53 | Old Stock Route Rd (Saunders Rd<br>to Oakville Rd)            | 5200                | 0                                | 0                      | 0                    | -        | Programmed November                     |

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

|         |                                                             | Adopted  | Expenditure<br>Previous | Current     | Total       | Variance | Remarks             |
|---------|-------------------------------------------------------------|----------|-------------------------|-------------|-------------|----------|---------------------|
|         | Item                                                        | Estimate | Years                   | Expenditure | Expenditure |          |                     |
| 2036.54 | Saunders Rd (Old Stock Route Rd to Smith Rd)                | 17900    | 0                       | 0           | 0           | –        | Programmed November |
| 2036.55 | Smith Rd, first 50m fm Saunders Rd                          | 1000     | 0                       | 0           | 0           | –        | Programmed November |
|         | <b>Pitt Town</b>                                            |          |                         |             |             |          |                     |
| 2036.56 | Buckingham St (Bathurst St to Liverpool St)                 | 10300    | 0                       | 0           | 0           | –        | Programmed November |
| 2036.57 | Mawson Place                                                | 1500     | 0                       | 0           | 0           | –        | Programmed November |
| 2036.58 | Pitt Town Bottoms Rd, 0.9–1.6km fm Bathurst St northern end | 9000     | 0                       | 0           | 0           | –        | Programmed November |
| 2036.59 | Schofields Rd (Old Stock Route Rd to Pitt Town Rd)          | 11300    | 0                       | 0           | 0           | –        | Programmed November |
| 2036.60 | Somerset St                                                 | 1100     | 0                       | 0           | 0           | –        | Programmed November |
|         | <b>Richmond</b>                                             |          |                         |             |             |          |                     |
| 2036.61 | Bourke St (Windsor St to Railway)                           | 5899     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.62 | Clarke Avenue                                               | 5500     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.63 | Ducker Avenue                                               | 2800     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.64 | East Market St (Lawrence Ave to Brentwood Ave)              | 4500     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.65 | Francis St (Pitt St to Bourke St)                           | 6800     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.66 | Francis St (Paget St to East Market st)                     | 7000     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.67 | Long st                                                     | 1800     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.68 | Moray St (Teviot St to College St)                          | 4000     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.69 | Rutherglen Ave                                              | 7000     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |
| 2036.70 | Smith Ave                                                   | 1800     | 0                       | 0           | 0           | –        | Programmed Nov/Dec  |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|                                     |                                                 | Expenditure         |                   | Expenditure |      | Total<br>Expenditure | Variance                                | Remarks |
|-------------------------------------|-------------------------------------------------|---------------------|-------------------|-------------|------|----------------------|-----------------------------------------|---------|
|                                     | Item                                            | Adopted<br>Estimate | Previous<br>Years | Current     |      |                      |                                         |         |
|                                     |                                                 |                     |                   |             |      |                      |                                         |         |
| <b>South Windsor</b>                |                                                 |                     |                   |             |      |                      |                                         |         |
| 2036.71                             | Church St (Bell St to Campbell St)              | 9800                | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| 2036.72                             | Church St (James St to Ham St)                  | 14000               | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| <b>Tennyson</b>                     |                                                 |                     |                   |             |      |                      |                                         |         |
| 2036.73                             | Derrig Rd                                       | 11300               | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| <b>Vineyard</b>                     |                                                 |                     |                   |             |      |                      |                                         |         |
| 2036.74                             | Level Crossing Rd                               | 7000                | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| 2036.75                             | Railway Road South                              | 12700               | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| <b>Wilberforce</b>                  |                                                 |                     |                   |             |      |                      |                                         |         |
| 2036.76                             | Anne Place, A/C overlay                         | 16826               | 0                 | 7974        | 7974 | —8852                | Work Completed<br>Costs to be finalised |         |
| 2036.78                             | Church Rd (Macquarie Rd to<br>Old Sackville Rd) | 5200                | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| 2036.79                             | Coburg Rd (Macquarie Rd to<br>Old Sackville Rd) | 4500                | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| 2036.80                             | King St                                         | 2500                | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| 2036.81                             | Stannix Park Rd 700m from Putty Rd              | 8200                | 0                 | 0           | 0    | —                    | Programmed December                     |         |
| <u>Road Works Reserve (\$53600)</u> |                                                 |                     |                   |             |      |                      |                                         |         |
| <b>Windsor</b>                      |                                                 |                     |                   |             |      |                      |                                         |         |
| 2036.100                            | Cornwallis Rd, 0—1.6km (minus<br>300m)          | 14576               | 0                 | 8           | 8    | —                    | Programmed Jan/Feb'94                   |         |
| 2036.101                            | Cornwallis Rd, 2.3—3.15km                       | 8000                | 0                 | 0           | 0    | —                    | Programmed Jan/Feb'94                   |         |
| 2036.102                            | Cornwallis Rd, 5.6—6.0km                        | 4800                | 0                 | 0           | 0    | —                    | Programmed Jan/Feb'94                   |         |
| 2036.103                            | Cornwallis Rd, 6.4—6.7km                        | 3500                | 0                 | 0           | 0    | —                    | Programmed Jan/Feb'94                   |         |
| 2036.104                            | Gosper St                                       | 1900                | 0                 | 0           | 0    | —                    | Programmed Jan/Feb'94                   |         |
| 2036.105                            | Pitt St                                         | 15200               | 0                 | 0           | 0    | —                    | Programmed Jan/Feb'94                   |         |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|          | Item                                                | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|----------|-----------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
|          | <b>Yarramundi</b>                                   |                     |                                  |                        |                      |          |                                         |
| 2036.106 | Pleasant Place                                      | 5200                | 0                                | 0                      | 0                    | –        | Programmed Jan/Feb'94                   |
|          | <u>Reseal Rehabilitation Program (\$252329)</u>     |                     |                                  |                        |                      |          |                                         |
|          | <b>Bowen Mountain</b>                               |                     |                                  |                        |                      |          |                                         |
| 2017.01  | Cabbage Tree Road 1.3 – 2.8km<br>fm Grose Vale Road | 16000               | 0                                | 7600                   | 7600                 | –8400    | Work Completed<br>Costs to be Finalised |
|          | Carters Road                                        | 5000                | 0                                | 7566                   | 7566                 | 2566     | Work Completed                          |
|          | <b>Cattai</b>                                       |                     |                                  |                        |                      |          |                                         |
|          | Nelsons Road                                        | 8600                | 0                                | 6109                   | 6109                 | –2491    | Work Completed                          |
|          | <b>Freemans Reach</b>                               |                     |                                  |                        |                      |          |                                         |
|          | Graham Place                                        | 1000                | 0                                | 0                      | 0                    | –        | Programmed November                     |
|          | <b>Grono's Piont</b>                                |                     |                                  |                        |                      |          |                                         |
|          | Tallowwood Close                                    | 5000                | 0                                | 8223                   | 8223                 | 3223     | Work Completed                          |
|          | <b>Grose Vale</b>                                   |                     |                                  |                        |                      |          |                                         |
|          | Grose Vale Road 5.8 – 6.9km<br>from Pecks Road      | 16500               | 0                                | 15797                  | 15797                | –703     | Work Completed                          |

# 1. WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1993

| Item                                                         | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|--------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
| <b>Kurrajong</b>                                             |                     |                                  |                        |                      |          |                                         |
| Bailey's Lane                                                | 7329                | 0                                | 4727                   | 4727                 | -2602    | Work Completed<br>Costs to be finalised |
| Kurrajong Road                                               | 11500               | 0                                | 11199                  | 11199                | -301     | Work Completed                          |
| Old Bells Line of Road<br>500m at western end                | 7000                | 0                                | 4888                   | 4888                 | -2112    | Work Completed<br>Costs to be finalised |
| Redbank Road 900m from<br>Bells Line of Road                 | 11500               | 0                                | 11534                  | 11534                | 34       | Work Completed                          |
| Vincent Road 420m to end                                     | 4000                | 0                                | 0                      | 0                    | -4000    | Work Completed<br>Costs to be finalised |
| <b>Kurrajong Heights</b>                                     |                     |                                  |                        |                      |          |                                         |
| Coach House Place                                            | 2700                | 0                                | 4159                   | 4159                 | 1459     | Work Completed                          |
| Stone Terrace                                                | 1200                | 0                                | 556                    | 556                  | -644     | Work Completed                          |
| <b>McGraths Hill</b>                                         |                     |                                  |                        |                      |          |                                         |
| Andrew Thompson Drive – Red<br>House Crescent to Meares Road | 10600               | 0                                | 20698                  | 20698                | 10098    | Work Completed                          |
| Clare Crescent                                               | 8400                | 0                                | 9251                   | 9251                 | 851      | Work Completed                          |
| <b>Maraylya</b>                                              |                     |                                  |                        |                      |          |                                         |
| Pitt Town–Dural Road 1100m<br>from Boundary Road             | 15200               | 0                                | 14273                  | 14273                | -927     | Work Completed                          |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                                  | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|-------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
| <b>Richmond</b>                                       |                     |                                  |                        |                      |          |                                         |
| Catchpole Avenue, Valder Avenue<br>to Douglas Street  | 3700                | 0                                | 3366                   | 3366                 | -334     | Work Completed                          |
| Douglas Street                                        | 9200                | 0                                | 10380                  | 10380                | 1180     | Work Completed                          |
| Lukis Avenue                                          | 8600                | 0                                | 12803                  | 12803                | 4203     | Work Completed                          |
| West Market Street – Lennox<br>Street to March Street | 7700                | 0                                | 5281                   | 5281                 | -2419    | Work Completed<br>Costs to be finalised |
| <b>Tennyson</b>                                       |                     |                                  |                        |                      |          |                                         |
| Slopes Road 0.5 – 1.6km from<br>Comleroy Road         | 14000               | 0                                | 11310                  | 11310                | -2690    | Work Completed                          |
| Tennyson Road 5.3 – 5.9km<br>from Kurmond Road        | 7900                | 0                                | 6200                   | 6200                 | -1700    | Work Completed                          |
| <b>Vineyard</b>                                       |                     |                                  |                        |                      |          |                                         |
| Chapman Road, bridge to<br>Commercial Road            | 6700                | 0                                | 4881                   | 4881                 | -1819    | Work Completed                          |
| <b>Wilberforce</b>                                    |                     |                                  |                        |                      |          |                                         |
| Kirra Place                                           | 1600                | 0                                | 3658                   | 3658                 | 2058     | Work Completed                          |

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

| Item                                                              | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks          |
|-------------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|------------------|
| <b>Windsor</b>                                                    |                     |                                  |                        |                      |          |                  |
| Cox Street, Campbell Street<br>to Bell Street                     | 24000               | 893                              | 0                      | 893                  | —        | Work in Progress |
| Cox Street, Rickaby Street to No.186<br>and Ham Street to No.104  | 10400               | 0                                | 0                      | 0                    | —        | Work in Progress |
| Dowling Place                                                     | 4600                | 0                                | 3343                   | 3343                 | -1257    | Work Completed   |
| Moses Street, Tebbutt Street to<br>Greenway Crescent at east side | 2400                | 0                                | 2208                   | 2208                 | -192     | Work Completed   |
| Walker Street                                                     | 20000               | 0                                | 16691                  | 16691                | -3309    | Work Completed   |

**Regional Roads Program 1993/94 RTA Grant**

|          |                        |        |   |       |       |                   |
|----------|------------------------|--------|---|-------|-------|-------------------|
| 2035.200 | Regional Roads 1993/94 | 403940 | 0 | 44824 | 44824 | 1993/94 Programme |
|----------|------------------------|--------|---|-------|-------|-------------------|

**ROAD MAINTENANCE**

|            |                            |        |   |        |        |                     |
|------------|----------------------------|--------|---|--------|--------|---------------------|
| 2021.01 –5 | Unsealed Roads Maintenance | 440945 | 0 | 329055 | 329055 | — Annual Provision  |
| 2021.100   | Gravel Resheeting Program  | 220000 | 0 | 226040 | 226040 | 6040 Work Completed |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                          |                              | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks            |
|-----------------------------------------------|------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|--------------------|
| <b><u>FLOOD &amp; STORM DAMAGE</u></b>        |                              |                     |                                  |                        |                      |          |                    |
| <b><u>RTA Grant 1992</u></b>                  |                              |                     |                                  |                        |                      |          |                    |
| <b><u>Local Roads (\$1153600)</u></b>         |                              |                     |                                  |                        |                      |          |                    |
| Working Funds (Council \$25000)               |                              |                     |                                  |                        |                      |          |                    |
| 2027                                          | Local Roads 1992             | 1189907             | 614676                           | 508997                 | 1123673              | –        | Work in Progress   |
| <b><u>Dept Public Works Grant 1992</u></b>    |                              |                     |                                  |                        |                      |          |                    |
| 2030                                          | Howe Park                    | 16000               | 10166                            | 148                    | 10314                |          |                    |
|                                               | Governor Phillip Park        | 191100              | 0                                | 77872                  | 77872                | –        | Work commenced     |
| 2016                                          | Emergency                    | 9500                | 0                                | 9500                   | 9500                 | –        | Work Completed     |
| <b><u>Maintenance and Repair</u></b>          |                              |                     |                                  |                        |                      |          |                    |
| 2042.01                                       | Paved Footpath Maintenance   | 21723               | 0                                | 4986                   | 4986                 | –        | Annual Provision   |
| 2042.07                                       | Unpaved Path Maintenance     | 2060                | 0                                | 625                    | 625                  | –        | Annual Provision   |
| 2044                                          | Bus Shelter Shed Maintenance | 3090                | 0                                | 2071                   | 2071                 | –        | Annual Provision   |
| 2046.01                                       | Bridge Maintenance           | 95000               | 0                                | 66124                  | 66124                | –        | Annual Provision   |
| <b><u>Bridge Construction</u></b>             |                              |                     |                                  |                        |                      |          |                    |
| Financial Assistance Grant Rd Reconst \$69398 |                              |                     |                                  |                        |                      |          |                    |
| Financial Assistance Grant Bridges \$65602    |                              |                     |                                  |                        |                      |          |                    |
| 2047.01                                       | Mill Rd Bridge Replacement   | 135000              | 0                                | 143                    | 143                  | –        | Programmed Dec/Jan |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                                                                                                            | Adopted Estimate | Expenditure Previous Years | Current Expenditure | Total Expenditure | Variance | Remarks                                 |
|---------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------|---------------------|-------------------|----------|-----------------------------------------|
| <b>Kerb &amp; Guttering</b>                                                                                                     |                  |                            |                     |                   |          |                                         |
| 2080.501 Revenue (Previous Ln 92/93 \$211500)                                                                                   | 66000            | 0                          | 328                 | 328               | –        | Programmed Dec/Jan                      |
| 2080.502 Nightingale Square                                                                                                     |                  |                            |                     |                   |          |                                         |
| 2080.502 Elizabeth St Nth Richmond, paving adjacent to school                                                                   | 5000             | 0                          | 3859                | 3859              | –1141    | Work Completed<br>Costs to be finalised |
| 2080.503 Mulgrave Rd Windsor, footpath at bus stop adjacent to school                                                           | 3000             | 0                          | 0                   | 0                 | –3000    | Work Completed<br>Costs to be finalised |
| 2080.504 Kurmond Rd Freemans Reach, footpath south side Marlene St to Hibberts Lane                                             | 30000            | 0                          | 4185                | 4185              | –        | Work in Progress                        |
| 2080.505 Palmer St Windsor                                                                                                      | 10500            | 0                          | 2739                | 2739              | –7761    | Work Completed<br>Costs to be finalised |
| 2080.506 Richmond Rd Windsor, footpaving north side Gosper St to Moses St                                                       | 5000             | 0                          | 2340                | 2340              | –        | Work in Progress                        |
| 2080.507 Little Church St Windsor, footpaving Moses St to school entrance                                                       | 5000             | 0                          | 0                   | 0                 | –        | Subject to Report                       |
| 2080.508 Bandon Rd Vineyard, footpaving north side adj to Windsor Country Village & from opposite school entrance to Windsor Rd | 8000             | 0                          | 6232                | 6232              | –1768    | Work Completed                          |
| 2080.509 Grose Vale Rd North Richmond                                                                                           | 31500            | 0                          | 0                   | 0                 | –        | Work in Progress                        |
| 2080.510 Wilberforce Child care Centre, concrete drainage invert nth side                                                       | 3000             | 0                          | 26                  | 26                | –2974    | Work Completed<br>Costs to be finalised |
| 2080.511 South Windsor shops, parking area at rear, pave between kerb & fence                                                   | 7500             | 0                          | 6669                | 6669              | –831     | Work Completed                          |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|          | Item                                                                                                                                                                                  | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks        |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|----------------|
| 2081     | <u>Wombat Crossings Council Contribution</u><br>Church St Windsor, Golden Valley Drive<br>Glossodia, George Rd Wilberforce,<br>Grose Vale Rd Nth Richmond<br>(Plus RTA Grant \$30000) | 67000               | 0                                | 66115                  | 66115                | -885     | Work Completed |
| 2080.401 | Gormley Street, Freemans Reach<br>Loan \$41200<br>Cont. \$25200                                                                                                                       | 66400               | 43631                            | 34237                  | 77868                | 11468    | Work completed |
| 2080.550 | Improve entrance Windsor<br>Ln Funds \$26218<br>Ln Reserve \$37329                                                                                                                    | 63547               | 0                                | 6845                   | 6845                 | -        | Work commenced |

**PROVISION FOR INFRASTRUCTURE**

|         |                                 |       |   |       |       |   |                  |
|---------|---------------------------------|-------|---|-------|-------|---|------------------|
| 2061.01 | Sundry Pub/ Wks Survey & Design | 29377 | 0 | 10263 | 10263 | - | Annual Provision |
| 2074    | Vehicular Crossings             | 5665  | 0 | 4757  | 4757  | - | Work as Required |

**CITY ROADS CONSTRUCTION**

Loan Program 89/90

+ 30000 Cncl Funds

|         |                                |        |        |     |        |        |                |
|---------|--------------------------------|--------|--------|-----|--------|--------|----------------|
| 2066.05 | The Terrace closure relocation | 230000 | 177540 | 223 | 177763 | -52237 | Work Completed |
|---------|--------------------------------|--------|--------|-----|--------|--------|----------------|

Loan Program 90/91

|         |                                                                    |        |   |   |   |   |                     |
|---------|--------------------------------------------------------------------|--------|---|---|---|---|---------------------|
| 2070.52 | Fitzgerald Street – George St to<br>The Terrace – pavement reconst | 101500 | 0 | 0 | 0 | - | Programmed December |
|---------|--------------------------------------------------------------------|--------|---|---|---|---|---------------------|

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|                                            |                                                                                                                    | Expenditure       |   | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|---|------------------------|----------------------|----------|-----------------------------------------|
| Item                                       | Adopted<br>Estimate                                                                                                | Previous<br>Years |   |                        |                      |          |                                         |
| <u>Roads Reconstruction</u>                |                                                                                                                    |                   |   |                        |                      |          |                                         |
| <u>Financial Assistance Grant \$574620</u> |                                                                                                                    |                   |   |                        |                      |          |                                         |
| 2069.501                                   | Spinks Rd, reconstruction and<br>kerb & gutter 2.1 – 2.82km                                                        | 271620            | 0 | 545                    | 545                  | —        | Programmed Dec/Jan                      |
| 2078.01                                    | The Driftway, reconstruction.<br>FA Grant \$330000<br>FA Grant (Cncl Prop.) \$165000<br>Penrith City Cncl \$165000 | 660000            | 0 | 453060                 | 453060               | –206940  | Work Completed<br>Costs to be finalised |
| 2069.502                                   | Buckingham St Pitt Town, Liverpool<br>St to Main Cattai Rd                                                         | 26400             | 0 | 23830                  | 23830                | –2570    | Work Completed                          |
| 2069.503                                   | Yarraman Rd Grose Wold                                                                                             | 24000             | 0 | 19049                  | 19049                | –4951    | Work Completed                          |
| 2069.504                                   | Boundary Rd Glossodia                                                                                              | 52600             | 0 | 47950                  | 47950                | –4650    | Work Completed<br>Costs to be finalised |
| 2069.505                                   | Paget St Richmond, pavement<br>reconstruct                                                                         | 31000             | 0 | 0                      | 0                    | —        | Programmed November                     |
| <u>Loan Funds 1991/92 \$132000</u>         |                                                                                                                    |                   |   |                        |                      |          |                                         |
| 2069.512                                   | Traffic Facilities Windsor                                                                                         | 33500             | 0 | 0                      | 0                    | —        | Programmed November/December            |
| 2069.513                                   | Level Crossing Rd, railway crossing                                                                                | 14500             | 0 | 14285                  | 14285                | –215     | Work Completed                          |
| 2069.514                                   | Palmer St, George St to North St                                                                                   | 12000             | 0 | 5586                   | 5586                 | –6414    | Work Completed<br>Costs to be finalised |
| 2069.515                                   | North St to Pitt St                                                                                                | 18000             | 0 | 6248                   | 6248                 | –11752   | Work Completed<br>Costs to be finalised |
| 2069.516                                   | Grenville St Pitt Town, sealed<br>shoulder adj to kerb & gutter                                                    | 22000             | 0 | 16409                  | 16409                | –5591    | Work Completed<br>Costs to be finalised |
| 2069.517                                   | Gillespie Place, alter car park                                                                                    | 50000             | 0 | 307                    | 307                  | —        | Work in Progress                        |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|          | Item                                                                | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|----------|---------------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|-----------------------------------------|
|          | Revenue (Previous Ln 92/93 \$191676)                                |                     |                                  |                        |                      |          |                                         |
| 2069.506 | Nightingale Square Glossodia                                        | 30000               | 0                                | 0                      | 0                    | –        | Programmed December/January             |
| 2069.507 | Ebenezer Wharf Rd, rehabilitation                                   | 50000               | 0                                | 45483                  | 45483                | –4517    | Work Completed<br>Costs to be finalised |
| 2069.508 | Grose Vale Rd, Nth Richmond                                         | 28500               | 0                                | 1582                   | 1582                 | –        | Work in Progress                        |
| 2069.509 | Dight St Windsor, Car Pk alterations                                | 55000               | 0                                | 12188                  | 12188                | –        | Work in Progress                        |
| 2069.510 | George St Windsor, safety fence                                     | 5000                | 0                                | 2980                   | 2980                 | –2020    | Work Completed                          |
| 2069.511 | Douglas St Nth Richmond                                             | 23176               | 0                                | 24050                  | 24050                | 874      | Work Completed                          |
|          | Roadworks Reserve \$241539                                          |                     |                                  |                        |                      |          |                                         |
| 2069.01  | Commercial Rd, west of Chapman Rd, Reconstruct/Rehabilitation       | 84500               | 0                                | 83298                  | 83298                | –1202    | Work Completed                          |
| 2069.02  | Wallace Rd Vineyard, rehab/reconst                                  | 60000               | 0                                | 59888                  | 59888                | –112     | Work Completed                          |
| 2069.03  | Lt Bowen Drive, 600m from Waratah St, rehabilitation/reconstruction | 40000               | 0                                | 4447                   | 4447                 | –        | Work Completed<br>Costs to be finalised |
| 2069.04  | Collith Ave, rehab/reconstruction                                   | 57039               | 0                                | 0                      | 0                    | –        | Subject to report Jan. GPC.             |

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

|          |                                 |        |        |       |        |      |                                             |
|----------|---------------------------------|--------|--------|-------|--------|------|---------------------------------------------|
| 2071.302 | Boundary Road Vineyard          | 87500  | 6519   | 0     | 6519   | –    | In conjunction with<br>culvert construction |
| 2071.304 | Mileham St – Day St – Fairey Rd | 242500 | 190142 | 57806 | 247948 | 5448 | Work Completed                              |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|                                              |                                                                | Expenditure       |       | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                 |
|----------------------------------------------|----------------------------------------------------------------|-------------------|-------|------------------------|----------------------|----------|-----------------------------------------|
| Item                                         | Adopted<br>Estimate                                            | Previous<br>Years |       |                        |                      |          |                                         |
| <b><u>L/R 91/92 RTA Grant (\$673826)</u></b> |                                                                |                   |       |                        |                      |          |                                         |
| 2071.410                                     | Tizzana Road                                                   | 28275             | 6094  | 27756                  | 33850                | 5575     | Work Completed                          |
| 2071.411                                     | Scheyville Road                                                | 12285             | 0     | 0                      | 0                    | —        | Programmed November                     |
| 2071.412                                     | West Portland Road                                             | 11700             | 0     | 0                      | 0                    | —        | Programmed November                     |
| 2071.403                                     | George Street Sth Windsor LATM                                 | 60000             | 0     | 0                      | 0                    | —        | To Be Programmed                        |
| 2071.408                                     | Hermitage Road                                                 | 99000             | 56724 | 9290                   | 66014                | —32986   | Work completed<br>Costs to be finalised |
| 6522.06                                      | Hermitage Road                                                 | 1000              | 0     | 1000                   | 1000                 | 0        | Work completed                          |
| <b><u>3x3 Roads Program (\$322000)</u></b>   |                                                                |                   |       |                        |                      |          |                                         |
| 2077.01                                      | Mulgrave Rd, reconstruct including<br>entry to Curtis Rd       | 150000            | 0     | 0                      | 0                    | —        | Programmed January 1994                 |
| 2077.02                                      | Whitmore Rd, reconstruct and seal<br>unsealed section          | 87000             | 0     | 0                      | 0                    | —        | Programmed November                     |
| 2077.03                                      | Old Hawkesbury Rd/ McGraths Rd<br>McGraths Hill                | 68500             | 0     | 0                      | 0                    | —        | Programmed January/February             |
| 2077.04                                      | Roberts Creek Rd, reconst access<br>fm East Kurrajong Rd Sec 1 | 16500             | 0     | 11013                  | 11013                | —5487    | Work completed<br>Costs to be finalised |
| <b><u>TRAFFIC MANAGEMENT</u></b>             |                                                                |                   |       |                        |                      |          |                                         |
| 2090.01                                      | Traffic Signs New                                              | 42008             | 0     | 31733                  | 31733                | —        | Annual Provision                        |
| 2092.01                                      | Traffic Signs Maintenance                                      | 22660             | 0     | 19670                  | 19670                | —        | Annual Provision                        |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                        |                                                    | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                                |
|---------------------------------------------|----------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|--------------------------------------------------------|
| <b><u>PUBLIC UTILITY INFRASTRUCTURE</u></b> |                                                    |                     |                                  |                        |                      |          |                                                        |
| <u>Cemetries</u>                            |                                                    |                     |                                  |                        |                      |          |                                                        |
| 3000                                        | Cemeteries Expenses                                | 77250               | 0                                | 57299                  | 57299                | –        | Annual Provision                                       |
| <u>Emergency Services</u>                   |                                                    |                     |                                  |                        |                      |          |                                                        |
| 3010                                        | State Emergency Services                           | 44599               | 0                                | 34672                  | 34672                | –        | Annual Provision<br>Volunteer Organisation             |
| <u>Stormwater Control</u>                   |                                                    |                     |                                  |                        |                      |          |                                                        |
|                                             | Loan Funds \$939,583                               |                     |                                  |                        |                      |          |                                                        |
| 3200.106                                    | North Street (plus revenue \$11800)                | 23170               | 2563                             | –10                    | 2553                 | –        | Agreement for easement with<br>one owner not complete  |
| 3200.350                                    | Lt5 Bowen Mt Rd                                    | 15813               | 0                                | 26                     | 26                   |          | Programmed November                                    |
| 3200.202                                    | Bandon/Windsor/Old H'bury Rds                      | 18500               | 0                                | 8300                   | 8300                 | –        | Work nearing completion                                |
| 3200.203                                    | Redfern Place, Pitt Town<br>(Plus \$13200 Reserve) | 25200               | 0                                | 0                      | 0                    | –        | Programmed Dec/ Jan                                    |
| 3200.303                                    | Paget Street to East Market Street                 | 70000               | 2271                             | 0                      | 2271                 | –        | Programmed January<br>(Survey costs)                   |
| 3200.305                                    | Stage 2 – College Drain                            | 11900               | 0                                | 9470                   | 9470                 | –        | Work nearing completion                                |
| 3200.400...                                 | Richmond Drainage                                  | 800000              | 3379                             | 2498                   | 5877                 | –        | Design complete, tender<br>documents under preparation |

# 1. WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1993

|                                       |                                   | Adopted  | Expenditure    | Current     | Total       | Variance | Remarks                                            |
|---------------------------------------|-----------------------------------|----------|----------------|-------------|-------------|----------|----------------------------------------------------|
| Item                                  |                                   | Estimate | Previous Years | Expenditure | Expenditure |          |                                                    |
| Loan Funds 92/93 (\$72200)            |                                   |          |                |             |             |          |                                                    |
| 3200.300                              | North St, Windsor, Stage 2        | 38000    | 1402           | 0           | 1402        | —        | Agreement for easement with one owner not complete |
| 3200.310                              | 12 Rose Crescent, Glossodia       | 10000    | 48             | 6894        | 6942        | —3058    | Work Completed                                     |
| 3200.311                              | 9 David Street Wilberforce        | 24200    | 12746          | 6305        | 19051       | —5149    | Work Completed                                     |
| <u>Maintenance</u>                    |                                   |          |                |             |             |          |                                                    |
| 3210                                  | Drainage Maintenance              | 33990    | 0              | 31022       | 31022       | —        | Annual Provision                                   |
| <u>Street Lighting</u>                |                                   |          |                |             |             |          |                                                    |
| 3220.01                               | Street Lighting                   | 577369   | 0              | 430842      | 430842      | —        | Annual Provision                                   |
| <u>Infrastructure</u>                 |                                   |          |                |             |             |          |                                                    |
| <b>Car Parking</b>                    |                                   |          |                |             |             |          |                                                    |
| 4000                                  | Car Parks Maintenance             | 90331    | 0              | 37855       | 37855       | —        | Annual Provision                                   |
| <b>Construction</b>                   |                                   |          |                |             |             |          |                                                    |
| Revenue (Previous Ln 92/93 \$1000000) |                                   |          |                |             |             |          |                                                    |
| 4501.20                               | Windsor Railway Station Car Park  | 50000    | 0              | 0           | 0           | —        | Programmed December                                |
| 4501.21                               | Fitzgerald, Kable & Macquarie Sts | 15000    | 0              | 0           | 0           |          | To be Programmed                                   |
| 4501.22                               | Holland Paddock Car Park          | 35000    | 0              | 0           | 0           |          | To be Programmed                                   |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                     |                                                    | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                            |
|------------------------------------------|----------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|----------------------------------------------------|
| <u>Community Facilities and Services</u> |                                                    |                     |                                  |                        |                      |          |                                                    |
| <b>Boat Ramp</b>                         |                                                    |                     |                                  |                        |                      |          |                                                    |
| 5170                                     | Boat Ramp Maintenance                              | 53251               | 0                                | 38854                  | 38854                | –        | Annual Provision                                   |
| <b>Parks</b>                             |                                                    |                     |                                  |                        |                      |          |                                                    |
| 5180                                     | Parks Maintenance                                  | 484184              | 0                                | 412592                 | 412592               | –        | Annual Provision                                   |
| 5180.03                                  | Parks Amenities Mtce                               | 71000               | 0                                | 50047                  | 50047                | –        | Annual Provision                                   |
| 5180.04                                  | Parks Cleaning                                     | 233300              | 0                                | 183363                 | 183363               | –        | Annual Provision                                   |
| 5180.09                                  | Contract Mowing                                    | 61500               | 0                                | 41229                  | 41229                | –        | Annual Provision                                   |
| 5180.13                                  | Garden Competition                                 | 2000                | 0                                | 1546                   | 1546                 | –        | Annual Provision                                   |
| 5180.100                                 | Sports Council M & R                               | 145700              | 0                                | 73342                  | 73342                | –        | Annual Provision                                   |
| 5180.110                                 | Contribution Sports Council                        | 145700              | 0                                | 74009                  | 74009                | –        | Annual Provision                                   |
| <u>RECREATIONAL SERVICES</u>             |                                                    |                     |                                  |                        |                      |          |                                                    |
| <b>Loan Program 1988/89 (\$100000)</b>   |                                                    |                     |                                  |                        |                      |          |                                                    |
| 5680                                     | Woodbury Reserve<br>(Ln Fnds \$12050, Cont \$7940) | 19990               | 8204                             | 40                     | 8244                 | –        | Work in progress                                   |
|                                          | Powell Park                                        | 5500                | 386                              | 0                      | 386                  | –5114    | Improvements by S530a<br>Committee – Work complete |
| 5680                                     | Richmond Park – Cannons, Tables<br>and Trees       | 61850               | 22102                            | 0                      | 22102                | –        | Work Commenced                                     |

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

| Item                                        |                                                                      | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks                                     |
|---------------------------------------------|----------------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|---------------------------------------------|
| <b>Loan Program 1989/90 (\$71400)</b>       |                                                                      |                     |                                  |                        |                      |          |                                             |
| Contributions (\$264300)                    |                                                                      |                     |                                  |                        |                      |          |                                             |
| Kurrajong                                   |                                                                      |                     |                                  |                        |                      |          |                                             |
| 5682.09                                     | Bowen Mountain Park                                                  | 10000               | 7378                             | 0                      | 7378                 | –        | Improvements by Committee                   |
| 5682.10                                     | Memorial Park                                                        | 30000               | 659                              | 18356                  | 19015                | –        | Work Commenced                              |
| 5682.15                                     | Landscape/Development<br>– Major Parks & Reserves                    | 5700                | 2464                             | 3425                   | 5889                 | 189      | Work Completed                              |
| <b>S94 Contributions 1990/91 (\$379100)</b> |                                                                      |                     |                                  |                        |                      |          |                                             |
| Grants (\$71400) Cont. (\$2000)             |                                                                      |                     |                                  |                        |                      |          |                                             |
| Windsor                                     |                                                                      |                     |                                  |                        |                      |          |                                             |
| 5682.23                                     | Colbee Park, McGraths Hill                                           | 25000               | 9852                             | 183                    | 10035                | –        | Shelter Shed Complete<br>Drainage commenced |
| 5682.38                                     | Richmond Ex–Servicemens' Sport<br>Complex – Water Supply             | 29000               | 5543                             | 23240                  | 28783                | –217     | Work Completed                              |
| 5682.29                                     | North Richmond Community Centre                                      | 6000                | 844                              | 1575                   | 2419                 | –        | Work Commenced                              |
| 5682.30                                     | Kemsley Downs Estate                                                 | 6000                | 1432                             | 3703                   | 5135                 | –        | Plan of Management                          |
| 5682.31                                     | McMahons Park – Replace<br>Existing Amenities & play equip.          | 32600               | 21955                            | 6570                   | 28525                | –        | Work Nearing Completion                     |
| 5682.34                                     | Agryle Bailey Reserve –reroof toilets<br>& refurbish picnic shelters | 9500                | 5548                             | 0                      | 5548                 | –3952    | Work Completed                              |
| 5682.35                                     | Woodlands Park –effluent disposal                                    | 37000               | 537                              | 0                      | 537                  | –        | Work Commenced                              |

General Purpose Committee – Works – 30.11.93

**1. WORKS COST STATEMENT**

EXPENDITURE TO: 31st October, 1993

|          | Item                                                                                | Adopted<br>Estimate | Expenditure<br>Previous<br>Years | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks             |
|----------|-------------------------------------------------------------------------------------|---------------------|----------------------------------|------------------------|----------------------|----------|---------------------|
|          | <u>Revenue (Previous Ln 92/93 \$39500)</u>                                          |                     |                                  |                        |                      |          |                     |
| 5682.100 | Richmond Park, picnic tables, park benches,litter bins                              | 16800               | 0                                | 11401                  | 11401                | –        | Work commenced      |
| 5682.101 | St Albans Park, picnic tables, park benches,litter bins                             | 4900                | 0                                | 0                      | 0                    | –        | Programmed November |
| 5682.102 | Lower Portland/Ski Lodge Village Reserve, picnic tables, park benches & litter bins | 4200                | 0                                | 0                      | 0                    | –        | Programmed December |
| 5682.103 | McLeod Park, picnic tables, park benches,litter bins                                | 4600                | 0                                | 5632                   | 5632                 | 1032     | Work completed      |
| 5682.104 | Macquarie Park, picnic tables, park benches,litter bins                             | 5000                | 0                                | 7447                   | 7447                 | 2447     | Work completed      |
| 5682.105 | McQuade Park, fence in Moses St adjacent to childrens playground                    | 4000                | 0                                | 3750                   | 3750                 | –250     | Work Completed      |

Capital Works Programme 1987 (\$25000)

|         |                                         |       |      |      |      |   |                                         |
|---------|-----------------------------------------|-------|------|------|------|---|-----------------------------------------|
| 5681.08 | Macquarie Park Cable Fence and Car Park | 16000 | 1528 | 8406 | 9934 | – | Work Completed<br>Costs to be finalised |
|---------|-----------------------------------------|-------|------|------|------|---|-----------------------------------------|

**ENTREPRENEURIAL ACTIVITIES**

Cordners Corner

|         |                             |       |   |       |       |   |                  |
|---------|-----------------------------|-------|---|-------|-------|---|------------------|
| 6050.06 | Cordners Corner Restoration | 10300 | 0 | 20556 | 20556 | – | Annual Provision |
|---------|-----------------------------|-------|---|-------|-------|---|------------------|

# 1. WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1993

| Item                                     | Expenditure         |                   | Current<br>Expenditure | Total<br>Expenditure | Variance | Remarks               |
|------------------------------------------|---------------------|-------------------|------------------------|----------------------|----------|-----------------------|
|                                          | Adopted<br>Estimate | Previous<br>Years |                        |                      |          |                       |
| <u>SEWERAGE WORKS</u>                    |                     |                   |                        |                      |          |                       |
| 8256.3-6 Sth Windsor Treatment Wks Stg 2 | 4100000             | 3939017           | -24323                 | 3914694              | -        | Works Near Completion |

## Recommendation

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

**2. MEMORIAL PARK - WELLESLEY STREET, PITT TOWN -  
ALCOHOL FREE ZONE. P2334/40/EO**

Representations have been received regarding vandalism attributable to consumption of alcohol in Memorial Park, Pitt Town in vicinity of new amenities building constructed at that Reserve. Those complaints relate to noise, broken bottles, fires, etc.

The Local Government Act 1993, permits Council to erect signs controlling activities within reserves. There is no requirement for compliance with guidelines in relation to alcohol free zones in respect of roads.

Council has imposed restrictions on consumption of alcohol in several reserves between 6.00pm - 6.00am daily. Those restrictions are indefinite in application and do not require annual renewal.

**IT IS RECOMMENDED THAT:-**

1. Appropriate signs be erected in Memorial Park, Pitt Town, restricting the taking of and consumption of alcohol between the hours of 6.00pm - 6.00am daily; and,
2. Windsor Police be notified of Council's decision.

**3. GOVERNOR PHILLIP RESERVE EXCLUSIVE USE - DRAG  
BOAT RACERS OF AUSTRALIA LTD. PK/205/EO**

Requesting exclusive use of Governor Phillip Reserve on those dates listed below, being the Club's 1994 Racing calendar.

The application complies with Council policy in relation to exclusive use of the reserve.

**IT IS RECOMMENDED THAT** approval be granted to exclusive use of Governor Phillip Reserve by the Drag Boat Racers of Australia Ltd, on those dates listed below, subject to the Club paying to Council the contribution rate applicable at those times:-

- . 27 February 1994;
- . 29 May 1994;
- . 23 October 1994; and
- . 4 December 1994.

**4. HOBARTVILLE - ROAD AND LANDSCAPE IMPROVEMENTS -  
DEFENCE HOUSING AUTHORITY. GT150/003 PT02/EO**

Council, in consideration of a report to the Ordinary meeting of 9 November 1993, resolved that:-

*"The information be received and there be further negotiations with the Defence Housing Authority over the redevelopment options of Hobartville."*

The Defence Housing Authority have advised that they wish to address the Council regarding this matter.

IT IS RECOMMENDED THAT the information be received.

**5. BUILDING MAINTENANCE & IMPROVEMENT. GC286/001  
PT03/EO**

**1993 Program**

An amount of \$100,000 has been provided in the 1993 Budget for building maintenance and improvement.

The work being undertaken in this program covers general repairs, ie; painting, floor repairs, roof repairs, tiling, gutter repairs and the like, on thirty seven buildings. A number of the larger items in the program include Chas Perry Hall - replace child proof fence and hall floor - \$11,000, Richmond Band Room - repair gutter, repair slate roof, painting - \$6,500, rental property 143 March Street, Richmond - external painting - \$4,500, Wilberforce Operations Depot - provide air conditioner - \$9,500, Governor Phillip Park Amenities - painting - \$4,000 and the replacement of the air conditioning gas in the Plant Room adjacent to the Council Chamber - \$4,500.

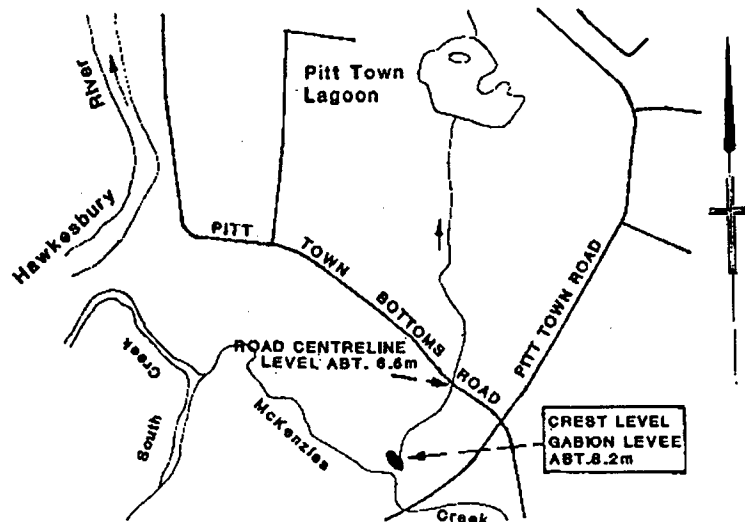
### **Emergency Lighting**

There has been some concern expressed by the Occupational Health and Safety Committee, that the level of emergency lighting which would guide occupants of the Administration/Council Building to evacuation points in the event of a power failure is not up to the current Australian Standards. This is particularly the case in areas such as the public toilets and also the basement passageway leading through to the car park. A plan has been prepared in accordance with the current standards and quotations for the installation of appropriate lighting have been obtained. The lowest cost obtained for the work is \$15,950 and while there has been no specific funds provided for this project, there has been considerable savings in the cost of power used in the building due to the implementation of the energy management system. It is proposed that the funding for the emergency lighting upgrade be funded from this area.

IT IS RECOMMENDED THAT the information be received.

### **6. GRANT OFFER FOR FLOOD MITIGATION WORKS AT N° 175 PITT TOWN ROAD. P1641/100 PT02/EO**

The Deputy Premier and Minister for Public Works and Ports has advised through the Honourable Kevin Rozzoli, that the State Government is prepared to provide financial assistance totalling \$30,000 on a 2:1 basis (\$30,000 State, \$15,000 Council total value \$45,000) for the restoration of an earth and stone gabion dam structure located on Mackenzies Creek, Pitt Town, at the above property.



This structure was constructed in the mid 1960's and was placed to:-

1. prevent nuisance (minor to moderate) flooding of the Pitt Town Bottom flood plain, an area devoted to vegetable production and other vulnerable crops, and;
2. to provide local effected residents with an extended evacuation period prior to possible major flooding events.

Earlier this year the owners of the subject property wrote to Council expressing concern about their loss of benefit (agricultural) over the area (4150m<sup>2</sup>) of the structure.

Officers from the Department of Public Works and Council inspected the site on 2 September 1993 and it was decided that the following rehabilitation/maintenance program should be implemented.

| <u>ITEM</u>                                                 | <u>COST</u>     |
|-------------------------------------------------------------|-----------------|
| 1. Replacement/Repair of Cable grid over whole of structure | 6,125           |
| 2. Place Topsoil (300mm) over structure                     | 28,500          |
| 3. Turfing of total area                                    | <u>10,375</u>   |
| <b>TOTAL</b>                                                | <b>\$45,000</b> |

This high maintenance cost is reflected in the special one off 2:1 offer from the State Government, normally maintenance grants are carried out on a dollar for dollar basis.

IT IS RECOMMENDED THAT:-

1. The Minister's offer of \$30,000 (thirty thousand dollars) for Flood Plain Management be accepted.
2. Council's contribution of \$15,000 (fifteen thousand dollars) towards its share of the works be taken from the 6 (six) month (to June 1994) Loan Redemption Savings Works Program for drainage.

7. NAMING OF LANES - OFFICIAL OPENINGS. GR120/003  
PT02/EO

Following a report regarding the naming of a lane in South Windsor, Council resolved that the possibility of an official opening with the Mullinger Family being in attendance be investigated and the matter be further reported with a view to doing this in the future and other avenues.

The principle generally adopted when a request is received for the naming of a road is that some research is carried out into family names which have been historically linked with the specific area. The names are then referred to the Historical Society for its concurrence. The matter is then reported to Council and following adoption the statutory procedures required are undertaken.

With regard to the official unveiling of a road name, depending on the location and the availability/willingness of family members (or descendants) to participate in the ceremony, an appropriate format would be the unveiling of the road name at the location, followed by a short ceremony at the Council Chambers involving morning/afternoon tea, where a suitably inscribed plaque would be presented in commemoration of the event.

IT IS RECOMMENDED THAT the procedure outlined to celebrate the naming of a road where applicable, be adopted.

**8. FOOTPAVING - RICHMOND. 2016/60 PT01/EO**

The 1993 Works Program provides for the construction of concrete footpaving in Little Church Street between Tebbutt Street and the St Matthews School entrance.

A letter has been received from the Parish Priest requesting that the footpaving not proceed as it is considered that the existing grass footpath is satisfactory.

As the School is the prime beneficiary of this proposal, it is considered inappropriate to proceed with the project.

Representations have been received from the Richmond Pre-School, which is located in the same area as the Senior Citizens Centre, Area Health Centre and Retirement Village, for the provision of a footpath from March Street, past the Area Health Centre to the Pre-School. Pedestrians currently have to walk on the lawn or the access roadway.

Under the circumstances, it is proposed to recommend that the \$5,000 be re-allocated to provision of concrete footpaving between Richmond Pre-school and March Street.

**IT IS RECOMMENDED THAT** the \$5,000 (five thousand dollars) allocation for the provision of concrete footpaving in Little Church Street, be re-allocated to provide a concrete footpath between Richmond Pre-school and March Street.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday, 19 November 1993, commencing at 10.00am

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**PRESENT:**

Members: Councillor C Paine, Chairperson  
Mr D Lamont, Roads & Traffic Authority  
Mr R Searle, Office of K Rozzoli, MP

Also Present: Mr A Hastie, Branch Manager Design & Wastewater  
Ms E Hanlon, Town Planner  
Mr T Shepherd, Administrative Officer (Engineering)

**APOLOGIES:**

Mr J Christie, Office of P Gibson, MP  
Mr G Hatch, Department of Transport  
Constable R Grapes, NSW Police Service

**CONFIRMATION OF MINUTES:**

The Minutes of the Meeting held on 15 October 1993, were confirmed.

**CORRESPONDENCE:**

**1. JAMES MEEHAN STREET, WINDSOR - RELOCATION OF  
BUS STOP - K HARRISON. 1348/R**

Requesting relocation of school bus stop on James Meehan Street, Windsor, to vicinity of reserve situated on James Meehan Street, due to school children playing on road at present location.

**Issues Addressed** - Pedestrian traffic movement in area; bus stop already located at reserve approximately 300 metres from site subject of complaint; inspection verified complaint.

**Committee's Recommendation**

This matter be deferred to the next Committee meeting pending receipt of comment from the Department of Transport and local bus companies.

**2. PORT ERRINGHI ROAD, EBENEZER - REDUCTION OF  
SPEED LIMIT - ROADS & TRAFFIC AUTHORITY. 1611/R**

Advising reduction of speed limit from 80kph to 60kph on Port Erringhi Road, Stones Road and Sirius Crescent, Ebenezer, as requested by Council's resolution on 13 July 1993.

**Committee's Recommendation**

The information be received.

**3. BATHURST/ELDON/GRENVILLE STREETS, PITT TOWN -  
TRAFFIC CONDITIONS - HAWKESBURY CITY COUNCIL.  
237/R, 518/R, 741/R**

Question Without Notice, Ordinary Meeting 14 September 1993 - Councillor R Stubbs - Vehicles cutting corner at subject intersection.

**Issues Addressed** - Proposed re-alignment/construction of kerb and gutter in respect of Development Application covering property bounded by Bathurst/Grenville Streets; long history of complaint due to configuration of intersection; failure of painted traffic island to control direction of vehicular traffic.

**Committee's Recommendation**

The painted traffic island at subject intersection be replaced with a raised physical barrier, such as concrete traffic island and those works be listed for consideration for inclusion in 1994 Works Program.

**4. COX/BRABYN STREETS & FAIRFIELD AVENUE, WINDSOR  
- TRAFFIC CONDITIONS - MRS D GINTY. 360/R, 260/R, 605/R**

Expressing concern at volume of traffic using above roads to avoid traffic signals located at George Street/Richmond Road, Windsor, particularly having regard to number of children in area.

**Issues Addressed** - Phasing/regulation at traffic signals should obviate any problem; recognised that subject roads could provide alternate route in the event of delay at traffic signals.

**Committee's Recommendation**

To defer consideration of this matter pending completion of traffic count in respect of the subject roads.

**REPORTS:**

**5. LOT 2 DP630616 MACQUARIE STREET, SOUTH WINDSOR -  
PROPOSED SERVICE STATION - APPLICANT: B P AUSTRALIA  
LTD. DA240/93**

In respect of the subject development, submitting ingress/egress detail, as well as improvements to intersection George/Macquarie Streets, South Windsor, to accommodate development, as depicted on Fig. 4, Statement of Environmental Effects, 9/93, submitted by the applicant.

Messrs P Walsh, J Cody and R Coyne, representatives of the applicant, addressed the Committee.

**Issues Addressed** - Deceleration lane upon ingress to development; traffic delineation devices, such as median strips/sea-gull device/holding bays for turning traffic; efficacy of painted sea-gull device in relation to right-turn egress from adjacent timber yard and driveway widths to development.

**Committee's Recommendation**

No objection to the proposal, subject to:-

1. Ingress/egress driveways to development to be minimum 10 (ten) metres wide between carriageway and property boundary line.

2. Provision of full-width deceleration lane for a distance of 30 (thirty) metres in a northerly direction from northern junction of ingress driveway with carriageway, as well as taper leading into that deceleration lane.
3. All median strips to be raised concrete devices, narrow construction.
4. A sea-gull device to be raised concrete structure.

**6. PT LOT 1 DP815222 N° 29 CHAPEL STREET, RICHMOND - APPLICATION FOR REZONING - APPLICANT: F MATYUS. LEP1/92**

Application for rezoning under HLEP 1989, to permit construction of 18 villa units with consequent traffic generation.

**Issues Addressed** - Projected traffic volume generated at March/Chapel Streets intersection not an issue for isolated consideration, but to be examined in context of Richmond Traffic Study currently being undertaken by Stapleton and Hallam, Traffic Consultants.

**Committee's Recommendation**

Consideration of application be deferred pending examination of Richmond Traffic Study.

**GENERAL BUSINESS:**

**7. OLD PITT TOWN ROAD, OAKVILLE - REDUCTION OF SPEED LIMIT - G FARRANCE. 1513/R**

Question Without Notice, Ordinary Meeting 10 August 1993 - G Farrance - Requesting consideration be given to reduction of speed limit on Old Pitt Town Road, Oakville, between Scheyville/Old Stock Route Roads, from 100kph to 80kph.

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority for investigation.

8. BRABYN STREET, WINDSOR - REMOVAL OF  
REGULATORY SIGNS - HAWKESBURY CITY COUNCIL. 260/R

Requesting removal of "No Standing - Doctors/Ambulance/Emergency Vehicles Excepted" regulatory signs from Brabyn Street, Windsor, following closure of Fitzgerald Nursing Home.

Committee's Recommendation

The subject regulatory signs be removed.

9. GEORGE STREET, SOUTH WINDSOR - RELOCATION OF  
REGULATORY SIGNS - HAWKESBURY CITY COUNCIL. 731/R

Requesting endorsement of approval given to Australia Post for relocation of footpath mail box/regulatory signs on George Street, South Windsor, following relocation of South Windsor Post Office agency, with both the Roads and Traffic Authority and NSW Police Service having given approval in principle.

Committee's Recommendation

Approval given to Australia Post for relocation of regulatory signs on George Street, South Windsor, be endorsed.

**10. GEORGE/CHRISTIE STREETS, WINDSOR - RELOCATION  
OF PEDESTRIAN CROSSING - HAWKESBURY CITY COUNCIL.  
731/R, 351/R**

Requesting approval to relocation of marked pedestrian crossing on George Street, Windsor, at intersection of Christie Street, to permit installation of wombat crossing in pursuance of Council resolution that subject pedestrian crossing be reconstructed with a view to improving pedestrian safety.

**Issues Addressed** - Difficulty in achieving left-hand turn from Christie Street should a wombat crossing be constructed at existing location of pedestrian crossing; sight distance problems should pedestrian crossing be relocated.

**Committee's Recommendation**

Subject to lack of safety problems, particularly in relation to sight distance, approval be granted for relocation of pedestrian crossing on George Street, Windsor, to a point 16 (sixteen) metres south of existing location adjacent to Christie Street, to permit construction of wombat crossing at site of relocation with regulatory signs provided as required.

**11. FITZGERALD STREET, WINDSOR -  
RELOCATION/EXTENSION OF BUS PARKING BAY -  
HAWKESBURY CITY COUNCIL. 610/R**

Requesting relocation of bus parking bay on Fitzgerald Street, Windsor, in view of sight distance in respect of traffic exiting Union Lane, impairment of access to private residence as well as extension of parking zone to permit 2 (two) buses to utilise area at same time.

**Issues Addressed** - Loss of casual parking resulting from extension of bus parking zone.

**Committee's Recommendation**

Approval be granted to:-

1. Relocation of total bus parking zone 2 (two) metres west of existing location on Fitzgerald Street, Windsor, to a point approximately 4.25 (four point two five) metres west of private driveway situated at intersection of Union Lane and Fitzgerald Street.

2. Subject to local business houses in proximity to location having no objection, the bus parking zone be extended for 40 (forty) metres.

## 12. GROSE VALE ROAD, KURRAJONG - KURRAJONG PUBLIC SCHOOL - TRAFFIC CONDITIONS. 722/R

Advising of continuing problems with vehicular traffic in relation to pedestrian safety and requesting implementation of appropriate traffic control measures to alleviate situation.

Site inspection conducted by Committee this date.

### Committee's Recommendation

1. On western approach to island proximate to school, existing "No Standing" signs be replaced with "No Stopping" signs for half length of island, on Grose Vale Road side of island, with "No Standing" signs for remainder of length of island and beyond.
2. An investigation addressing efficient movement of public/private vehicles within available road reserve adjacent to school, be prepared.
3. In longer term, following public comment and liaison with both Stapleton and Hallam, Traffic Consultants, and the Roads and Traffic Authority, that the plan be extended to include traffic movement through Kurrajong Village area.

## QUESTIONS WITHOUT NOTICE

1. Mr D Lamont advised of extended trading hours for Authority's Richmond Office and requested alteration of regulatory parking signs situated at rear of Shop 5, 173 Windsor Street, Richmond, to accommodate those trading hours.

Committee's Recommendation

The subject regulatory signs be altered as follows:-

"No Standing,           7.30am - 6.30pm, Monday to Friday  
                                  8.30am - 1.30pm, Saturday  
                                  Vehicles for applicants for driving tests  
                                  excluded."

2. Mr D Lamont requested inclusion of progress report on works under the Network and Road Safety Program, incorporating both Suburban Amenity Component and Road Safety Component, as a permanent item on Committee agenda.

Committee's Recommendation

The subject report be incorporated as permanent item on future Committee agenda.

3. Mr R Searle advised that having regard to earlier decision regarding relocation of marked pedestrian crossing on George Street - Item 10 above - use of Moses/Tebbutt/George Streets by heavy vehicles to access Macquarie Street, Windsor, needed to be considered.

**Issues Addressed** - Public safety; heavy vehicles unlikely to use route incorporating wombat crossing; desirability of redirecting heavy vehicles out of business/hospital/residential/school area.

Committee's Recommendation

A "No Left Turn - Over 5 Tonne" regulatory sign be erected on Greenway Crescent, Windsor, at intersection with Moses Street.

4. Councillor Paine advised of representations received regarding difficulty experienced by elderly pedestrians in traversing full width of Macquarie Street, Windsor, on existing "WALK" phase of traffic signals situated intersection Macquarie/Ross Streets, Windsor.

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority for investigation of phasing with view to alteration.

5. Councillor Paine advised that having regard to Council resolution to adopt recommendation of Windsor Traffic Study to effect that both marked pedestrian crossings on George Street, Windsor, be reconstructed to improve pedestrian safety, as well as earlier decision this meeting in respect of Item 10, reconstruction of marked pedestrian crossing in vicinity of Coles Department Store, as a wombat crossing was canvassed.

Committee's Recommendation

The marked pedestrian crossing in vicinity of Coles Department Store, George Street, Windsor, be reconstructed as a wombat crossing, with view to concomitant 40kph speed zone extending full length of George Street to link with wombat crossing proposed in vicinity of Windsor Public School.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held on 14 January 1994, commencing at 10.00am, subject to confirmation of quorum/availability of Council representation.

Meeting terminated at 1.15pm.

## **GENERAL PURPOSE COMMITTEE MEETING**

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### **PLANNING AND DEVELOPMENT**

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

## **HAWKESBURY CITY COUNCIL**

### **ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

#### **DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90**

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

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

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

**1. SUBDIVISION FOUR LOT - LOT 125 DP583174 WEST HILL STREET, MCGRATHS HILL - MR R Z AND MRS R A BICE. SA111/93/ED**

|                             |   |                                                                                                      |
|-----------------------------|---|------------------------------------------------------------------------------------------------------|
| <b>Owner</b>                | : | <b>Mr R Z and Mrs R A Bice</b>                                                                       |
| <b>Statutory Provisions</b> | : | <b>Hawkesbury Local Environmental Plan, 1989</b>                                                     |
| <b>Area</b>                 | : | <b>8.538 hectares</b>                                                                                |
| <b>Zone</b>                 | : | <b>Rural 1(c), Environmental Protection 7(a) (Wetlands), Environmental Protection 7(d1) (Scenic)</b> |
| <b>Advertising</b>          | : | <b>Not required to be advertised under Council's policy</b>                                          |
| <b>Date Received</b>        | : | <b>5 August 1993</b>                                                                                 |

**Key Issues**

- ◆ Flooding
- ◆ Non compliance with Hawkesbury LEP

**Recommendation**

Refusal

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**Report**

**Proposal**

Council is in receipt of an application to subdivide the above property into 4 lots, 2 lots being 1 hectare, and 1 lot being 3 hectares and 3.5 hectares.

**Statutory Situation**

The property is zoned part Rural 1(c), part Environmental Protection (Wetlands) 7(a) and part Environmental Protection (Scenic) 7(d1) under Hawkesbury Local Environmental Plan, 1989, the provisions of which requires minimum allotment sizes of 2ha, 40ha and 10ha respectively. None of the proposed allotments satisfies the minimum standards presented in these zones. The applicant has not submitted an objection pursuant to State Environmental Planning Policy N<sup>o</sup> 1 and consequently, Council is not legally able to support the proposal.

Clause 11(3) of Hawkesbury Local Environmental Plan, 1989 requires that land in the subject zones shall not be subdivided, other than for the purposes of agriculture, if the allotments created do not have sufficient area above the 1 in 100 year flood level to create a dwelling-house. The property is entirely below the 1 in 100 year flood level.

Clause 10(2) of Hawkesbury Local Environmental Plan, 1989, states that "Land shall not be subdivided unless the boundaries of allotments so created correspond generally with the boundaries (if any) between the zones as shown on the maps". The proposed subdivision does not satisfy this requirement.

Planning Assessment

The proposed lots are well below the minimum standards prescribed in each of the respective zones, and an objection to these standards under SEPP N<sup>o</sup> 1 has not been supplied.

In planning terms the site does not have any particular characteristics which would make it unique from surrounding lots.

If the proposed subdivision were to be supported it would create an undesirable precedent for the subdivision of land in the immediate vicinity as well as other lots located throughout the City's rural areas. Accordingly, the application is recommended for refusal.

The applicant has been notified by mail that Council can not legally support this application, however, it is understood that the applicant wished Council to consider the application regardless. The proposal is therefore reported to this meeting to enable Council to formally determine the application.

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

1. The proposed subdivision does not comply with the minimum allotment size as prescribed in Clause 11(2) of Hawkesbury Local Environmental Plan, 1989;
2. the proposed subdivision does not satisfy the requirements of Clause 10(2) of the Hawkesbury Local Environmental Plan, 1989;
3. the proposed subdivision would create an undesirable precedent;
4. the proposed subdivision is not in the public interest.

E P I S T E P Y M C C R A T V S  
H M H A R E N . 6 h

**2. LANDFILL OPERATION - LOT 1 DP814363 103 FRANCIS STREET, RICHMOND - MR F LEAL. DA218/93/ED**

**Owner** : Mr F Leal  
**Statutory Provisions** : Hawkesbury Local Environmental Plan, 1989  
**Area** : 39.47ha  
**Zone** : Residential 2(a) & Environmental Protection 7(d1)  
**Advertising** : 27 adjoining owners were notified  
**Date Received** : 13 September 1993

**Key Issues**

- ◆ Appearance
- ◆ Objections
- ◆ Proximity to residences
- ◆ Fill materials
- ◆ Dust
- ◆ Visual amenity

**Recommendation**

Refusal

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**Report**

The application is to fill the southern portion of the subject land. The area of land to be filled is approximately 160 metres wide and will extend a further 50 metres from the area currently filled. The fill will be approximately 8 metres in depth.

**Statutory Situation**

Landfill requires Council consent under the provisions of Hawkesbury Local Environmental Plan 1989. Council has adopted a Draft Development Control Plan for landfill, and this application should be assessed against the standards contained in this Draft DCP.

**Advertising**

Twenty seven adjoining owners were notified of the proposal, and 3 objections were received. The grounds of objection are as follows:-

- ◆ clarity of plans
- ◆ the end land uses
- ◆ environmental concerns
- ◆ possibility of future development on the site

### Planning Assessment

The subject land has been filled spasmodically over the last 10 years, and only recently has the applicant lodged a development application seeking formal Council consent for the landfill. The applicant states that he wishes to run approximately 40 - 70 steers on the property, as his reasons to fill the land. The landfill materials mainly consist of demolition rubble (broken concrete, old bricks, roadbase, etc).

The proposed landfill is considered to have adverse environmental impacts, including the possible blocking of a flood mitigation channel approximately 15 metres to the north of the toe of the proposed batter. The fill material could wash down into this channel in times of heavy rain and this could have adverse effects on the flow of water during times of flood. There have been no measures undertaken to minimise these environmental impacts.

The filled area also has adverse effects on the landscape and the scenic quality of the area. When viewed from the north, the filled area is clearly visible from a large area and is very unattractive. It is considered that this landfill operation detracts from the landscape and scenic quality of the area.

The landfill operation is also considered to have adverse impacts on the adjoining land in the locality. In this regard, there are residences to the south of the filled area. There has been ongoing filling which has generated excessive dust, noise and truck movements. The applicant has recently been directed to cease his landfill operation in light of the many complaints which have been received from adjoining property owners.

The landfill operation has a potential to generate excessive traffic, particularly truck movements. Given the large volume of fill involved, the amount of truck movements are considered to be unsatisfactory and beyond the capacity of the local road network.

In 1983, the then owner of the property, Mr R C Tate, was instructed to cover all exposed filling material with soil sufficient to permit the adjacent pastures to spread over and cover the tipping face. Included in this instruction was that Mr Tate was to "expediently proceed" with the completion of the landfill operation.

Given the volume of material placed on the site over the years, to require the removal of all imported fill material would be extremely costly and time consuming for the property owner. Accordingly, the property owner could be given a maximum of 3 months in which to consolidate and landscape the existing fill material on the site, without the placement of any further fill material. Such landscaping may include the coverage of the existing fill material with topsoil (to a maximum thickness of 150mm), and the subsequent turfing of the filled area or alternatively the seeding of the area with continuous care of the seeded area until a suitable grass cover has been achieved.

### Conclusion

Some of the objectives of the Draft Landfill DCP include:

- "d. To ensure that no significant adverse visual impact arises.*
- e. To ensure that appropriate environmental measures are applied to landfill/earthwork sites in order to conserve the landscape and protect the surrounding environment.*
- g. Maintain and enhance the visual and scenic quality of the locality by controlling form, bulk and scale to compliment the environment and have minimal environmental impact.*
- h. To ensure that no adverse effects on adjoining properties (by drainage, structure, stability, fences)."*

As it is considered that this landfill proposal is against these objectives, it should not be supported.

✓ IT IS RECOMMENDED THAT:-

- A. The application be refused for the following reasons:-
  - 1. The landfill operation has potential to generate excessive truck movements.
  - 2. The proposal is considered to adversely affect the amenity of the locality in terms of dust, noise and poor external appearance.
  - 3. No measures have been taken to control the erosion of the fill material.
  - 4. The proposal is not in the public interest.
- B. The applicant be given a 3 (three) month period in which to turf or seed the area and maintain the existing filled area until a suitable grass cover is achieved, with further importation of landfill being prohibited. Topsoil associated with the turfing is allowed to be placed on the filled area, to a maximum thickness of 150mm (one hundred and fifty).

**3. DUAL OCCUPANCY - LOT 2 DP580117 N° 344 BELLS ROAD,  
GROSE VALE - MR D BURRELL. DA210/93/ED**

**Owner :** D & C Burrell  
**Statutory Provisions :** Hawkesbury Local Environmental Plan, 1989,  
Dual Occupancy Development Control Plan,  
Sydney Region Environmental Plan N° 12 -  
Dual Occupancy  
**Area :** 6.07ha  
**Zone :** Rural 1(c1)  
**Advertising :** Advertised with one submission received  
**Date Received :** 31 August 1993

**Key Issues**

- ◆ Separation of dwellings
- ◆ Privacy

**Recommendation**

**Approval**

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**Report**

The following reports were deferred for consideration from Council's Ordinary meeting of 9th November, 1993, to enable a site inspection to be carried out.

**"History**

The subject property contains two buildings which are currently used as dwelling houses. The most recent of these was approved in 1987 with a condition that the other building be rendered uninhabitable. Although this occurred at the time, the building has since been made habitable. This proposal seeks to legalise the current development.

**Proposal**

This application proposes a dual occupancy development by attaching the two buildings via pergolas and a carport. In addition, it is intended to improve the older building by providing a pitched roof to that part of the building which comprises a skillion roof. The carport will be provided with a pitched roof and the development will be finished in timber and colorbond.

**Statutory Situation**

The property is zoned Rural 1(c1) under Hawkesbury Local Environmental Plan, 1989. The development of an attached dual occupancy is permissible with consent.

### **Submission**

One submission was received from landowners of an adjoining property to the north. This submission objects to the development on the grounds that their home site was selected on the basis that the older building was not to be used as a residence and if it is, privacy will be substantially diminished.

The proposed dual occupancy is located approximately 60m from the Burns' dwelling house. Existing mature vegetation partially screens the two dwellings whilst recent additional plantings will ensure a constant visual buffer in 12 - 18 months. Consequently, this submission does not warrant refusal of this application.

### **Planning Assessment**

The subject property is generally regular in shape with an area of 6.07ha. The property gains its access via an access easement to Bells Road. The property contains two buildings which are currently used as dwelling houses and a corrugated farm shed. The site is also developed as an organic stonefruit orchard.

The application was assessed against the standards contained within the Dual Occupancy Development Control Plan. The proposal generally complied with its provisions, apart from the distance which separates the two dwellings. The DCP permits a separation of up to 6m, however, this development proposes a separation of 25m. In this instance, the proposed separation is considered satisfactory given that the buildings are existing and the overall development will have a suitable appearance, further improved by the proposed roofing works. An undesirable precedence will not be established as support for this proposal should only be given due to the peculiar circumstances relevant to this case. Should Council support this proposal, it is considered essential that the current policy on attached dual occupancies be reaffirmed."

"A further letter has been received from an objector, Mr. T. Burns, and it is understood that each of the Councillors has also been circulated with a copy of the objection by Mr. Burns. Basically, the objector queries as to why there can be a recommendation for approving a dual occupancy with a detachment of greater than 6 metres.

As previously reported to Council there is no planning legislative requirement for the 6 metre separation rule. This results as a policy of Council a number of years ago because of the requirements of Sydney Regional Environmental Plan No.12 which governs the construction of dual occupancies. REP No.12 requires that in all rural areas dual occupancies are as a result of either an addition to an existing dwelling or, if built at the same time as a dwelling, that each dwelling unit is part of the same building. Council has adopted a policy and taken a liberal interpretation of this because quite often dual occupancies in rural areas were relocatable homes which obviously could not be built as an addition to a dwelling. Council has required these types of

buildings to be attached to the existing dwelling so as to comply with the spirit of the REP. However, it has also required the separation to be no greater than 6 metres so as to be seen not to be a subterfuge for a completely detached dwelling which is not permitted. Six metres has been shown to work reasonably well in that it comfortably allows for a construction, such as a pergola or carport, to separate the dwellings which provides an amount of privacy from one dwelling to the other, whilst maintaining the attachment.

In the subject application it was believed that the particular circumstances and history of the two dwellings required some consideration, notwithstanding the proposed separation was greater than 6 metres. However, the location of the dwellings and the design of the separation was also considered and, in the circumstances, felt to be reasonable if not complying with Council's 6 metre policy. A number of Councillors have expressed some concern about the recommendation and it is conceded that it could be seen to be not in the spirit of the REP to allow the proposal. The alternative to approving of this proposal, however, is to enforce the conditions of previous consent when the second dwelling was permitted, which would require the building to be rendered uninhabitable or, alternatively, demolished.

A number of Councillors have also raised a perceived inconsistency between this report and that at Item 22 in the Planning and Development Section, and the request from that particular landowner to retain his second dwelling. The difference in recommendations is that in the Bells Road case there is an existing organic stone fruit orchard which, arguably, could require the assistance of a rural worker who could reside in the dual occupancy, whereas, in the other case there is no established rural activity other than some limited grazing.

Council is also reminded that should a dual occupancy be approved in a rural area there is no subdivision potential under current legislation to separate one dwelling from the other, each on separate titles."

**IT IS RECOMMENDED THAT:-**

**A. THE APPLICATION BE approved, subject to the following:-**

1. The development shall be carried out generally in accordance with Plan N<sup>o</sup> 76793 dated 14 August 1993.
2. The existing fibro cottage shall be refurbished to provide a matching roofline.
3. Submission of a building application, plans and specifications in accordance with the Local Government Act 1993, and complying with the Building Code of Australia.

4. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.
- B. The applicant be advised that under the provisions of REP12 there is no subdivision potential of his land.
- C. That the 6m (six) separating distance of attached dual occupancies be maintained.

**4. LANDFILL OPERATION AND ERECTION OF A PRODUCE STORE AND HAYSHED - LOT 4 DP610341 N° 112 MULGRAVE ROAD, MULGRAVE - ELF FARM SUPPLIES PTY LTD (ROB TOLSON). DA184/93/ED**

|                      |   |                                                        |
|----------------------|---|--------------------------------------------------------|
| Owner                | : | R and N Tolson                                         |
| Statutory Provisions | : | Hawkesbury Local Environmental Plan, 1989              |
| Area:                | : | 2.024ha                                                |
| Zone                 | : | Rural 1(c)                                             |
| Advertising          | : | Adjoining owners notified with no submissions received |
| Date Received        | : | 5 August 1993                                          |

**Key Issues**

- ◆ Landfill
- ◆ Visual Impact
- ◆ Amenity
- ◆ State Environmental Planning Policy N° 1

**Recommendation**

Approval with Conditions

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## Report

### **Proposal**

The subject property contains an existing fibro cottage located towards the rear of the site. In addition, a produce store used to operate from the site, but was demolished during a severe wind storm earlier this year.

This application proposes the filling of the site to accommodate a produce store and hayshed, whilst the dwelling is to be relocated and elevated in a more suitable position.

### Statutory Situation

The proposed development is permissible, with consent, under the provisions of Hawkesbury Local Environmental Plan, 1989.

Clause 25(2) of HLEP 1989, requires that a building shall not be erected on land lying, at the appointed day, below the 1 in 10 year flood level. In addition, Clause 25(5) requires that the habitable floor level of any dwelling shall not exceed 3m above the existing ground level. The proposed dwelling does not comply with either of these requirements. The applicant has submitted an objection to State Environmental Planning Policy N<sup>o</sup> 1 objecting to the standard on the following grounds:-

With the filling of the land, the perceived foundation height will only be 2.5m.

The site has ample area above the 1 in 10 year flood level in which to relocate this dwelling-house and it is considered desirable to require the implementation of the standard. Should Council decide to vary this standard it would create an undesirable precedence and place pressure upon Council to approve similar applications.

Hawkesbury Local Environmental Plan 1989, identifies the railway station master's residence on an adjoining lot as a heritage item. Consequently, the impact of this development on the heritage item must be considered.

### Planning Assessment

The subject property is generally regular in shape with an area of 2.024ha. The property is surrounded to the east and north by an allotment in the ownership of this applicant. The Richmond/Blacktown railway line adjoins to the south and the station master's residence, identified as a heritage item, is located on this property. The site fronts Mulgrave Road adjacent to the railway crossing.

### **Landfill**

Originally, the applicant proposed to fill the majority of the site to RL16.0m AHD, with the front portion being filled to RL13.5m AHD. This height would incur significant visual impact as the landfill would be up to 4m above the natural ground, however, on average approximately 3m in height. As a consequence, the applicant has agreed to reduce the fill to RL14.8m and the front of the site to approximately

RL12.5m this will substantially reduce the impact of the fill to approximately 1.8m above the existing ground level.

In order to further reduce the impact of the landfill, landscaping can be provided and suitable batter slopes will give the development a more natural appearance. In addition, completion of the development in a minimum of 5 stages will reduce the impact of the landfill operation during its completion. Although flood affected, the site is not subject to high velocity flood waters. Adequate provision can be made for the disposal of localised storm water.

Due to the location of the site, the transportation of fill will not cause adverse impact provided it is carried out during daylight hours.

### **Visual Amenity**

The proposed produce store measures 22m x 13m and has a height of 5.5m. This building virtually replaces the previous produce store and will retail a variety of rural and farming products. The hay shed measures 24m x 18m and has a height of 7m.

Both of the proposed buildings are set back a minimum of 20m from adjoining property boundaries, this setback will ensure the visual amenity of the adjoining properties is not adversely affected.

### **Traffic and Parking**

Council's Parking Development Control Plan requires for retail activities that 1 car parking space be provided for each 40m<sup>2</sup> of gross floor area. This application proposes 287m<sup>2</sup> of such area, thus requiring 8 spaces. The application makes provision for 8 spaces with suitable dimensions and manoeuvrability.

It is considered that no spaces should be required for the hayshed given that customers will drive vehicles to the shed and load directly onto their vehicle.

The amount of traffic generated by the development will not be significant and the local road network will be able to accommodate the expected traffic.

### **Impact on Heritage Item**

The proposed development will not have an impact on the heritage item, given the height of the fill in this vicinity. Furthermore, the station master's residence is oriented towards Mulgrave Road away from the expected impacts of this development.

### **IT IS RECOMMENDED THAT:-**

- A. The SEPP1 Objection not be supported.
- B. The application be approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan N° 309-2, dated 16 July 1993, Plan N° WE160A dated 9 June 1993, and Plan N° WE112A dated 10 May 1993, except where modified by the following conditions.
2. The height of the proposed fill shall not exceed RL12.4m (twelve point four) AHD within 60m (sixty) of Mulgrave Road. The height of the proposed fill shall not exceed RL14.8m (fourteen point eight) AHD for the remainder of the property. Plans from a qualified surveyor shall be submitted upon completion of the landfill operation confirming the above fill heights.
3. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.
4. All necessary works being carried out to ensure that flow from adjoining properties is not impeded.
5. No excavated material (subsoil, topsoil, soil) shall be removed from the site.
6. The landfill shall be completed in a minimum of 5 (five) stages to minimise the area exposed at any one time. Each section is to be stabilised by grassing immediately each section is completed and before moving onto the next section.
7. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.
8. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
9. The fill shall be battered at a slope not exceeding 1 (one) vertical to 5 (five) horizontal.
10. The topsoil shall be stripped and stockpiled and used to cover the landfill.
11. All works shall be completed within 6 (six) months of commencement.
12. The landfill site shall be secured to prevent the depositing of any unauthorised material.

13. All fill to be adequately compacted by track rolling or similar. Areas to be used for the erection of buildings are to be compacted to 95% (ninety five) standard compaction. The compaction is to be verified by the submission of test results.
14. All of the proposed buildings are to be located on land which is at least above RL12.3m (twelve point three) AHD.
15. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
16. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
17. The proposed pipeline across the site to be designed to carry the 1 in 100 year storm. Details to be submitted for approval prior to construction. A drainage easement of adequate width is to be created over the pipeline.
18. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder/half width road pavement over the frontage of the site together with any such works as are necessary to make this construction effective.
19. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
20. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Prospect Electricity (Mr Waites - Windsor Depot).
21. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
22. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1993.

23. Parking shall be provided for 8 (eight) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
24. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
25. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
26. All fill to be adequately compacted by track rolling or similar. Areas to be used for the erection of buildings are to be compacted to 95% (ninety five) standard compaction. The compaction is to be varified by the submission of test results.
27. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
28. Operating hours shall be limited from 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm on Saturdays. Any alteration of these hours will require approval of the Divisional Manager Environment and Development.
29. The landfill operation, including fill deliveries, shall be limited from 7.00am to 5.00pm, Monday to Saturday. No activity associated with filling is to be carried out on Sundays. Any alteration of these hours will require approval of the Divisional Manager Environment and Development.
30. Only clean fill shall be used in the landfill, and it shall be free of demolition material, waste building material, leachate, chemical residue, chemical product or putrescible matter.
31. Payment to Council of a contribution of \$4,546 (four thousand five hundred and forty six dollars) under Section 94 of the Environmental Planning and Assessment Act 1979, towards the maintenance of roads based on 3¢ per tonne per kilometre of all material transported to the site. The contribution shall be paid prior to the commencement of any works and shall remain fixed for a period of 3 (three) months from the date of this consent, after which time it will be reassessed at the rate applicable at the time of payment.

**5. AGED PERSONS HOUSING DEVELOPMENT - LOT 1 DP811506  
AND LOTS 21 AND 22 DP812698 KING ROAD, WILBERFORCE -  
GARY WHITE PROPERTY CENTRE. DA236/93/ED**

**Owner** : **A McIntyre**  
**Statutory Provisions** : **Hawkesbury Local Environmental Plan, 1989  
State Environmental Planning Policy Nº 5  
Housing for Aged and Disabled Persons.**  
**Area** : **25.667ha**  
**Zone** : **Environmental Protection (Scenic) 7(d1)**  
**Advertising** : **Advertised with three (3) submissions received**  
**Date Received** : **22 September 1993**

**Key Issues**

- Visual Impact
- Flooding
- Water Supply
- Effluent disposal
- Amenity

**Recommendation**

**Refusal**

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**Report**

**Proposal**

Council is in receipt of an application proposing the establishment of an aged persons housing development on the subject property.

The development involves the following:-

- total of 85 units with 1,2 and 3 bedrooms in both single and 2 storey designs,
- caretakers cottage,
- community centre,
- car parking,
- on site recreation and leisure facilities including tennis court, swimming pool, bowls green, golf driving range, cycling tracks and walking trails,
- on site collection of stormwater; and
- on site disposal of effluent.

The development is proposed to be staged in the following manner:-

- Stage 1 - construction of units 1-10, community and recreation buildings and internal roads. In addition, water storage tanks and the sewerage treatment plant would be provided.
- Stage 2 - construction of units 14-39 with continuing development of recreational facilities.
- Stage 3 - construction of units 40-59.
- Stage 4 - construction of units 60-85.

The applicant has envisaged that the entire development will take two (2) years to complete.

The applicant has requested an "In Principle" consent so that further detailed research can be undertaken where necessary, with the knowledge of a certain consent upon the satisfactory completion of further studies. Amendments to the EPA Act allow, "in principle", applications to be considered.

#### Statutory Provisions

The development is permissible, with consent, under the provisions contained in State Environmental Planning Policy N<sup>o</sup> 5 and Hawkesbury Local Environmental Plan, 1989.

Clause 11 of SEPP 5 requires that Council obtain the concurrence of the Water Board prior to consenting to an application. Although concurrence has been requested, this has not yet been received. Consequently, should Council support the proposal it does not have the power to consent to the application at this stage.

In addition, the application requires referral to the Local Traffic Committee under State Environmental Planning Policy N<sup>o</sup> 11. The Traffic Committee has not had the opportunity to consider the proposal at this stage.

#### Submissions

Three submissions have been received which object to the development on the following grounds:-

- flooding
- sewerage
- lack of public transport
- inability of King Road to cater for the development
- poor accessibility to retail facilities
- lack of medical services
- pollution from on site disposal of effluent impact on localised drainage

### **Planning Report**

The subject property is irregular in shape with a total area of 25.667ha having frontage to King Road at Wilberforce. The property is sloping in topography and runs to the Hawkesbury River.

### **Flooding**

Council's Medium Density Housing Development Control Plan does not support development below the 1 in 100 year flood frequency level which in this locality is RL 15.9m AHD. At least 30 of the proposed units are located below this level. It should be pointed out that the floor level of the affected dwellings will be at least 17.5m AHD. Despite this, it is considered unsuitable to permit residential development within flood affected areas at the density proposed in this application. This could place significant additional strain on emergency services, flood accommodation and possibly medical services during flood events. This situation is considered to be even worse given the possible frail nature of future occupants of the site.

### **Visual Impact**

The property is currently rural in character with 2 dwelling houses and a number of outbuildings scattered across the site. This application proposed 85 single and 2 storey dwellings units, caretakers cottage and administration offices plus a large community and recreational building. This development has limited set backs along the western and northern property boundaries and is considered to have significant adverse visual impact.

### **Amenity**

The property is rural in character. It is considered that an 85 unit aged persons housing development is out of character with the existing amenity. Privacy of adjoining property owners will be compromised as a consequence of the two storey development proposed in this application.

### **Water Supply**

The existing 3 allotments in this property are connected to a reticulated water supply however the Water Board have limited the amount of water to be obtained from this source. As a consequence, the applicant proposes to continually gain water from the Board's supply and store this in a number of megalitre tanks on the property. The amount of water from this source is not sufficient to cater for the entire development so it is proposed to supplement the stored reticulated water with either separately stored stormwater and River water, or the re use of treated effluent, for uses such as toilet flush, garden watering etc.

The Water Board is examining these proposals and this will enter into their decision when considering the granting of concurrence.

### **Sewerage**

The applicant has proposed an aerated treatment system to cater for the proposed development. Given the nature of the development and the desirability of the applicant to use treated effluent as a secondary water supply, it would be essential to provide a package system for the entire development. Although precise details have not been finalised at this stage, early indication is that an adequate package treatment plant could be provided involving tertiary treatment with the material then being retained in holding tanks prior to re-use, irrigation or evaporation. The provision of this system will ensure that there will be no additional impact upon the River in terms of phosphates and nutrients. Further details would be required however should Council support this application.

### **SEPP N<sup>o</sup> 5**

The development complies with the provision of SEPP5 in relation to heights of buildings, disabled access car parking, density and amount of landscaped area.

### **Support Services**

Support Services including medical and retail facilities are located approximately 1km along King Road from the subject property. Residents without private transport could become isolated given this situation. The nature and size of the development however would make the provision of a communal bus viable and should support for this proposal be forthcoming, a condition should be imposed in relation to this.

### **Conclusion**

In conclusion, it is considered that the proposal is significantly out of character with the amenity experienced within the area at present. Further, the proposed density of development and set backs is inappropriate to permit the integration of this development into the locality and provide adequate privacy for adjoining properties. The development of flood liable property for aged persons housing is inappropriate. Discussions were held with the applicant in substantially reducing the scale of the development however desire was expressed to have this application considered by the Council.



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

1. The development is contrary to the objectives of the Environmental Protection (Scenic) 7(d1).
2. The development of flood liable land for this type of development is unsatisfactory.
3. The proposal is considered to be an overdevelopment of the site.
4. The proposal will adversely affect local amenity.
5. The proposal is not in the public interest.

**6. SUBDIVISION TO CREATE 8 ALLOTMENTS - LOT B DP420391 AND LOT 9 DP19945 N° 78 WARKS HILL ROAD, KURRAJONG HEIGHTS - McKINLAY MORGAN & ASSOCIATES. SA0107/93 PT01/ED**

Owner : D. Chandler ?  
 Statutory Provisions : Hawkesbury Local Environmental Plan, 1989  
 Area : 1.563 ha.  
 Zone : Residential 2(a)  
 Advertising : Not required  
 Date Received : 16th September 1993 *Johny ?*

**Key Issues**

- . Waste water disposal +
- . Stormwater detention +
- . Steepness of site +

*Clk - Parsons " [Signature] "*

**Recommendation**

The application be refused.

**Report**

The land is currently comprised of two lots having areas of 3797m<sup>2</sup> and 1.563 ha respectively. The proposal is to subdivide the land into 8 lots ranging in size from 1350m<sup>2</sup> to 3950m<sup>2</sup>.

The proposal is permissible with Council consent and relies on Clause 12 of the LEP whereby a minimum 1000m<sup>2</sup> allotment size applies.

The proposal has been accompanied by separate consultant's reports on the suitability of the land for the application of waste water and also the suitability of the site in geotechnical terms. Whilst each of these reports conclude by saying that the proposal could proceed, subject to strict criteria, the criteria is such that it would require a high degree of maintenance of the waste water systems and of a suitably vegetated disposal area, and a high degree of diligence in insuring that these systems are operating in a satisfactory manner. Additionally, it is proposed to deal with stormwater drainage by proposing on site detention to be applied at building application stage and for there to be a restriction on title which would be administered by Council, and be an additional requirement on the subsequent house builder. That is, the normal means of disposing of drainage by inter-allotment and downstream drainage easements are not promoted. There are a number of reasons why this has been deemed to be not satisfactory, particularly being the steepness of the site and the unreasonable burden on downstream owners across whose properties easements would be required.

Waste water is proposed to be by way of individual aerated systems with the consultant's report indicating that a minimum of 900m<sup>2</sup> on each allotment for an irrigation area is required. It is noted that this is a considerably larger area than that indicated in the Department of Health criteria for ideal situations where 200m<sup>2</sup> minimum per system is required. The additional area, presumably, is due to the steepness of the sites.

It is of note that within studies carried out by Council in the Kurrajong Village area where, arguably, topographic and soil considerations are not as severe as Kurrajong Heights, that a minimum allotment size of between 2000m<sup>2</sup> and 4000m<sup>2</sup>, depending on locality, was required for on site disposal of wastes by way of aerated systems. This in-house report was challenged on three separate occasions in the Land and Environment Court where the Court, despite various consultants' opinions to the contrary, upheld the requirement of the larger minimum area. As a consequence, Council has now "down zoned" Kurrajong Village so that its minimum subdivision potential is 4000m<sup>2</sup> and being generally consistent with the in-house report.

In the Kurrajong Heights locality, even though there has been no study carried out by Council, it is considered that the same criteria should apply and it is believed that should a study be carried out, the findings would be more adverse than those in the Kurrajong Village.

This proposal has been with Council for some time and, because of the concerns expressed to the applicant, there have been three separate lot layouts submitted. Whilst the latest is an improvement on the previous two submissions, it is considered that the proposal is an overdevelopment of the site and that the ongoing management, in terms of waste water and stormwater, are considered too onerous and would be a subsequent burden on the respective landowners with the real potential for pollution and drainage to interfere with downstream properties.

Whilst there are a number of smaller allotments in the locality, the majority of these were created under a previous planning scheme and also are reliant on pumpout services for disposal of waste water. Council's policy is to discourage further pumpout services, where possible.

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

- 1PUE
1. The proposed lots are not considered capable of each containing waste water that would be generated from a dwelling house.
  2. Stormwater drainage has not been adequately accounted for in the subdivision design.
  3. The proposal is not in the public interest.

**7. HOME ACTIVITY - RETAILING HOME MADE CRAFTS - LOT  
182 DP593791 N° 39 NORTH STREET, WINDSOR - B WELLS.  
DA237/93/ED**

**Owner** : **B Wells**  
**Statutory Provisions** : **Hawkesbury Local Environmental Plan,  
1989**  
**Area** : **744 m<sup>2</sup>**  
**Zone** : **Residential 2(a)**  
**Advertising** : **Advertised with 3 objections received**  
**Date Received** : **22nd September 1993**

**Key Issues**

- . Amenity
- . Heritage
- . Permanent Conservation Order

**Recommendation**

Support of proposal subject to Heritage Council approval.

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**Report**

Application has been made seeking Council's consent for a home activity within a barn structure on land covered by a Permanent Conservation Order. The land contains the historical building "The Swallows Nest", however, the barn itself was constructed in early 1980s and therefore is not considered to have heritage merit itself, although has been constructed in a sympathetic way to the heritage item.

Because of the existence of a Permanent Conservation Order over the property in its entirety, the proposal requires Heritage Council approval as well as approval of Council.

The applicant has indicated within the application the following,

*"The purpose of this application is to seek permission from Council to use an existing residence for the purpose of selling home made crafts.*

*Our residence, the "Swallow Inn", has a large barn at the rear of the property which fronts onto Arndell Street. We would like to set up this barn as an outlet for selling my home made crafts and that of other local residents. My vision of the "Swallow Inn Craft Barn" is to keep it a fairly modest affair serving as an outlet for locally made 'cottage crafts'. Hours of operation would be limited to 10:00am-5:00pm weekends and public holidays. We would expect a modest amount of passing traffic to patronise the shop but would expect most trade to come from the weekend tourists or locals. Our property is situated on a corner and is a very deep block allowing approx 15*

*cars to park on the street alongside our property without impacting on other residents in the neighbourhood.*

*The property is already noted as a tourist attraction due to the history of the building and due to the attraction of the nesting swallows. We would intend promoting the opening of the shop both within the Hawkesbury Shire and throughout the northern and western suburbs which would bring people to the area to the benefit of other local businesses. I believe the aim of the Council is to encourage this type of industry in the area and I am looking forward to your positive response to my application. I want to make this business compatible with the aims of the council and the local residents."*

The proposal has been made as a "home activity" the definition of which includes, inter alia, that only goods made or produced on the property as a result of the activity may be displayed or sold. That is, the inference is that the premises cannot be used as a shop whereby other products are imported for sale.

As a result of notification to adjoining and adjacent landowners, three objections have been received. The basis of the objections are:

- . privacy;
- . proliferation of advertising signage;
- . noise;
- . insufficient parking;
- . not suitable development for locality;
- . interference with residential amenity;
- . increase in traffic;
- . de facto commercial development;
- . adverse affect on businesses in existing commercial areas;
- . contrary to National Trust objectives of area being a residential precinct; and
- . sufficient craft outlets already existing.

The applicant is aware of the objections and has made a further submission as follows:

*"It appears that the objections relate to us setting a precedent for commercial activity in the Peninsula district and that our planned craft shop will significantly increase the flow of traffic in the area.*

*I felt it was important for me to make some response to these concerns prior to council's decision.*

*Commercial activity within the Peninsula district is already well established with a police station, court house, physiotherapist/swim centre, two motels, restaurant/observatory, artist gallery, model aeroplane museum and a speed-boat club. Given all these current activities I cannot accept the concern that we would be setting precedent in commercial activity.*

*The amount of tourist traffic in the area is already significant and is due mostly to those activities listed above. In fact, Council encourages tourists into the Peninsula through promotional brochures, tourist information centres etc. The total philosophy of the council appears to be the promotion of the Hawkesbury District as a tourist centre and is a policy I totally support. In fact it was this progressive approach by council to these sorts of activities that brought me into Windsor. My property alone attracts countless tourist buses, school groups, photographers and historians and I don't find this at all inconvenient or an invasion of my privacy. When living in an area with such historical significance one should expect tourist traffic to be greater than for an ordinary residential area.*

*The extra traffic caused by our planned craft shop will be insignificant in the total scheme of the Peninsula.*

*I know that at this stage the Council has not yet made its decision but I felt it important to offer another view of the objections you have received. This craft shop will be a humble affair but I believe this sort of activity to be in keeping with the area and with Council's policy of developing a local tourist trade. This venture is very important to us and in fact was one of the major reasons we purchased the 'Swallow Inn' and our attraction to Windsor was, among other things, due to the progress by council in building the area into a tourist attraction."*

#### Planning Assessment

As the proposal is governed by the definition of "home activity" and therefore limited in the scope of operation, it is not considered that there will be a significant increase in traffic and parking in the locality. The signage is also governed by the definition of "home activity" and is also very limited. The concern relating to adverse affect on privacy is noted, however, it is not seen how this proposal in itself would have any further impact other than, perhaps, patrons walking past adjoining premises to the proposed development.

It would appear that the main issue of objection is a perception of the proposal being incompatible with the historic nature of the locality. In this respect, it is not considered to be justified to deal with this proposal any differently because of the heritage locality as, clearly, home activities are not precluded in buildings of heritage significance and, indeed, other provisions of Council's LEP actively promote alternative uses of heritage buildings. In this regard, had the application been submitted as either a "tourist facility" or as an application as a conservation incentive, pursuant to Clause 29 of the LEP, the applicant would not be limited to sell only items produced on site, if the application was approved by Council.

#### Conclusion

The applicant has made an application through the provisions of the Heritage Act to the Heritage Council for approval and it is believed that, subject to such approval being granted, the application should be approved subject to conditions normally associated with this type of development.

IT IS RECOMMENDED THAT the proposed "Home Activity" be supported by Council and that, subject to approval being granted from the Heritage Council, the application be approved subject to the following conditions:

1. The "Home Activity" shall be carried out generally in accordance with plans and supporting documentation submitted with the application dated 20th September, 1993.
2. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:-

*"(a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and*

*(b) the activity or pursuit does not -*

*(i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*

*(ii) involve exposure to view from any public place of any unsightly matter;*

*(iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;*

*(iv) involve the employment of persons other than residents of the dwelling house or dwelling;*

*(v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident thereof."*

1. added conditions concerning access to basin
2. Hours of operation between 10-5. weeks  
& daily
4. "Allan"  
Letter Clk. William

**8. MOTEL ESTABLISHMENT, MANUFACTURED HOMES ESTATE FOR 40 SITES, SEWERAGE SYSTEM FOR 25 CARAVAN SITES PLUS ASSOCIATED FACILITIES - LOTS 18 DP753784 AND PT PORTION 19 PARISH HAWKESBURY N° 79 GREENS ROAD, LOWER PORTLAND - DAVID HOOKER. DA243/93 DA244/93 DA245/93/ED**

|                      |   |                                           |
|----------------------|---|-------------------------------------------|
| Owner                | : | Padaso Pty Ltd                            |
| Statutory Provisions | : | Hawkesbury Local Environmental Plan, 1989 |
| Area                 | : | 29.15ha                                   |
| Zone                 | : | Environmental Protection (Scenic) 7(d)    |
| Advertising          | : | Advertised with 14 submissions received   |
| Date Received        | : | 30/9/93                                   |

**Key Issues**

- flooding
- visual impact
- support services
- access
- fire
- SREP N° 20

**Recommendation**

Refusal

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**Report**

The subject property is an irregular shaped allotment with an area of 29.15ha being located on the banks of the Hawkesbury River at Lower Portland.

The property currently contains a caravan park comprising 46 caravans and 4 holiday cottages. A vacant stone cottage and 2 residences exist on the property. Furthermore, 2 sand processing premises are located on the site.

These applications propose the following:-

- reduction in the number of caravans to 25
- manufactured homes estate of 40 sites
- motel comprising 10 units
- utilisation of stone cottage as the motel reception
- tavern/restaurant building
- building containing general store, boat shed, coffee lounge and residence
- sewerage treatment plant
- various landfill/earthworks of approximately 10,000m<sup>3</sup> to make development effective
- tree clearing to permit buildings

### Statutory Provisions

The proposal is permissible with Council's consent, under Hawkesbury Local Environmental Plan 1989.

The application requires referral to the Local Traffic Committee under SEPP 11. The Traffic Committee has not had the opportunity to comment on the proposal to date. Should Council support the proposal, consent cannot be issued until the Committee has considered the application.

The property is located within the area affected by SREP N<sup>o</sup> 20 and the contents of this plan need to be considered.

### Public Submissions

The application was advertised in accordance with Council Policy and fourteen submissions were received objecting to the development on the following grounds:-

- density of development,
- quality of development,
- bank stability,
- pollution of river increasing,
- inadequate vehicular access,
- proposed tavern is inappropriate,
- increase in traffic,
- poor telephone service,
- general increase in need for services,
- contrary to zoning and
- flooding.

### Planning Comments

#### **Flooding**

Clause 25 of HLEP, 1989 requires that no buildings be located below the 1 in 10 year flood level and all residential development shall have the floor level at least at the 1 in 100 year level. In this locality, the level of the 1 in 10 is approximately RL 6.0m AHD whilst the level of the 1 in 100 is approximately RL8.7m AHD. Five of the proposed mobile homes and the general store building are partially located on land which is below the 1 in 10 year flood frequency level.

The application proposes landfill and the elevation of buildings to provide floor levels at least at the 1 in 100 year level. In respect of the landfill, the area affected is approximately 5000m<sup>2</sup> and will contain the majority of the mobile homes and the pool and tennis court sites. The fill will have a maximum depth of 2m.

In support of the proposal, the applicant has submitted a report from consulting engineers who have examined the nature of flooding on the subject property. This is achieved by studying topographical features in the area, various aerial photographs and other historical surveys dating back to 1904, and flood history. This report makes the conclusion that there appears to be a basis that the site, during major flood events, is subject to sand deposition rather than erosion. However this report does recommend further studies before any absolute conclusions are reached.

The filling of the site is considered unsuitable given the possible impact upon flood velocities and flows in the River. Further, the removal of existing vegetation is inappropriate as it could effect the stability of the banks of the River in this locality. Large roots of trees and the finer roots of small shrubs and grasses assist in holding river banks together and stopping erosion in the form of bank slump. Removal of this vegetation could have a significant impact upon the existing bank stability.

### **Sewerage Treatment**

It is proposed to provide a package waste water treatment plant to cater for the entire development. This will consist of primary and secondary treatment of effluent together with an irrigation area of 2ha and a wet weather storage area should irrigation be inappropriate during rain periods.

It is essential for the wet weather storage area to be located above the level of the 1 in 100 year flood. The applicant has not provided details of the proposed location of the various components of the sewerage treatment and given that the proposal is not supported on various other grounds, further information was not sought. Consequently, should Council support the proposal, substantial additional information would be required in order to assess this component of the application.

### **Traffic and Parking**

The subject property is served by Greens Road which at this point is narrow and unsealed and is in this condition for approximately 500m before this site. Should support for the proposal be forthcoming, it is considered that Greens Road should be sealed to the entrance of this property. The proposed access is located around a hair pin bend and sight distances are limited. It is considered, however, that sight distances may be satisfactory given the speed of vehicles will be slow upon negotiating the hair pin bend.

The development proposes ample car parking for the motel and associated facilities. Adequate dimensions and manoeuvrability can be provided. Parking is not an impediment to this development.

The vehicular access ways through the proposed motel and mobile homes site is to be either paved or sealed whilst the access and parking to the remaining caravans is to be unsealed. All access through the site should be sealed.

### Visual Impact

This application proposes significant development adjacent to the foreshores of the site. In fact, 26 mobile homes, 5 motel buildings comprising 10 units and the general store buildings are all orientated towards the river. All of this development is located within an approximate 500m stretch. In addition, the nature of the topography is such that development is elevated in design, thus increasing its visual impact.

It is considered that the density and style of the development is such that significant adverse visual impact will be incurred when the property is viewed from the Hawkesbury River, one adjoining property and those opposite the river.

### Support Services

The manufactured homes estate would contain permanent residents who would require certain support services such as medical and retail facilities, schools and public transport. This locality is relatively isolated in this regard and appears to have a lack of the necessary facilities. Although this development proposes to provide basic goods and services, future residents will have to travel long distances in order to obtain specialist needs.

### Tourism

SREP N° 20 recognises the importance of the Hawkesbury River in promoting recreation and tourism in this region. The plan expands on this broad concept and outlines development to be discouraged. In this respect, it recommends encouraging tourist development close to existing villages to avoid ribbon development along the river. This proposal is contrary to this objective.

### Fire

The property is located in an area with a high bush fire risk. It is considered undesirable to substantially increase densities in areas that have a high risk, as this will place a greater burden on emergency services and accommodation and local infrastructure.

*By Neapan Catchment asked to comment*

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

1. The proposal is contrary to the objections of the Environmental Protection (Scenic) 7 (d1) zone.
2. The proposal is contrary to the location of tourist development outlined in Sydney Region Environmental Plan N° 20.
3. The property is located in a high bush fire risk area.
4. The area does not have adequate services to cater for the needs of future residents.
5. The proposal is an over development of the site.

6. Sufficient absolute evidence has not been provided that the property is not affected by erosional forces from the Hawkesbury River during times of flood.
7. Portions of a number of the proposed building are located below the 1 in 10 year flood level which is contrary to Hawkesbury Local Environmental Plan, 1989.
8. The removal of existing vegetation could adversely effect bank stability.
9. The proposed filling could adversely effect flood velocities and flows in the River.

• application be submitted as 3 proposals

**9. SERVICE STATION AND CONVENIENCE STORE - LOT 2  
DP630616 MACQUARIE STREET, WINDSOR - B P AUSTRALIA  
LIMITED. DA240/93/ED**

|                      |   |                                                                                                                                                                                |
|----------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner                | : | Baneswa Pty Ltd                                                                                                                                                                |
| Statutory Provisions | : | Hawkesbury Local Environmental Plan, 1989<br>Environmental Planning and Assessment Act, 1979.<br>State Environmental Planning Policy Nº 11 -<br>Traffic Generating Development |
| Area                 | : | 4101m <sup>2</sup>                                                                                                                                                             |
| Zone                 | : | Residential 2(a)                                                                                                                                                               |
| Advertising          | : | Advertised in accordance with Council policy<br>with one submission received                                                                                                   |
| Date Received        | : | 29 September 1993                                                                                                                                                              |

**Key Issues**

- Amenity
- Traffic

**Recommendation**

Approval subject to conditions

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## Report

### Proposal

Application has been made for the establishment of a 24 hour service station on the subject property. The development will comprise the following:-

- convenience store measuring 20m x 13m;
- four multi product fuel dispensers servicing 8 vehicles;
- canopy over the fuel dispensing area measuring 30m x 10m;
- automated car wash and vacuum bay;
- 7.5kl above ground LPG tank;
- on site parking for 10 vehicles; and
- site landscaping.

The site is currently used as a sawmill and timber yard and it is proposed to demolish all existing improvements and remove the stored timber.

### Statutory Situation

The property is zoned Residential 2(a) under Hawkesbury Local Environmental Plan 1989, the provisions of which prohibit service stations and shops. The property has been used for saw milling and timber storage from 1947 until the present day. This activity is also prohibited under HLEP 1989. Consequently the property benefits from the existing use rights of the Environmental Planning and Assignment Act 1979. This Act permits the changing of an existing use to any other use, with Council consent. This application is, therefore, permissible with consent.

The EPA Act 1979 expands on the existing use concept and requires that building floor space should not be increased by more than 10%. The existing floor space totals 494m<sup>2</sup>. This application proposes the demolition of all existing improvements and the erection of a total of 620m<sup>2</sup> of buildings, including 316m<sup>2</sup> of canopy. As a result of this, the applicant has lodged an objection pursuant to State Environmental Planning Policy N<sup>o</sup> 1 claiming that strict compliance is unreasonable and unnecessary for the following reasons:-

- proposed development is consistent with the objectives of the EP & A Act;
- an improvement to the local visual amenity will result; and
- proposed development will incur markedly less impact than existing development in terms of noise and pollution.

The SEP 1 objection is considered worthy of support.

The application is required to be referred to the Local Traffic Committee under the provisions contained in State Environmental Planning Policy N<sup>o</sup> 11. At its meeting, the Traffic Committee recommended the following:-

No objection to the proposal subject to:-

1. ingress/egress driveways to development to be minimum ten (10) metres wide between carriageway and property boundary line;
2. provision of full width deceleration land for a distance of thirty (30) metres in a northerly direction from northern junction of ingress driveway with carriageway, as well as taper leading into that deceleration lane;
3. All median strips to be raised concrete devices, narrow construction; and
4. Sea gull device to be raised concrete structure.

#### Submission

One submission was received from an adjoining property owner objecting to the development on the following grounds:-

- noise
- impact of illumination

#### Planning Comments

The subject property is generally regular in shape with an areas of 1401m<sup>2</sup> having a 67m frontage to Macquarie Street at South Windsor. The site has generally been cleared of vegetation. The site slopes gently towards Macquarie Street, falling only .5m.

At present, the property contains a saw mill and a timber yard. Various machinery involved in this activity is located on the site. The property is in an untidy state, basically due to the nature and age of the current activity.

#### Visual Impact

The structures to be erected include the canopy, convenience store, car wash and site advertising.

The proposed canopy measures 30m x 10m has an overall height of 5.2m and is to be constructed of aluminium finished in BP's corporate colours. The canopy is located towards the front of the site, oriented on an angle, so that it is set back a minimum of 14m and a maximum of 23m from this boundary. The canopy is set back 10m from the closest adjoining boundary.

The proposed convenience store measures 20 x 13m and has an overall height of 4.5m and is to be finished in a combination of aluminium and glass. A bull-nose fascia provides architectural treatment to the building. The convenience store is located at the rear of the site, 8m from the boundary.

The proposed car wash has a maximum height of 3.7m and is located on the southern boundary, 23m from the Macquarie Street boundary. Although located on the southern boundary, this is considered satisfactory given that the adjoining property although zoned Residential 2(a) also benefits from existing use rights and is likely to be used for non residential uses.

Proposed advertising involves 2 pylon signs along the Macquarie Street frontage, with a height of 9m and 6m. Furthermore, additional signage is proposed along the fascias of the canopy, convenience store and carwash. The proposed signage is consistent with other service stations in the district.

Overall, the appearance of the development is satisfactory and a significant improvement over the existing saw mill and timber yard. The proposed set backs are appropriate and will ensure the visual amenity of adjoining properties is maintained and more than likely enhanced. In addition, proposed site landscaping in the form of trees, shrubs and groundcovers will further improve the visual amenity of the locality.

#### Traffic and Parking

Council's Parking Development Control Plan requires for service stations that 1 space be provided for each 20m<sup>2</sup> of retail space. This application proposes 165m<sup>2</sup> of such area which would require 9 spaces. Proposal has been made for 12 spaces. In order to maximise on site parking, 12 spaces should be required. The proposed spaces comply with the DCP in terms of manoeuvrability and dimensions.

The location of the fuel dispensers, car parking, vacuum bay, car wash and filling point is suitable and minimises conflict and obstructions within the site.

The application proposes significant works external to the site in order to minimise impacts on the general traffic flow in the area. In this regard, the following work is proposed:-

- road widening in the vicinity of the site;
- provision of 'seagull' arrangement which allows:-
  - storage bay for vehicles turning right from Macquarie Street into George Street;
  - merge lane for vehicles turning right from George Street (North) to George Street (South);
  - construction of centre median to prevent right turn out of the service station;
  - protected right turn into the service station; and
  - deceleration land for vehicles turning left into the service station.

This arrangement is considered satisfactory by the Local Traffic Committee and suitable conditions ensuring provision of the above have been imposed.

### Amenity

The subject property adjoins single dwelling houses and a villa homes development along its northern and eastern boundaries. Adjoining to the south is the remainder of the timber milling operation. Immediately opposite the property is a vacant parcel of land which is zoned part Residential 2(a) and part Open Space (Proposed Recreation) 6(b). Given that the majority of these properties front main roads which have a high background noise level over an entire day, it is not considered that a 24 hour service station will impose significant additional impact. It is considered however that a limit should be placed on the hours of the carwash and vacuum bay as access to these is adjacent to residential development currently not subjected to any vehicular traffic. In this respect, the vacuum can be switched off whilst access to the car wash can be closed outside reasonable hours.

### Conclusion

Whilst Council has the power to change one non-conforming existing use within a zone to another, the principle underlying objective of existing non conforming uses is that they should disappear in time or at least that their replacement should be of a less intense, less objectionable nature.

The site, because of its zoning and location, is a prime medium density housing site. It needs to be decided whether it is better planning to "put up" with continued use of the saw mill with the hope that the use will cease in the future and be developed for housing or whether it is better to accept the development knowing that it is an enhancement of the site that can be made in the short term.

The land is capable of being developed for approximately 14 villas/townhouses. It is believed that this is not a sufficient enough gain in dwelling units in the locality that would have any significant impact on housing stock. It is, therefore, believed that the continued non-conforming use of the site by the provision of a service station is in the communities interest, particularly when weighed with the possibility of the saw mill continuing indefinitely.

### **IT IS RECOMMENDED THAT:-**

- A. The SEPP1 objection be supported.
- B. The application be approved subject to the following conditions:-
  - 1. The development shall be carried out in accordance with Plan N° GS 67A03F/G, dated 4 August 1993 and Plan N° GS67A05A dated 15 September 1993.
  - 2. Submission of a building application, plans and specifications and complying with the Building Code of Australia.
  - 3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

4. Parking shall be provided for 12 (twelve) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
5. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
6. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building. Such landscaping shall include a dense buffer along the northern and eastern property boundaries.
7. Hours of operation of the vacuum bay and car wash shall be confined from 7.00am to 10.00pm daily. Vehicles shall not have access to the queuing area of the car wash outside of these hours. Details shall be submitted with the Building Application.
8. All wastes shall be removed only during the hours of 7.00am and 10.00pm daily.
9. Details of all illumination shall be submitted for consideration with the Building Application. Lighting shall be constructed and operated to prevent the spillage of light and glare onto any other premises.
10. A soil and waste management plan shall be submitted with the Building Application to outline the methods for retaining soil and sedimentation on the property during construction.
11. Ingress/egress driveways to the development shall be a minimum of 10m in width between the carriage way and the property boundary.
12. Provision of road widening and intersection improvement in accordance with Figure 4 of Project Planning Associates Pty Ltd report dated September 1993.
13. Provision of full width deceleration lane for a distance of 30m (thirty) in a northerly direction from northern junction of ingress driveway with the carriageway as well as taper leading into that deceleration lane.
14. All median strips to be raised concrete devices with narrow construction and edged by mountable kerb.
15. The seagull device to be raised concrete structure edged by mountable kerb.
16. Compliance with any requirements of the Roads and Traffic Authority.

17. Construction of concrete kerb and gutter including layback vehicular crossing with the remaining footway area formed in earth for the full length of the deceleration lane and over the full frontage of the site.
18. Payment of a sewer headworks contribution to Council of \$11,423 (eleven thousand four hundred and twenty three dollars). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
19. The extension of the sewer reticulation line to the site including the relaying of any existing line necessary to provide adequate depth to the new line.
20. Drainage from the site to be piped to the existing drainage line at the intersection of Ham Street and Macquarie Street.
21. Construction of Council's standard heavy duty footways and layback vehicular crossings to suit the access to the site with a minimum width of 10m (ten).
22. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987.
23. Construction of road and drainage or sewer works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services and the Roads and Traffic Authority.
24. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
25. A design checking and inspection fee of \$100 (one hundred dollars) for drainage and \$37 (thirty seven dollars) per crossing, must be paid when submitting engineering plans for approval prior to construction.
26. Compliance with all relevant Environmental legislation and guidelines in relation to the discharge of all stormwater and liquid wastes from the property. Only clean water shall be discharged to the drainage system and no liquid will be accepted into the sewer system from uncovered areas. Consideration will however be given to the use of a first flush system. Full details to be submitted for consideration with the Building Application.

**10. REZONING PROPOSAL - LOT 7 DP979541 JOHNSTON STREET, PITT TOWN - I JOHNSTON AND G TIMMERMAN. P237/285 PT02, DA360/92 PT06/ED**

On 8 October 1993, the judgement in relation to the extraction of sand from land in Johnston Street, Pitt Town by Maron Investments Pty Ltd was handed down by His Honour Mr Justice Talbot.

Subsequent to the Court decision, discussions have taken place with the landowners and it was indicated to them that Council's policy in respect of development of the area was that residential development should take place in time, commensurate with the availability of services that would be required.

Augmentation of services is likely to take some years. However, preliminary enquiries would indicate that there may be the services available for a subdivision into 20 residential lots, which would leave the large residual of the land for subsequent residential expansion when services are augmented.

The zoning at this time would allow another application for sand mining to be submitted and, consistent with Council's policy and the Court decision, this is not considered to be an appropriate development of the site. It is believed appropriate to investigate, through the Local Environmental Plan process, rezoning of the site to allow limited subdivision. This will enable full public participation and comments from the Government Departments, as is required, for further reporting to Council.

The suggested proposal, whilst being of 20 lots, would include a large residual lot which, until services are available, would not be capable of further subdivision. The applicant has agreed to such a restriction being placed either on the title or through a statutory restriction on the rezoning process.

Further, advice has also been received from Council's Solicitors regarding Clause 40 of Hawkesbury LEP, 1989.

This Clause states that:-

*"40. Nothing in this plan prohibits a person, with the consent of Council, from carrying out an extractive industry on certain land at Pitt Town identified for that purpose under Sydney Regional Environmental Plan No. 9 - Extractive Industry."*

Council's Solicitors advise that:-

*"In our opinion it is advisable that the Council now takes steps to remove from its Local Environmental Plan 1989, Clause 40 which refers to the provisions of Regional Environmental Plan No. 9. Whilst it is the case that the Regional Plan has not yet been amended to remove Pitt Town therefrom, whilst Pitt Town remains included in the REP Clause 40 of the Hawkesbury Local Environmental Plan is otiose. However, it is our view that once Pitt Town has been removed from the Regional Plan, an argument may be mounted that the*

*interpretation of that clause requires an examination of what lands were encompassed by REP9 at the date of insertion of Clause 40 in Hawkesbury Local Environmental Plan. This is, that regardless of the deletion of the Pitt Town lands from REP9, one interpretation of Clause 40 of the Hawkesbury Local Environmental Plan could be that it should be read to mean the lands which were the subject of inclusion in REP9 at the date Clause 40 was inserted in the Hawkesbury Plan. Accordingly, we consider it prudent to delete Clause 40 from the Local Environmental Plan at the earliest convenience.*

*In passing, we note that it may be raised that the deletion of Clause 40 may be a pre-emption of the Department of Planning's mooted amendments to the Regional Plan. However, the Regional Plan is expressed to take precedence so far as any inconsistency between a Local Plan and the Regional Plan and accordingly, as stated previously, our view is that Clause 40 is otiose."*

Accordingly, it is considered appropriate that Council prepare a Draft Local Environmental Plan to remove Clause 40 from the LEP as it serves no practical purpose and to permit residential subdivision of the site into twenty lots with a residual lot not being capable of further subdivision.

IT IS RECOMMENDED THAT Council prepare a Draft Local Environmental Plan to delete Clause 40 from Hawkesbury Local Environmental Plan, 1989, and to permit residential subdivision of the site into 20 (twenty) lots with a residual lot not being capable of further subdivision.

#### 11. DRAFT LOCAL ENVIRONMENTAL PLAN - RURAL WORKER'S DWELLING - PART PORTION 382 CREEK RIDGE ROAD, GLOSSODIA - G & L SIMPSON. LEP005/90, DA406/89/ED

The following report was deferred for consideration from Council's Ordinary meeting of 9th November, 1993, to allow the applicants to address the Committee.

At its meeting of 10th April, 1990, Council resolved to prepare a Draft Local Environmental Plan over the subject land to permit the construction of a second house (a rural worker's dwelling). At the time Council also considered an application for a storage shed, horse stables, a trotting track and exercise yard on the land. The second dwelling was required for a rural worker to assist the owner in the management of his equestrian activities.

The land contains approximately 12 hectares and, under the provisions of Council's Planning Scheme, the second dwelling was not permitted unless as an attached dual occupancy.

Consent was granted to the equestrian uses and for a new dwelling but, because the second dwelling was not allowable, a condition on the consent was imposed as follows:

*"The existing dwelling shall either be demolished or rendered uninhabitable on completion of the new dwelling should the Draft Local Environmental Plan proposed by Council not be ultimately accepted by the Minister for Local Government and Planning."*

The Minister declined to make the DLEP and, therefore, the condition requiring the demolition of the old dwelling was required to be implemented. The applicant has made a number of submissions, over a long period of time, requiring Council to further pursue the LEP. The DOP was requested to review the Minister's decision and further justifying material was forwarded.

The latest response from the Department of Planning is that its legal advice confirms that there is no provision for the Minister to reconsider his decision for the making of a DLEP, and that the only way for the matter to come before the Minister again is for the LEP process to be initiated again and another DLEP to be made.

It was advised to the applicant at the time that there would be no guarantee that there would be an ultimate decision made to enable retention of the two dwellings. The applicant indicated to Council that he was prepared to take that risk and establish his equestrian activities. The most recent inspection indicates that there is no rural activity operating at present which would substantiate use of a second dwelling for a rural worker.

In the case of rural worker's dwellings it is normally the accepted practice that the rural use has to be significant and either at or approaching the extent where the additional dwelling is required. On this basis, it is not recommended that a further DLEP be initiated. Should the recommendation be adopted, it would be required to request the landowner to either demolish or render the older dwelling uninhabitable on the land.

IT IS RECOMMENDED THAT the landowner be advised that Council does not believe the circumstances of the case warrant the preparation of a second Draft Local Environmental Plan, particularly given the Minister's refusal of the initial Draft Local Environmental Plan.

**REZONING APPLICATION - 35 RURAL/RESIDENTIAL ALLOTMENTS & AN 18 HOLE GOLF COURSE - STAGE II PEEL DOWNES ESTATE - LOTS 20 & 21 COMLERoy ROAD KURRAJONG - APPLICANT: BENNETTS REAL ESTATE - OWNER: R A PEEL. LEP2/89/ED**

**Background**

At its meeting of 3 October 1989, Council resolved to prepare a draft local environmental plan to allow development of the subject land for rural/residential development, golf course and club house subject to a local environmental study being prepared and addressing water supply and waste water management. The proposal supported by Council incorporated the following:-

- thirty three 5,000m<sup>2</sup> rural residential allotments;
- a large medium density site; and
- an 18 hole golf course.

Council further resolved that the support of the draft plan was conditional upon the applicant agreeing to pay the costs of Council's preparation of the environmental study.

In June 1990, Council commissioned Mitchell McCotter and Associates Pty Ltd to prepare a local environmental study. The study was completed in March 1991. The study concluded that:-

*"Based on water supply; sewage disposal and drainage considerations, the development scheme as currently proposal may not be acceptable. However, a modified scheme could be developed within the constraints present on the site. If the development proceeds it is recommended that the number and location of residential lots be reassessed to conform to site conditions which are suited to site effluent disposal and erosion criteria. Medium density housing may be inappropriate for the reasons discussed and the extent of the hotel/club house facility will be governed by water supply limitations."*

A copy of the local environmental study was forwarded to the Department of Planning (DOP) for comment. In January 1992, the DOP responded:-

*"After consideration of the draft local environmental plan and development proposal, the Department is concerned that the proposed number and arrangements of lots is contrary to the findings of the Local Environmental Study prepared for the applicant. The study indicated that the current proposal may have to be altered in order to accommodate development on the site. The proposed layout is considered unsatisfactory as many of the lots are located in areas with poor land capability as indicated by the study."*

*The Department is further concerned that the proposed development has water quality implications which are considered contrary to the aims and objectives of REP 20 Hawkesbury-Nepean River. In particular, concern is raised over the potential for nutrients to enter Little Wheeney Creek from stormwater runoff and leaching from the spray irrigation of effluent. The risk of this occurring is considered to be high given the location of lots as currently proposed.*

*The Local Environmental Study submitted to the Department raised concerns as to the feasibility of the project, long-term impacts of nutrient build-up in soils and possible impacts on water quality downstream of Little Wheeney Creek. Little Wheeney Creek's often low and irregular flow is also of significant concern. The Department believes that these issues warrant further consideration by Council. The views of the NPWS, SPCC and Department of Health are also relevant to these issues and it is understood that written advice from these authorities has not been received by Council.*

*The Department does not raise any objections to the type of development proposed so long as it can be achieved in an environmentally acceptable manner. The subject proposal has significant environmental issues which may compromise the environment. It is suggested that Council may wish to revise the development proposal before the Department finally determines its position on Section 65 Certification."*

The applicant was subsequently requested to address those issues identified by the Department in a revised plan.

In September 1992, the applicant submitted a report, "Water and Soil Management for Rural Residential and Golf Course Development at Comleroy Road, Kurrajong", prepared by Toby Fiander and Associates (Water Resources and Irrigation Engineers). The proposal described and reviewed in the report include:-

- thirty five rural/residential allotments averaging approximately .6ha in area; and
- an 18 hold golf course, including clubhouse.

The findings and recommendations of the report are detailed in a later section of this report.

In February and March 1993, the Department of Planning was requested to issue a Section 65 Certificate for the draft local environmental plan.

In June 1993, the Director of Planning certified the draft local environmental plan enabling public exhibition.

The draft local environmental plan was placed on exhibition from 21 July 1993 to 13 August 1993, and a number of submissions were received. The submissions are the subject of a later section of this report.

### The Proposal

The proposal comprises the following elements:-

- thirty five rural/residential allotments varying in size from 0.5ha to 0.9ha;
- an 18 hole golf course;
- golf clubhouse, carparks and sewage treatment works; and
- three large irrigation dams.

The land which incorporates a total area of 85.6ha is generally bounded by Little Wheeney Creek, Comleroy Road and Peel Downes Estate Stage I. The far western boundary of the land (ie. Little Wheeney Creek) comprises lands identified as protected under the Soil Conservation Act. The land is relatively cleared with undulating to steep topography.

The rural/residential allotments will be clustered around an extension of Peel Parade. The golf clubhouse and associated carparks will be situated at the head of the cul-de-sac. The golf course comprising a total area of 50ha will be situated to the north, south and west of the allotments.

Water for the rural/residential development will be obtained from roofwater tanks. Wastewater from the rural/residential development will be processed at each household using an aerated wastewater system. Wastewater processed by the system will be stored in a darkened, vented destratified container before being applied to the soil in designated locations on each block. The application proposes to only apply water to the soil when it is capable of absorbing it and to ensure this vis-a-vis on electronic soil moisture sensor.

Water to irrigate the golf course will be obtained from three large dams having a total storage capacity of 100ml. The storage dams will enable approximately 80% of the golf course to be irrigated at the reliability normally required for a golf course. The water will be applied to the golf course via computer controlled sprinklers with soil moisture sensors. Water for the golf clubhouse will be obtained from roofwater tanks and a small dam. Waste water from the clubhouse will be piped to the south east and processed in an extended aeration wastewater treatment plan constructed in two earth tanks. Effluent from the plant will then be discharged into wetlands along the water course between two golf holes diluted with drainage water and stored in the proposed irrigation dams.

The application proposes to drain approximately 80% of the site through the dams used for irrigation. Remaining parts of the site will drain through settlement ponds and wetland areas prior to discharge of settled water to Wheeney Creek. Drainage will be along channels lined with grass to reduce potential for soil erosion. Channels with a wet invert will comprise a series of constructed wetlands. Wetland areas will also be planted at the upstream end of each dam. Road and carpark areas will be drained via pipes to a watercourse.

### Statutory Situation

The land is currently zoned Rural 1(c1) pursuant to Hawkesbury Local Environmental Plan 1989. Clause 11 (Rural Subdivision - General Provisions) of the plan provides that each separate allotment created in a Rural 1(c1) zone must have an area of not less than 4ha and a satisfactory ratio of depth to frontage. Under the provisions of the plan a golf course is permissible in Rural 1(c1) zone with development consent.

Sydney Regional Environmental Plan N° 20 - Hawkesbury-Nepean River also applies to the land. The plan requires Council to consider matters additional to those within Section 90 (Heads of Consideration) of the Environmental Planning and Assessment Act 1977, when determining a development application. These specifically include water quality, significant vegetation habitats, scenic quality and tourism.

### Public Submissions

The draft local environmental plan was exhibited and adjoining owners notified. Six objections and two submissions were received. The grounds for objection are summarised below:-

- inconsistent with character and amenity of the area;
- traffic hazards caused by ingress and egress to the site;
- noise from increased traffic movements, golf course and clubhouse;
- not in keeping with planning principles relevant to the Kurrajong area;
- does not meet all relevant requirements of Section 90(1) of Environmental Planning and Assessment Act;
- not in the public interest for proposal to proceed because:-
  - (i) housing density should be maintained at level established under current zoning;
  - (ii) residential "enclosures" should not be encouraged unless by community title where residue land is held beneficially to each allotment for common purpose;
  - (iii) that area of Kurrajong east of Bells Line of Road maintain its present character and amenity;
  - (iv) no development be allowed which may adversely impact on water quality of Hawkesbury River or contribute to the further sedimentation of its streams;
- have purchased in 4ha area to maintain farm type lifestyle, otherwise would have purchased in North Richmond;
- slope of site unsuitable for golf course;
- would have not purchased land if had known about this proposal;
- proposal will destroy privacy have moved here to enjoy;
- concern about security;
- sewage treatment works to be situated at rear of property subject to noise and smell;
- concern about impact of proposal on native flora and fauna;
- application proposes 36 lots in all (15 more than normally allowed under current zoning); and

- no guarantee golf course will be developed.

Two submissions were received, one including four signatories and one including thirteen signatories. Issues raised in the submission including four signatories are that:-

- golf course and rural/residential development is an opportunity to improve the visual amenity of the area;
- visual amenity can be ensured by:-
  - (i) restricting the height of buildings on Peel Parade;
  - (ii) requiring roofing materials to be non-reflective and to blend in with surroundings;
  - (iii) relocation of sewage treatment works away from rear of Lot 9 Merindah Way;
  - (iv) relocation of greenkeepers office and sheds; and
  - (v) increasing size of each allotment on southern side of Peel Parade to minimum of 2 acres to reduce potential for soil erosion.

The submission including thirteen signatories merely requested that signatories be advised of the meeting date.

#### Submissions from Statutory Authorities

Advice on the proposal was sought from the following authorities:-

- Environmental Protection Authority;
- Water Resources;
- Department of Conservation & Land Management;
- NSW Agriculture & Fisheries;
- Roads & Traffic Authority;
- Prospect Electricity; and
- Water Board

The comments of the authorities appear below, comment is made only where appropriate:-

#### "Environment Protection Authority

*The main concerns of the Authority are in the water pollution control aspects during the construction stages as well as from the developed area.*

*The area is far from ideal from a water pollution control point of view because of the steep topography. Furthermore, the receiving waters, Wheeney Creek, are classified as Class P; protected water under the Clean Waters Act. This classification is intended to provide a high level of protection.*

*During the construction phase of such developments, especially the golf course, the potential for water pollution will be very high. Stormwater runoff from areas cleared of vegetation will cause erosion and siltation to occur. If such a rezoning does go ahead then careful consideration would need to be given to the design, construction and maintenance of sediment control structures.*

*During the operation and maintenance of golf courses, fertilisers are applied to grassed areas to aid plant growth. Runoff of these nutrients to waterways will promote unwanted rapid growth of aquatic plants increasing algae and attached and floating microphytes which can form thick mats of vegetation on the waters surface. This growth can increase to the extent where the waterway becomes choked with weeds or unsuitable for other life forms or uses.*

*With a development such as this, forethought should be given to the method of disposal of effluent from both the residences and golf course. As this area does not have a reticulated sewerage system it would be envisaged that package plants would be installed with on-site disposal. As this area has a relatively steep topography a problem of effluent runoff will occur, increasing nutrient loads for both ground and surface waters which will flow to adjoining premises and waterways.*

*Consideration should also be given to the possible dust emissions from areas cleared of vegetation. Dust emissions could be a source of complaints from residents on adjoining Peel Downs Estate.*

*Noise from construction equipment, such as those used in earthworks, during the initial stages may also be a source of complaint from nearby residents. If a clubhouse is to be constructed for the golf course then consideration should be given to noise which could be emitted from the premises. The level of noise from the clubhouse should not exceed a maximum of 5dB(A) above the measured background. With backgrounds in this area being quite low (possibly 30dB(A) or less at night) then this criteria would be difficult to meet.*

*In summary, while it may be technically possible to overcome the aforementioned problems, it would require a high level of commitment to pollution control."*

#### **Comment**

Potential for water pollution can be mitigated during construction through the use of measures such as hay bales, silt traps, etc. The Water and Soil Management Report suggests a methodology to avoid nutrification of Little Wheeney Creek, however, the methodology is reliant upon correct implementation of ameliorative measures.

#### **"Water Resources**

*The Department foresees, at least two potential problems in the proposal, ie. erosion and drainage."*

"Department of Conservation & Land Management

*The site principally consists of an east west orientated ridge bounded by two minor drainage lines and Little Wheeney Creek. The ridge crest is level to slightly undulating (slope gradients 0-5%) and sides slopes are undulating to steep (slope gradients 10-20%).*

*All house sites and access roads should ideally be located on the ridge crest area, which has a low erosion hazard. All areas of the site with slope gradients greater than 20% should generally be excluded from rural/residential development and/or land disturbance, because of the high erosion hazard and potential mass movement hazard (eg. landslip, etc). A detailed geotechnical investigation needs to be undertaken for any land above 20% slope gradient, prior to any form of urban related development.*

*There should be an undisturbed buffer zone of at least 10 to 20 metres around the perimeter of the ridge crest area. Alternatively, a perimeter fence of stacked hay bales could be used to contain sediment on the crest area, away from the steep sideslopes. This would minimise the risk of land disturbance to adjoining steep upper sideslope areas. These areas have an extreme erosion hazard and any disturbance is likely to lead to severe soil erosion, sedimentation of the adjoining drainage line and subsequent reduction in capacity of any downstream water supply structures.*

*If any areas other than the ridge crest area (with its buffer zone/hay bale fence) are to be disturbed then progressive erosion and sediment control techniques need to be implemented.*

*The site has substantial landform and soil limitations to on-site effluent disposal. The relatively shallow soil profile depths (approximately 50-100cm) on the ridge crest and sideslopes limit the amount of effluent the soil can absorb, because of the limited volume of soil material. Moreover, the undulating to steep sideslopes allow rapid sub-surface movement of effluent. This effluent can emerge on lower sideslope areas and along the adjacent drainage lines.*

*There is a substantial risk of groundwater pollution, pollution of the drainage lines, and associated water supplies (along the drainage lines), if on-site effluent disposal techniques are adopted for this site.*

*It would be appropriate to maximise, as much as possible, the effluent disposal area for each allotment, given the above soil and landform limitations. This may require larger allotment sizes (eg. 4ha), as found on the adjoining Peel Downs Estate. It may also be appropriate to use an Envirocycle/Biocycle type system, to further minimise the risk of pollution.*

*That part of the site which is situated within, or within 20 metres of, the bed or bank of Little Wheeney Creek is mapped as Protected Land Under Section 21 of the Soil Conservation Act, 1938. "*

**Comment**

The layout of the rural/residential allotments accords with CALM's requirements, however, parts of the proposed golf course incorporate slopes in excess of 20%. The Water and Soil Management Report proposes on-site disposal of effluent from rural/residential development and the golf clubhouse.

**"NSW Agriculture & Fisheries**

*The land in question has been identified by NSW Agriculture and Fisheries as Class 4 land and is, therefore, not considered to be prime crop and pasture land. It is currently used for grazing purposes.*

*Given the proximity of the site to Little Wheeney Creek, the Department requests that appropriate erosion mitigation measures be incorporated in any development consent by Council to minimise sediment intrusion into this waterway."*

**"Roads & Traffic Authority**

*The Authority has examined the plan and has no objection to the proposal. The Authority does, however, consider that should a golf course be constructed at a later date, then some additional work would be required at the junction of Overton Road and Comleroy Road to enable turning facilities to be provided.*

*All costs associated with this work would have to be borne by the developer."*

**"Prospect Electricity**

*It is advised that electricity supply may be made available to the type of developments mentioned. However, such development would be dealt with under Prospect's Non-Urban Extension Policy. As such, the full cost of providing supply must be met by the developer, with subsequent reimbursement under the terms of this policy..."*

**"Water Board**

*The development would be remotely located and cannot be served from the Board's existing or planned water and sewerage systems.*

*It should be made clear in the LEP that any water supply scheme to the development would have to be fully funded up-front by the beneficiaries of the scheme.*

*In addition, the Board's comments on the proposed development are as follows:-*

**1. Golf Course and Club -**

*The Board would support the golf course and club development provided that they have satisfactory on-site wastewater disposal systems which will meet the Environmental Protection Authority requirements.*

*Potable water demand may be met by a suitable roof water collection system.*

**2. 33 Rural Residential Allotments -**

*The Board has no objections for the proposed rural residential development provided that each allotment will have a roof water collection system to meet their water demands, as proposed in the environmental study. However, the Board believes that a roof area of 300m<sup>2</sup> and a 90kl collection tank may be required for a satisfactory roofwater collection system.*

*The lots are large enough for on-site disposal of wastewater but should be subjected to a favourable hydrogeotechnical report. However, alterations of the lot layout may be required, as suggested in the environmental study, to develop all the lots.*

**3. Medium Density Housing Development -**

*The Board believes that the medium density housing development is not appropriate as the development cannot be adequately supplied with water and sewerage services."*

**Comment**

The Water and Soil Management Report states that the average roof area of houses in the area is approximately 250m<sup>2</sup> and that water storage tanks appear to be 60kl or larger. Council requires new residences in the area to provide water storage capacity of 60kl. The revised proposal does not incorporate a medium density housing component.

**Water & Soil Management Report**

The executive summary of the Water and Soil Management Report states:-

*"The veracity of the assumptions made in water quality modelling should be tested by the gathering of site specific information about the hydrological processes on the subject land and nearby land, including at least the following:-*

- *the relationship of runoff to rainfall and sediment transport, including at least one moderate rainfall event;*
- *nutrient status of the storages after rain and of the Little Wheeney Creek system; and*
- *sediment transport from the site (ie. soil erosion) and a comparison with a nearby rural residential site.*

*From the analysis conducted for this study, it is concluded that:-*

- *adequate water supply is available for a clubhouse from roofwater tanks and a small dam on the uphill side of the property;*
- *disposal of wastewater is possible with minimal contribution to downstream nutrient and sediment loads using an extended aeration wastewater treatment plant and a series of wetlands located between two golfing holes; and*
- *irrigation of about 80% of the golf course area is possible at the reliability normally required for a golf course from the feasible dams on the property.*

*It is also provisionally concluded that:-*

- *the operation of the proposed volume of storage in this way will provide good sediment settling and nutrient control for runoff leaving the site; and*
- *wastewater treatment and disposal for the rural residential subdivision can be carried out individually on each site with minimal contribution of nutrients to the downstream areas, provided effluent storage is available on each location."*

From the above, additional information is required to fully assess disposal of stormwater and wastewater. This could be done at subsequent Development Application stage as it is believed that it has been shown to be technically possible to manage water in an appropriate way, although a high degree of technical and management commitment is required both during construction and as an on-going process after completion.

#### Planning Assessment

The local environmental study identified that based on water supply, sewage disposal and drainage considerations, the previous proposal was not acceptable. Whilst these issues have, to an extent, been addressed within the later Water and Soil Management Report and the proposal subsequently modified by the application, these issues remain of concern.

Potable water supply for rural/residential allotments, ie. rainwater catchment is of concern as on occasion it will require "boosting" by water cartage. Cartage places additional pressure on existing infrastructure in serviced areas. The water supply for the golf clubhouse in emergencies relies upon water from a dam situated in the south eastern corner of the land. The catchment area of this dam is not owned by the developer and thus the quality of the water entering the dam is beyond his control.

There would be required treatment of this water should it be used for potable purposes.

In relation to wastewater disposal, the Water and Soil Management Report states that wastewater disposal methods and management for the rural/residential subdivision will have a major bearing on the nutrient output to the nearby creek system and concludes that surface application of wastewater is desirable. The proposal accordingly utilises on-site treatment and disposal systems. In this regard, however, the local environmental study states the following:-

*"Despite the general proliferation of on-site effluent disposal systems there is growing concern about the long term effects these systems may have on the environment. In particular, accumulation of nutrients in the soil whilst beneficial to vegetation growth, may over time leach into natural waterways causing algal blooms with resulting deterioration of water quality."*

The disposal of wastewater from not only the rural/residential allotments but also the golf clubhouse as described in the report, fails to address the issue of periods of wet weather. Wet weather detention may also be required.

The method of disposal proposed in the Report is reliant upon "State of the Art" technology. Whilst this may appear satisfactory, any failure of the technology or human error in operating the technology may result in low quality effluent flowing directly into Little Wheeney Creek. However, even systems operated by the relevant authorities are reliant on proper management procedures.

The Report itself acknowledges that in the past golf courses have had the reputation for poor water control, particularly nutrients. However, the Report states that these problems will be overcome by management measures such as strict control of fertiliser application and annual water quality monitoring.

As previously indicated REP20 identifies issues that must be reviewed by Council when considering proposals, namely water quality, significant vegetation habitats, scenic quality and tourism. In terms of significant vegetation habitats, part of the site incorporates lands identified as protected under the Soil Conservation Act. Due to its landforms, vegetation and agricultural setting, the land has scenic quality. The scenic quality of the Hawkesbury River and surrounding areas, including the subject land is experiencing increasing pressure from rural/residential, tourism and recreational development. Tourists are currently attracted to the area because of its scenic amenity. The development is not considered to significantly alter the area's scenic amenity although it is conceded that this is a subjective view.

In the past, Council's rural lands policy for the City has been to maintain towns and villages within a rural hinterland. Whilst this stance is agreed with, it is not realistic to suppress all developments that may appear to be at variance with the policy. The increasing population of the City deserves a high level of amenity just as they do services. Golf course recreation is a level of service that is not keeping pace with the increased user group. This is the case in Hawkesbury just as it is in the rest of Sydney.

Where a proposal to provide such a service is privately funded and where there is, prima facie, evidence to suggest that the development can proceed in a satisfactory manner it is considered that the rezoning should proceed with stringent performance criteria written into the LEP documentation. In accordance with current practice from rezonings of this nature it would be appropriate to include a "sunset" clause so that all approvals, etc., had to be obtained within three years, otherwise the rezoning lapses.

#### Additional Information from Applicant

Since preparation of the above report, further correspondence has been received from Toby Fiander and Associates. The following additional information is provided in the correspondence:-

##### ***"Wet Weather Storage***

*The issue of wet weather is dealt with explicitly by modelling and component sizes chosen to minimise release of nutrients. The statement in Council's report (ie. that weather storage has not been dealt with) is, therefore, incorrect."*

##### ***"Building up of Nutrients***

*The build-up of nutrients referred to occurs principally when a small area of land is used for disposal. In this particular case, it is proposed to use a large area of land for disposal and to apply the nutrified water at the time that the soil matrix can accept it.*

*We conclude that the systems proposed will not behave in the manner described in the LES. Indeed, it was for this reason that the waste disposal and irrigation systems were selected. It would be correct to conclude that this aspect has been examined and satisfactory performance is considered possible."*

##### ***"State of the Art Technology***

*The report indicates that the proposed systems are state of the art and infers that there is greater risk for this. We dispute that the wetlands, irrigation and fertiliser control mechanisms proposed are state of the art because all of these features have existed individually in hydrological engineering practice for more than 20 years, and, in most cases, for considerably longer.*

*The precautions required during construction are also not state of the art although there needs to be good construction control to permit the staging required.*

*We consider that additional information is required to decide how big each stage of construction should be, what size some of the temporary and permanent works should be, etc, etc., but these measurements are also not state of the art."*

***"Location of Treatment Plant***

*The proposed treatment plant can be located within constraints imposed by buffer zones and the proposed work. The preliminary location was selected to maximise the nutrient removal potential in the watercourse. However, if necessary it could be relocated and additional wetlands provided as a cascade and water feature for the golfcourse."*

✓  
IT IS RECOMMENDED THAT Council further support rezoning of the land to allow an integrated golf course, rural/residential estate of a maximum 35 (thirty five) allotments.

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**13. HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989 - AMENDMENTS TO SCHEDULE 1 - HERITAGE ITEMS - PITT TOWN SLAB BARN. LEP11/91/ED**

At its Ordinary meeting of 9 July 1991, Council resolved to amend its Local Environmental Plan to identify, protect and conserve those slab barns identified in the Pitt Town Slab Barn Study into Schedule 1 - Heritage Items in Hawkesbury Local Environmental Plan, 1989.

The draft plan was recently exhibited in accordance with Section 66 of the Environmental Planning and Assessment Act 1979. The delay in advertising related to obtaining accurate property information (ie. Lots and DP's). Two submissions were received and both were in regard to "Bona Vista", Heritage Item 286 in the Schedule 1 of HLEP 1989. The first submission received was from the shareholders/owners of Bona Vista Citrus Pty Ltd and the second submission was from Graham Edds and Associates, the co-author of the Pitt Town Slab Barn Study. The submissions and respective comments are provided below.

**SUBMISSION 1 (from Bona Vista Citrus Pty Ltd)**

*"We the undersigned being the only shareholders/owners of Bona Vista Citrus Pty Ltd, wish to make a submission in relation to your proposal to place certain sheds/barns under LEP 1989 Hawkesbury Heritage.*

*Following discussions with Council's planning staff, we were amazed to learn that it is the considered opinion of SOME Council staff, that the whole of our property (Lot 7 DP979451) or in earlier correspondence (Pt Pors 247 and 49) Bathurst Street, Pitt Town, is to be placed under a Heritage Order.*

*Exception is taken to this approach for the following reasons:-*

*We fully understand the merit of having the homestead "Bona Vista" under heritage and would not wish it otherwise. We can come to terms with the proposal to place some of the sheds/barns under a heritage order, but is it necessary to have an order over the whole property?*

*Heritage to our way of thinking relates to old and unique buildings, not land that has been cleared or even timbered areas, because if you take this approach, land in the heart of the CBD of Sydney or out the back of Bourke or anywhere in Australia, is heritage. All land is the same age no matter where it is situated.*

*With regard to the homestead being under heritage, a more practical approach was adopted by the Heritage Council of NSW. When the house "Bona Vista" was identified in the Government Gazette dated 9 October 1981, by Section 130 Order, we were fully aware of this order as we received correspondence from the Heritage Council informing us of their intentions and informing us of our right of reply.*

*Regarding the intention of Council to place a heritage order on certain sheds/barns on our property, we wish to raise some objections.*

*Your documentation is inconsistent in that the items listed state house and barn/s and ours only refers to "Bona Vista". This is the house, not the whole property.*

*Some of the sheds/barns identified in this study are not items of environmental heritage because they are incapable of reasonable use in their existing form and to alter them would cause undue financial hardship on the owner.*

*The shed identified as 10E (negative Nº 7) in the statement of significance already states that the shed has been unsympathetically altered only retaining a very small/if any heritage significance. There is evidence of white ant damage and the roof is sagging. As it is a distance away from the larger group of sheds, it has less significance. It is not substantially intact as stated in the description of integrity. Looking from the house, it is not visually aesthetic and we fail to see the social, historical and cultural importance. It has the least value for listing as it is set apart and, therefore, should not be included in the HLEP 11/91.*

*We trust that you will consider the points set out, particularly in regard to the whole property.*

*A supporting letter for the exclusion of 10E, is enclosed."*

Comments

In response to the above submission, the following comments are offered.

The authors of this submission appear to have misconstrued the intention of the amendment to the Heritage Schedule. The amendment to the Heritage Schedule is two-fold. First, where slab barns are currently listed as Heritage Items in HLEP 1989, the intention of the amendment is to update the property description (as property descriptions may have altered since the gazettal of HLEP 1989). Secondly, where a slab barn may not have been identified as a Heritage Item to now include it in the Heritage Schedule. In the case of "Bona Vista", the property description was simply updated from Item Number 286 - "Bona Vista", part Portion 49 and 247, Parish of Pitt Town to Item Number 286 - "Bona Vista", Lot 7, DP979541.

It is believed that the entire property of "Bona Vista" has had Heritage significance since it was first identified in Schedule II (Heritage Items) of Hawkesbury Local Environmental Plan 1984. This opinion was upheld in the recent Maron Investments - Vs - Hawkesbury City Council Land and Environment Court case.

SUBMISSION 2 (from Mr G Edds, Conservation Architect)

*"We write at the request of Mr I Johnston and Mrs G Timmerman regarding inclusion of the slab barns located on the property "Bona Vista" Johnston Street, Pitt Town, in Council's LEP.*

*As co-author of the Pitt Town Slab Barn Study I applaud the proposal for inclusion of the barns within Council's LEP 1989.*

*The owners have rightfully pointed out, however, that the barn Item 10E Description of Integrity as "substantially intact" is in error and should be described as altered unsympathetically. The "Statement of Significance" reinforces this with its statement:-*

*'An unsympathetically altered barn retaining only some individual significance but as a part of the Bona Vista group is considered of high cultural significance.'*

*It is the writer's opinion that the barn item "10E" is not a spectacular individual item of architecture or construction type for barns and as such its inclusion in Council's LEP should reflect its significance, ie. its low individual significance and its high group value.*

*We understand that the owners' concern is that once this barn is recognised on Council's LEP then it must be kept without alteration.*

*It was the writer's intention that this barn be recognised and "conserved" in line with Australia ICOMOS charter for the conservation of places of cultural significance (the Burra Charter) by conservation of the barn's important elements, ie. position, shape, scale, orientation, materials, etc., and by permitting adaption and/or reconstruction to reflect changing circumstances and future uses.*

*The condition of this barn is noted in the study as fair and with unsympathetic alterations and claddings making it difficult to recognise it as a historic barn to persons other than those with a trained eye.*

*It is, therefore, reasonable to expect that listing in the LEP should emphasise its position within the group of barns, shape, orientation and single storey scale as being the elements worth preserving rather than the much altered and deteriorated fabric itself."*

#### Comment

In response to the above submission, the following comments are provided.

Mr Graham Edds clearly recognises the importance of barn item 10E in contributing to the "high group value" of the 6 slab barns on "Bona Vista".

Whilst the issues raised in the above two submissions have been noted, they do not justify the removal of Barn Item 10E from Schedule 1 nor the alteration of the property description for "Bona Vista" - Item 286 of Schedule 1 of HLEP 1989.

Pursuant to Section 62 of the Environmental Planning and Assessment Act 1979, the draft plan was referred to the Heritage Branch of the Department of Planning for comment. Whilst no written advice from the Branch has been received to date, verbal advice from the Branch has indicated that they have no objection to the draft plan and that they support the amendments to Schedule 1 of HLEP 1989.

Accordingly, it is recommended that Council support the amendment to Hawkesbury Local Environmental Plan 1989, and advise the Department of Planning in accordance with Section 69 of the Environmental Planning and Assessment Act 1979, to enable the making of the Plan.

**IT IS RECOMMENDED THAT Council prepare a submission to the Department of Planning pursuant to Section 69 of the Environmental Planning and Assessment Act 1979, to enable the plan to be gazetted.**

#### **14. WINDSOR TOWN CENTRE - POTENTIAL IMPROVEMENTS.** **T200/002/ED**

The matter was last reported to Council's Ordinary meeting of 12 October 1993. The main elements of the potential improvements to the functioning of the Town as proposed by Mr Hugh Williams are as follows:-

- ◆ A tourist walking route, which is a large loop extending from Johnson Street along the Mall to Thompson Square and back along The Terrace.
- ◆ Identification of those areas of public road which should be converted to a public space, which is equally shared by slow vehicles and pedestrian movements.
- ◆ Public spaces for pedestrians only.
- ◆ Future commercial sites.
- ◆ Identification of significant streetscapes which have a heritage value.
- ◆ Identification of a study area extending from Fitzgerald Street to New Street and from the southern side of George Street all the way to The Terrace.

After considering a report on the matter, Council resolved that a further report be prepared detailing budget considerations, as well as the implications of the abovementioned initiatives in relation to the Windsor Traffic Study and other proposals for the Town.

This report is structured to examine the first four of the abovementioned initiatives in terms of ease of implementation, relationship to the recently completed Windsor Traffic Study and cost.

##### **Tourist Walking Route**

The Tourist Walking Route is an excellent idea, the location of the route and its length are satisfactory for visitors to the Town. It is likely that the number of these visitors will increase in the short to medium term. The route can easily be implemented by the placement of appropriate signs and most of the route is already in place, that being the Mall, Thompson Square and along the river frontage near The Terrace. Some works may be required to make it easier for pedestrians to walk from The Terrace near the river along Johnson Street and then cut through to Fitzgerald Street and eventually to the Mall.

It is estimated that improvements to the footpath on the western end of the walk as well as the provision of tourist walking route signs would be in the order of \$5,000.

### **Shared Vehicle and Pedestrian Routes**

The two principle areas indicated in Mr Williams' scheme are in Thompson Square and in Fitzgerald Street between Union Lane and the Mall. The Thompson Square shared pedestrian and roadway concept already occurs by the fact that the road in Thompson Square is paved, giving motorists the impression to slow down and watch out for pedestrians.

The creation of a shared pedestrian vehicle accessway along Fitzgerald Street between Union Lane and the Mall also has some merit and does not conflict with the recommendations of the Windsor Traffic Study. The shared pedestrian accessway on this section of Fitzgerald Street will be more meaningful once the Union Lane extension proceeds to Johnson Street and thence to Hollands Paddock Car Park. The Union Lane extension should be constructed so as to slow down vehicles and make it possible for pedestrians as well as vehicles to traffic this route. Once this is achieved it would be logical for pedestrians to use it as an alternative route to Johnson Street as well as Hollands Paddock Car Park. The potential for pedestrian movement would increase with some of the land in Johnson Street being rezoned to commercial. This is discussed in the next section.

The existing Union Lane between Fitzgerald and Baker Street also needs upgrading, especially the western side of the Lane which needs to be kerbed. The cost of this kerbing and pavement reconstruction is approximately \$45,000

Council has already acquired land from the Water Board to extend Union Lane to Johnson Street and is in the final stages of negotiations with the Board of Fire Commissioners to purchase the strip of their land to complete the length. The cost of constructing the link between Fitzgerald Street along the alignment of Union Lane and Johnson Street as well as pavement improvement in Johnson Street to make it more pedestrian friendly would be in the order of \$75,000.

### **Public Spaces for Pedestrians**

Mr Williams plan shows public spaces on either side of the future Union Lane link between Fitzgerald Street and Johnson Street. This idea would have some merit, especially on the Fire Station side, if the Fire Station was to be put to use for some sort of tourist use in the future. The proposed open space designation on the river side of the Union Lane extension may be more suited to commercial uses given the meeting places available in the Mall and around the future use of the Fire Station. This requires further investigation as there are underground tanks on the site.

This aspect does not need immediate attention, and substantial negotiations would have to occur with the Board of Fire Commissioners and the Water Board to acquire this land prior to these decisions being made.

### **Future Commercial Sites**

Mr Williams plan also identifies existing land which is zoned for residential purposes that could be converted to commercial uses. This land is in the vicinity of Johnson Street and adjoins the existing Hollands Paddock Car Park in part. The concept of this additional commercial land is supported in that it is central to the business district as well as being adjacent to a currently under utilised car parking area. The extension of Union Lane further provides impetus to enable this land to be developed for commercial purposes and would further encourage pedestrian usage of the Union Lane extension. The rezoning of these few residential parcels on Johnson Street would not be a cost burden to Council.

In conclusion, the development of Windsor as a commercial centre is an ongoing process. The Windsor Central Business District Traffic Study made numerous recommendations about improvements to the traffic regime in and about Windsor. Similarly Mr Williams' proposal also indicates areas of improvement. There is no conflict between the two initiatives.

In terms of the implementation, the extension of Union Lane is a priority in both schemes and this is being advanced as a project in the short term.

The tourist walking route concept also has significant merit, and due to its low cost of implementation should be advanced as a project to be undertaken in 1994.

IT IS RECOMMENDED THAT the extension of Union Lane from Fitzgerald Street to Johnson Street and the provision of a tourist walking route be implemented in 1994.

### **15. SHOPPING CENTRE PROPOSAL - MARCH, PAGET, LENNOX AND EAST MARKET STREETS, RICHMOND. LEP0018/93/ED**

This proposal was reported to Council's meeting of 9th November, 1993, for information purposes as the proposal had, at that time, only recently been received. The purpose of this report is to update Council on the proposal and matters of relevance.

The proposal, as submitted at this stage, is in preliminary sketch form and proposes a Discount Department Store of 13000m<sup>2</sup> and for an additional 2000m<sup>2</sup> approximately of speciality shop floor space. The proposal also indicates a car park at ground level, external to the development, of 350 spaces.

Accompanying the application is a submission by Architect, Alex O'Grady, which indicates, inter alia, the following:

*"... The total site bounded by March, Paget, Lennox and East Market Streets comprises some 4.06 ha of which 3.3 ha zoned Residential 2(a) is available for retail development.*

*The balance of the site at present houses a hotel on the corner of March and East Market Streets, and newly completed medium density housing for the Department of Housing.*

*The 3.3 ha noted also contains some retail outlets in old style retail/residential premises in March Street, a doctor's surgery, a large bus depot and the headquarters of the Richmond branch of the NSW Fire Brigade.*

*In the main the residences are older weatherboard types with a selection of some listed on the local Heritage Register...*

*The site has tended to become isolated from adjoining residential development to the South with the ever increasing traffic flow in Lennox Street. The site now has traffic lights on 3 of its 4 corners and with the proposed upgrading of March Street for a major through traffic route the site will become more isolated from its residential partners...*

*The site is strategically located between the growing town centre and the rapidly developing campus of the University of Western Sydney and the 'about to open' TAFE College on the major east-west through road and radial links to South Windsor and Londonderry.*

*The strategic situation is further reinforced with the proximity of the Railway Station adjacent to the north across March Street.*

*These factors combine to place this emerging site as one that is easily accessible by road, rail and foot at the interface of Retail, Residential and Educational zones within Richmond...*

*As noted above the site has become rapidly more isolated from adjoining residential neighbourhoods in recent years due to the increased traffic flow in March and East Market Streets and the residential amenity once enjoyed in the older style cottages and allotments has deteriorated due to this traffic and the retail push...*

*A retail development of the correct scale appropriate to Richmond and the adjoining areas will turn the site from a 'waste land' into a viable and harmonious area beneficial to residents, shoppers and retailers alike in the region...*

*It is the intention of the residents representatives and consultants to develop a retail strategy with the Chambers of Richmond and Windsor to reap the benefits for both the new complex and the existing strip developments in Richmond and Windsor.*

*This approach has been unanimously endorsed by the Richmond Chamber as has the proposed development itself. Given that this application receives approval, ongoing discussion with the Chambers will take place, with a view to forming a retail design team to draw up a brief for the total retail development of Richmond in particular, based on the existing and proposed shopping centre and the region at large, well into the future. This brief would also be based upon and include details of the Retail Study required to be undertaken by Council as part of the Local Environmental Statement as part of the rezoning procedure.*

*The nett objective of this collaboration is to establish a level basis for competitive retailing in the Hawkesbury for the benefits of retailers and residents alike.*

*The residents' collective is also prepared to engage a consultant to prepare a retail study as part of this submission should it be required by Council...*

*In the main the centre will face onto March Streets, incorporating the existing heritage buildings to further enhance the scheme. The incorporation of these buildings is seen as neither limiting or unfortunate, but just the reverse. One of the heritage items can easily be relocated to form a group with other existing heritage buildings so as to allow the formation of the main entry forecourt directly opposite the McDonalds development.*

*Other heritage items in Lennox Street can be retained and incorporated into the area proposed for the car park.*

*The development would also require the relocation of the Fire Station. This is best achieved in order to regularise the development site and functionally locate the station by cutting off the south west corner of the development site at the corner of Lennox and East Market Streets. The area proposed is approximately twice the size of the current fire station site and would allow for better and more efficient modern development of that facility.*

*It is considered that relocation to this corner will be safer with control of the existing traffic lights at this point rather than the existing location midway along March Street that is to be upgraded as the major east-west traffic route through Richmond. No details of this relocation have been discussed with the appropriate officers of the Fire Brigade so this assessment is not conclusive.*

*The design and layout as indicated would incorporate a retail discount store with some 13000sm of retail space and 20 specialty shops of approximately 90 square metres each. These shops would face into an internal pedestrian mall running from the main entry forecourt in March Street to the main entry from the car park facing Lennox Street. This mall would be suitable for al fresco dining and community displays and other forms of group activities and entertainment...*

*The car park would provide approximately 350 vehicle spaces on a combination of limited to unlimited time restrictions with no necessity or indeed desire for kerbside parking in the streets. The car park entries and exits and service entries and exits would be from Paget Street for safety reasons. The entries and exists would be situated at approximately the quarter points along the street so as not to congest traffic at any one point. The car park exit would also include facilities for covered parcel pick up, and a drive-through take-away outlet, such as a liquor store...*

*A consultant is about to be engaged to prepare a study, as part of this submission, to assess the performance standards of this car park and the total impact of the centre on the traffic in Richmond.*

*The whole development would be surrounded with old style Richmond landscaping and also included within the car park in particular. Preliminary investigations of the site conclude that many of the mature exotics can be retained and would form a major item in the overall design...*

*The heritage of Richmond and good retailing facilities can be combined.*

*It is the intention of the residents representatives to retain development of the centre by local entrepreneurs. This would allow the town to retain some measure of control for the competitive benefits of retailers and residents.*

*Given the unanimous support of the residents and the landowners, and the Chamber of Commerce it is an invaluable opportunity to develop a centre of lasting worth and benefit to Richmond and given that the spirit of discussion and consensus can be retained and developed for the purposes of developing a total retail strategy and in particular a highly developed and broad and sensible brief for the shopping centre in particular..."*

The car parking proposed in the preliminary drawings is not considered to be sufficient in numbers for the floorspace proposed. That is, under Council's Parking Policy Development Control Plan, a minimum of 480 spaces is required, however, figures suggested by the traffic consultant employed by Council to address both Windsor and Richmond in terms of traffic and parking suggests a minimum of 570 spaces, whereas, the Roads and Traffic Authority Guidelines suggest a minimum of 675 spaces.

At Council's meeting of 9th November, 1993, it was resolved that a new Development Control Plan for parking within the City be prepared. In the interim, however, Council should be guided by its own Development Control Plan and that of its Traffic Consultant.

The matter of insufficient parking has been brought to the attention of the applicant who has verbally responded by indicating that an additional 300 spaces can be provided in a redesigned format, however, at the time of preparation of this report, revised drawings are not to hand.

It is pleasing to note that it is proposed to incorporate the existing heritage items within the development however, once again, at this stage no formal details have been provided as to how this will be undertaken.

In locational terms, it is considered that the site does have some merit, being located as it is and providing as it would a link between existing retail areas of Richmond, Richmond Park and access points to the University campus. It may also be of benefit, as suggested by the applicant, as the site is bounded by four roads which would provide a number of access points.

At the date of the report, whilst the majority of landowners have indicated their consent to the development proceeding, there are still a number that have not been provided to Council although it is understood from the applicants that these are available.

It is not proposed to assess this application further, at this stage, pending further submissions by the applicant as to additional car parking, owners' consents, and also pending information on Council's resolution to prepare a retail strategy. In this respect, a consultant's brief has been prepared and likely consultant's costings are being sought.

**IT IS RECOMMENDED THAT** the information on the processing, to date, of this proposal be received.

**16. SHOPPING CENTRE PROPOSAL - FRANCIS STREET  
RICHMOND. LEP0019/93/ED**

This proposal was reported to Council's meeting of 9th November, 1993, for information purposes as the proposal had, at that time, only recently been received. The purpose of this report is to update Council on the proposal and matters of relevance. The application, as submitted, incorporates architectural plans and elevations with the following information in the letter of request.

*"This development, as illustrated on the accompanied drawings No.SP1, SP2 and SP3, includes the following major elements;*

*A Major Discount Department Store - TARGET  
A Supermarket  
About 30 Speciality Shops  
Basement Carpark of 366 cars  
Roof Carpark of 222 cars*

*The proposed development will require acquiring 6 private properties along Francis Street and a portion of existing Council's carpark.*

*We have the support and agreement of the Landowners along Francis Street for this development.*

*Our proposal is based on the exchange of part of the Council's carparking into the undercover carparking area of this development.*

*According to expert studies, this is the only logical place to have a major Retail Centre in the Hawkesbury Shire.*

*This development will undoubtedly benefit the whole community, retailers around the area and property owners.*

*In conclusion, we request Council's concurrence to this development so that final negotiations can proceed with the major players in the development."*

In the report for information to Council's meeting of 9th November, 1993, it was indicated that, whilst a number of existing car parking spaces on Council's car park were proposed to be lost, they would be more than replaced in numbers with the proposal. This calculation was based on the general commercial car parking rate of one space per 40m<sup>2</sup> of gross leasable floor area. If these figures are utilised then the proposal, which totally proposes 638 spaces, is 124 more than would be required, including the replacement of lost spaces. However, Council's Development Control Plan for discount department stores and supermarkets requires a rate of one space per 30m<sup>2</sup>. Therefore the development, when assessed against Council's code including replacement of lost spaces, has a surplus of 101 spaces and not the 124 spaces surplus indicated on the Architect's drawings.

However, if the development is assessed in accordance with the rate suggested by Council's traffic consultant, there would be a shortfall of 22 spaces in the proposal and, if assessed in accordance with Roads and Traffic Authority figures, there would be a shortfall of 100 spaces.

At Council's meeting of 9th November, 1993, it was resolved to prepare a new Development Control Plan for Car Parking and it can be seen why such is required when, depending upon the criteria used, this proposal ranges from a 124 space surplus to a 100 space deficit. As in any vibrant commercial centre, parking is a key element and care must be taken to ensure that sufficient spaces exist.

The proposal requires the demolition of a dwelling fronting Francis Street which is a heritage item on Council's LEP. This building was previously resolved by Council to be removed from the heritage list, however, the Department of Planning at the time did not believe that its removal was justified and, accordingly, it would be required to be justified as part of any rezoning process for this particular development.

The proposal does have merit, in locational terms, reinforcing as it would a major retailing area in Richmond. It also has the benefit of providing an amount of undercover car parking which is desirable, particularly in the Hawkesbury locality because of the extremes in weather. It would require, however, as part of the rezoning process a proper assessment of the impact of the proposal on local traffic flows.

There would be an additional short term difficulty with the development during its construction because of disruption to existing shopping and parking patterns.

There are still a number of landowners' consents which have not been provided, at this stage, although it is understood that they are available.

It is not proposed to further process the application at this stage pending submission of owners' consents; the retail strategy resolved to be prepared by Council at its meeting of 9th November, 1993; and also the revised Parking Development Control Plan.

**IT IS RECOMMENDED THAT** the information concerning the processing of the proposal be received.

## 17. SUBDIVISIONS - PROVISION OF ELECTRICITY. GR120/005 PT02/GM

When subdivisions are approved by the Council, reference is made to servicing authorities regarding the availability of their services and if these are not available, then, depending on the nature of the service, the subdivision may not proceed.

One of the reference agencies is Prospect County Council for electricity. This service has been considered as essential and, in fact, the County Council wrote some years ago requesting it be made part of the reference list as subdivisions had occurred without electricity and there were subsequent representations to provide the service at a very significant cost. This cost is then borne by the general electricity ratepayer rather than the developer.

Some of the servicing occurring in recent years, particularly since 4ha subdivision was approved in the East Kurrajong/Blaxlands Ridge area, is long, expensive and sometimes unsightly. Powerlines proceed from the ridge roads down the escarpment on either side. In some instances these can be at a cost that would exceed return on the power used.

An alternative is available in alternative power from a number of sources including that of solar. Discussions with Mr Roy Rotherham of Prospect Solar indicate that the NSW Government is providing a grant totalling 66.7% for purchase and installation of stand-alone electricity generating system. The grant is known as Remote Area Power Assistance Scheme. To qualify for a grant the cost of extending the electricity supply grid to the property boundary has to be \$20,000 or more. The property also needs to be the prime residential address of the applicant. The scheme is administered by the local electricity distribution authority. Prospect Solar are in a position to provide solar, wind, diesel or hydro alternatives.

One of the issues that would need to be resolved is that at this time a developer is required to pay and have the power available to each lot in a subdivision prior to the linen plan of subdivision being released from the Council. If the alternatives are chosen, then a method will have to be devised to ensure that funds are available for a subsequent landowner to have power.

Should the Council concur with the provision of alternative energy sources for properties and particularly those that qualify for the Remote Area Power Assistance Scheme, then discussions will take place with Prospect County Council to have a suitable system established. This would also need to take into account the deregulation of the industry, which it is understood, will take place in 1995.

IT IS RECOMMENDED THAT Council agree to the principle of providing alternative, stand-alone electricity generating systems in rural subdivisions where it can be demonstrated that these are cost effective, to the benefit of the environment and where provision of the facilities to purchasers of the property are guaranteed.

18. ESTUARY MANAGEMENT COMMITTEE. GR060/067  
PT01/GM

There have been discussions with the Public Works Department regarding the proposal to realign the bank at Macquarie Park to increase the waterway area, thus improving the flow around the corner and relieving, to some degree, the erosion that is taking place on the Windsor side of the river. The Departmental representatives have indicated the number of proposals that have been made for the river over recent years and the need to have a co-ordinated estuary management approach. The specific section of the river involved is that section downstream from the confluence of the Grose and Nepean to around South Creek.

In cases where the bed of an estuary is Crown land, the Government encourages local councils to form estuary management committees, which are chaired by a local council Member.

The composition of the committee depends upon the specific issues and problems in the subject estuary. In order to be effective the committee needs to include representatives of relevant authorities, local community groups and users of the estuary.

As a matter of course, each committee includes representatives of the Department of Conservation and Land Management, the Department of Public Works and the Catchment Management Committee for the catchment area draining to the estuary. In this case it would be the newly formed Hawkesbury Nepean Catchment Management Trust.

Community representatives are to include local rate payers and members of any relevant local action or environmental groups concerned with management of the estuary, together with any specific user groups of the estuary (eg. fishermen, recreation users).

If appropriate, representatives should also be included from New South Wales Fisheries, National Parks & Wildlife Service, the Department of Planning and any other relevant Government authorities.

The Estuary Management Policy is a component policy of the New South Wales Rivers and Estuary Policy, which in turn comes under the umbrella of total catchment management.

There have been preliminary discussions with the Chairman of the Trust, Mr Robert Crawford. He is developing a "process" for the catchment that would involve a role for committees on an individual catchment basis. This process will be presented to a forthcoming meeting of the Trust for consideration. The process as developed by Mr Crawford would provide for an integration of all Government agencies, committees and environmental groups involved in catchment management, including developing and initiating solutions, opportunities and works. One of the catchment committees could involve Howes and Currency Creeks and that section of the Hawkesbury River between North Richmond and Sackville.

The objectives of the Estuary Management Policy are entirely consistent with the Catchment Act 1989 under which catchment trusts and catchment management committees are formed.

If a catchment has a catchment management committee and an estuary management committee, the two committees should consult each other, preferably through joint membership. In these circumstances the two committees should jointly define their respective roles and terms of reference to ensure a co-ordinated approach to land and estuary management.

Considering the timing with the recent establishment of the Trust and the need to be supportive to ensure its success, the following action is recommended at this time:

- The Trust be informed of the view of the Public Works Department and the importance of the works at Macquarie Park being undertaken
- That the Council supports the development of catchment committees within the Trusts area of operation and these being part of the catchment management process
- The Trust give consideration to supporting a committee based on Howes and Currency Creeks and that section of the Hawkesbury River generally between North Richmond and Sackville
- The Trust be requested to advise its opinion of membership of any such committee

If any further projects/works within the river or associated catchment are to be undertaken then it would seem from the Public Works Department's point of view, these will only occur through the Estuary Management Committee format. In establishing the committee however, there is a need to ensure its total co-ordination and co-operation with the Hawkesbury Nepean Trust.

**IT IS RECOMMENDED THAT:-**

1. The Hawkesbury Nepean Catchment Management Trust be informed of the view of the Public Works Department and the importance of the works at Macquarie Park being undertaken.
2. The Council supports the development of catchment committees within the Trust's area of operation and these being part of the catchment management process.
3. The Trust give consideration to supporting a committee based on Howes and Currency Creeks and that section of the Hawkesbury River generally between North Richmond and Sackville.
4. The Trust be requested to advise its opinion of membership of any such committee.

ITEM: 5  
T200/002

tourist walking route

coach parking

fut. medium density  
residential use

boundary of proposed  
development control  
plan

fut. commercial use

23/27 johnston st.

boundary of proposed  
study area

the terrace

sunnybrae →

coach set down  
& parking

water tower [tourist use]

union l.

fire station [tourist use]

residential

commercial

public space  
pedestrian only

public space  
slow vehicle + pedestrian

heritage value

thompson sq

new st.

george st.

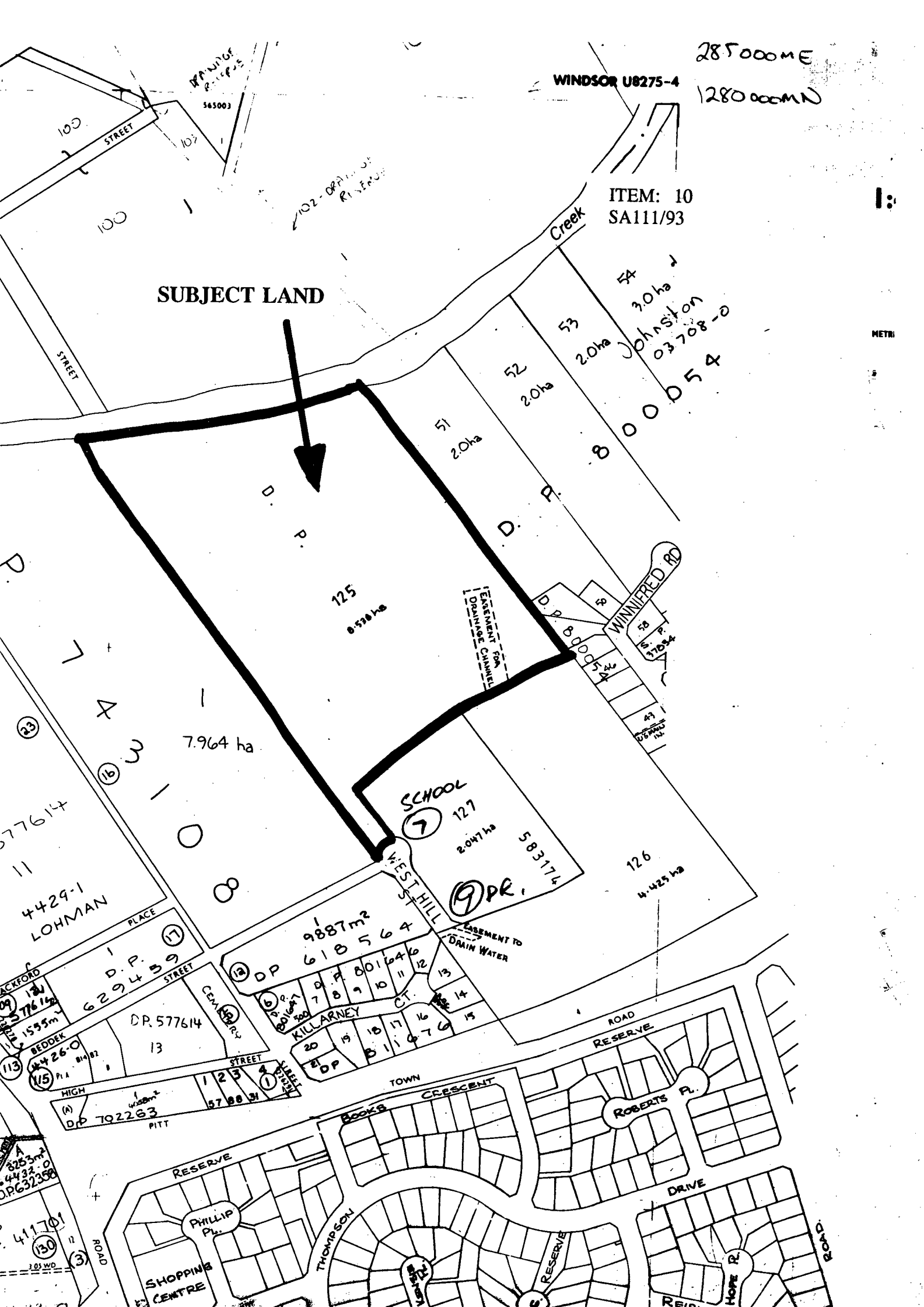
fitzgerald st.

kable st.

baker st.

macquarie st.

# windsor town centre proposed development plan and study



285000mE  
1280000mN

WINDSOR U8275-4

ITEM: 10  
SA111/93

SUBJECT LAND

54  
3.0ha  
Johnston  
03708-0  
800054

125  
8538 ha

7.964 ha

SCHOOL  
7 127  
2.047 ha

9 PR

126  
4.425 ha

9887m<sup>2</sup>  
618564

LEASEMENT TO  
DRAIN WATER

4429-1  
LOHMAN

DR. 577614

ACKFORD  
127  
1535m<sup>2</sup>  
13  
BEDEK  
15  
1535m<sup>2</sup>  
13  
HIGH  
15  
1535m<sup>2</sup>  
13  
PIT

411701  
130  
1535m<sup>2</sup>  
13  
1535m<sup>2</sup>  
13  
1535m<sup>2</sup>  
13

RESERVE

SHIPPING  
CENTRE

TOWN  
CRESCENT

ROBERTS PL.

THOMPSON

RESERVE

DRIVE

ROAD

10

8 1 4 3 6

39.47 ha

**SUBJECT LAND**

3  
8.271 ha

2  
28-15

FILL AREA  
(APPROX.)

D.P. 633497

624012

P4. 57

2.062 ha

# OBJECTORS

RICHMOND  
8  
PARK

WINDSOR

NA

NA



112

164

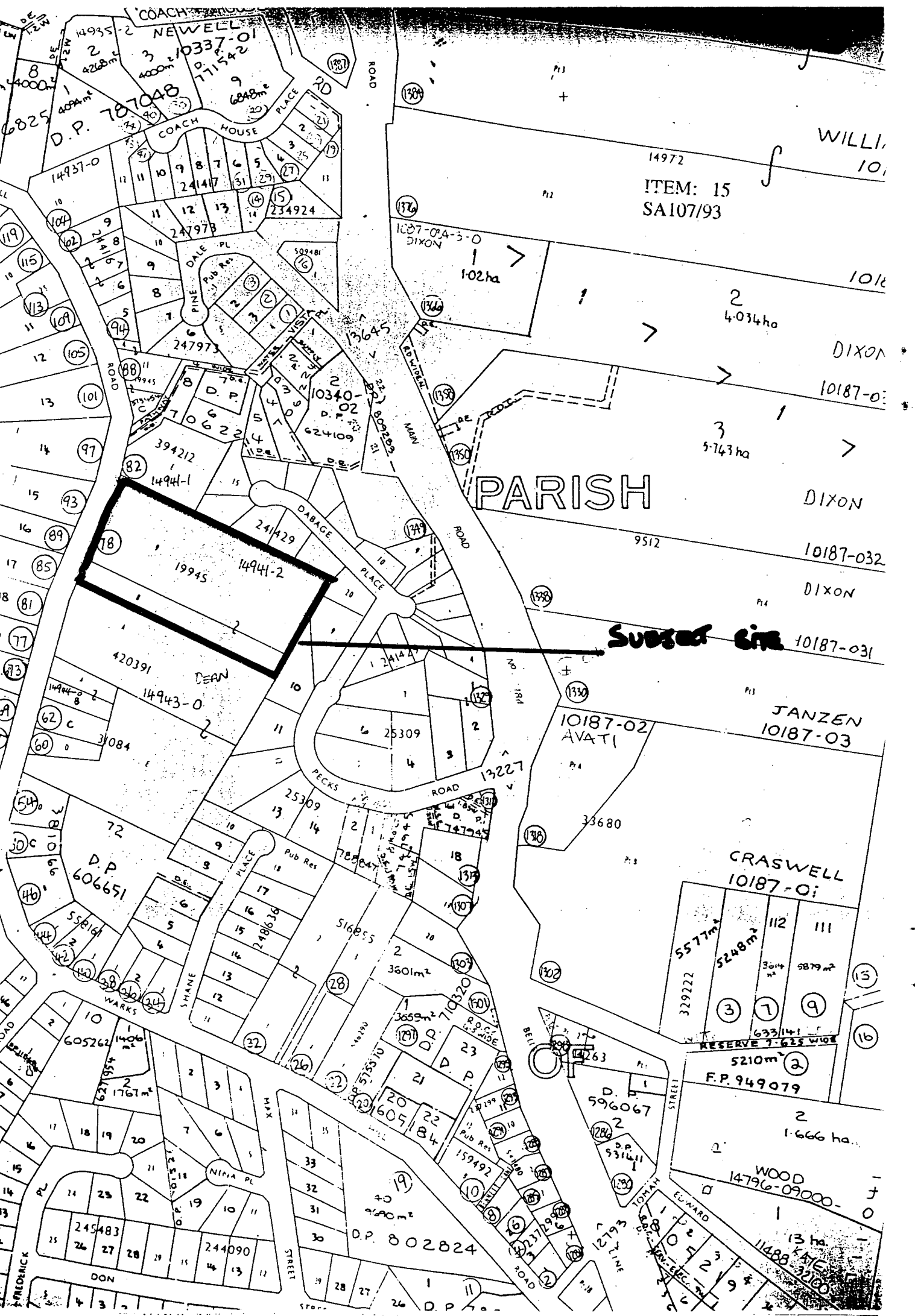
14

93

303

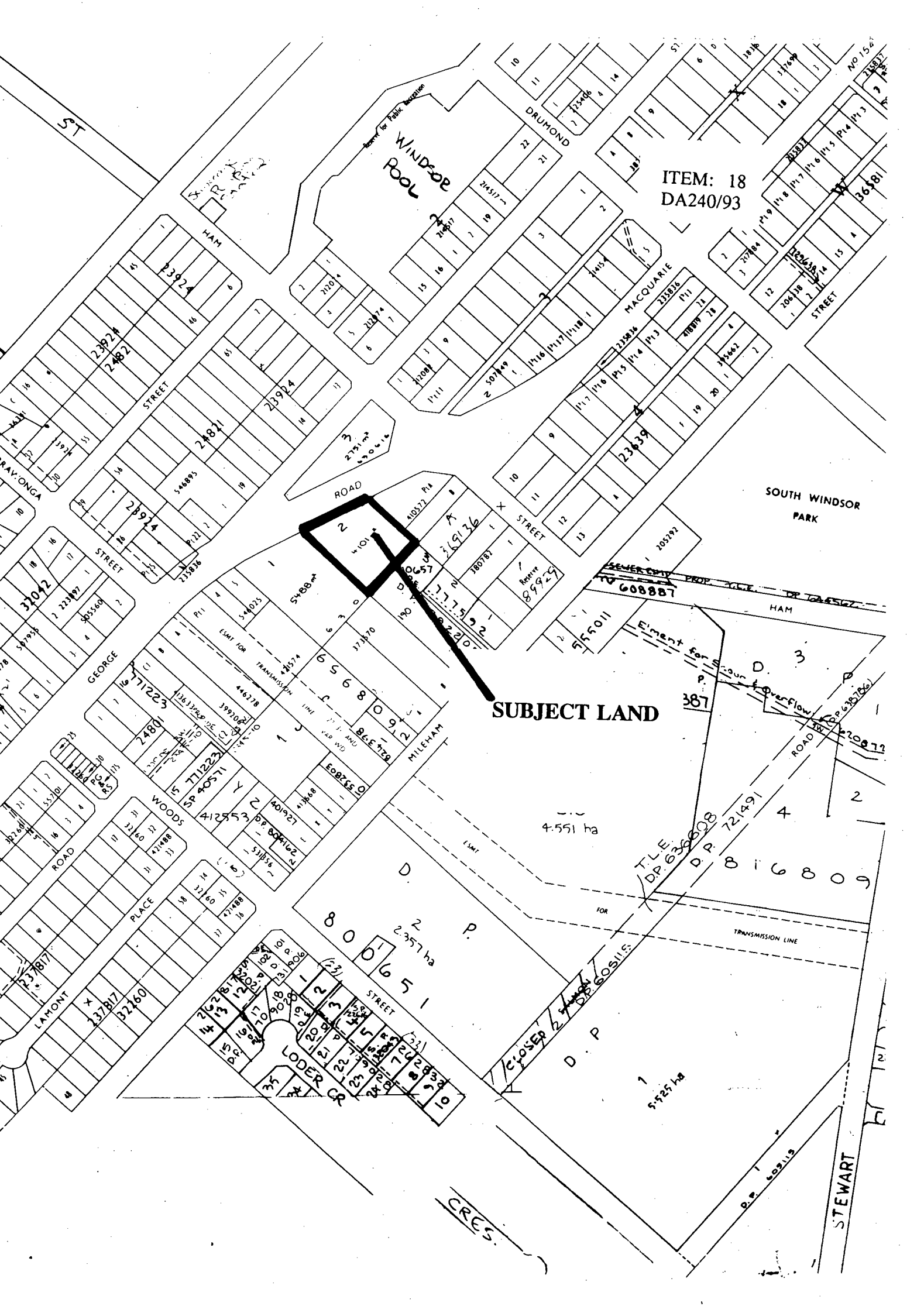
1000

HAWKESBURY









ITEM: 18  
DA240/93

**SUBJECT LAND**

4.551 ha

SOUTH WINDSOR  
PARK

STEWART  
STREET

CRES.

**19. SUBDIVISION INTO 11 ALLOTMENTS, LOTS 1-10 DP831456  
OLD HAWKESBURY ROAD, MCGRATHS HILL. MCKINLAY  
MORGAN & ASSOCIATES. SA154/93;P730/490 PT02**

|                             |   |                                                                         |
|-----------------------------|---|-------------------------------------------------------------------------|
| <b>Owner</b>                | : | <b>R.E.T. Enterprises</b>                                               |
| <b>Statutory Provisions</b> | : | <b>Hawkesbury Local Environmental Plan, 1989</b>                        |
| <b>Area</b>                 | : | <b>7.866 ha.</b>                                                        |
| <b>Zone</b>                 | : | <b>Rural 1(c)</b>                                                       |
| <b>Advertising</b>          | : | <b>Advertised - 1 submission received containing<br/>154 signatures</b> |
| <b>Date Received</b>        | : | <b>18th October 1993.</b>                                               |

**Key Issues**

- . Title to existing lots
- . Previous landfill
- . Amenity
- . Public interest
- . Legal Opinion

**Report**

The application is to subdivide the subject land into 11 lots. The application is on the basis of utilisation of 10 "existing lots" to adjust and/or relocate and to create an additional lot to contain an existing sewer pumping station.

As indicated, the land currently contains 10 lots and was the subject of an approval for landfill works at Council's meeting of 13th October, 1992. The area subsequently filled is now proposed to be utilised as the site for a number of the relocated lots.

At issue, before the merits of the subdivision can be determined, is the potential in a legal sense for the existing lots to be recognised and, therefore, able to be adjusted. That is, in the absence of this potential, the subdivision could not be approved as it proposes a number of lots which are significantly beneath the minimum 2 ha provisions within the zone.

The existing lots are at issue because of the way in which the current titles were created. In this respect, the land prior to 1979 comprised 10 old system titles. In 1979 a Primary Application was made to the Registrar General's Office (as it was then known) to convert the land into Torrens Title, i.e., to bring the land under the provisions of the Real Property Act. There was no requirement under this procedure for notification to Council, however, it would appear that instead of having the entire property and internal boundaries surveyed, only the perimeter boundaries were surveyed and the Registrar General approved of the Primary Application and allotted a new description of the land as one lot in a deposited plan. From that time until recently the land was identified as one lot in a deposited plan and it was as one lot

that the land was rated and identified under Council's Planning Scheme, Hawkesbury Local Environmental Plan 1989.

Earlier this year an application was made to the Land Titles Office to reinstate the internal boundaries, being the allotments that existed prior to the Primary Application and which were extinguished as a consequence of the Primary Application.

As a consequence of this application, the Land Titles Office wrote to Council and indicated the following:

*"A plan of redefinition of allotments 1-5 inclusive Section 5 and allotments 1, 2, 6 & 7 Section 8 DP977298 and land adjoining (being land comprised in lot 1 DP592554) has been lodged at this Office for registration.*

*As the provisions of the Environment Planning and Assessment Act 1979 will be circumvented, notice is hereby given that the plan will be registered in 21 days from the date hereof. The plan has been numbered DP831456."*

On receipt of the above letter, the following letter was written in reply to the Land Titles Office:

*"... Your advice is noted that provisions of the Environmental Planning and Assessment Act will be circumvented. Could you please advise what provisions will be circumvented and the basis on which your Office has the power to circumvent these provisions."*

To date, a response from the Land Titles Office has not been made.

It is understood that the Department of Planning made a formal objection to the Land Titles Office about the issue of title indicating that approval would allow de facto subdivision of the land without planning approval from Council. Since the issue of titles, the Department of Planning has sent the following letter to Council:

*"It has become apparent that the abovementioned proposed subdivision is a plan of redefinition rather than a plan of subdivision. As a result, the Land Titles Office is prepared to register such plans irrespective of provisions in the Environmental Planning and Assessment Act, 1979 or Hawkesbury Local Environmental Plan 1989.*

*There are two courses of action available to prevent similar subdivisions occurring in the future without Council consent:*

- (1) the Council conduct litigation to force the Land Titles Office not to register the plan of redefinition or to prosecute the landowner for breaching the Environmental Planning and Assessment Act; or*

- (2) *the Council amend Hawkesbury LEP 1989 in such a way as to make it clear beyond doubt that plans of redefinition would require Council consent.*
- (3) *If the second option is put into effect, it is not clear whether the Land Titles Office will enforce the LEP under the provisions of the Conveyancing Act or Council will be left to conduct its own litigation in every case that arises. It is recommended that Council seek legal advice on this matter."*

The matter was then verbally discussed with Council's Solicitor who advised that of further importance may be the issue as to, notwithstanding issue by the Land Titles Office, whether the titles are recognised under the provisions of Council's LEP and, therefore, are able to be adjusted in the manner now proposed. In this respect, the LEP recognises land that existed at the appointed day of its gazettal (18th December, 1989) or created in accordance with an approved subdivision subsequent to that date. On the face of it, as the land at the appointed day comprised one lot in a deposited plan under the Real Property Act, it could be construed that the land was only one lot and that is all that should be recognised under the LEP. Conversely, it may be that as the land originally comprised 10 titles and the Primary Application in 1979 was merely to bring land under the Real Property Act that, for all intents and purposes, the titles always existed.

As the matter was raised in a submission of objection the matter has formally been requested to be clarified by Council's Solicitor. The response from the Solicitor is that the Primary Application did not consolidate the titles but merely identified the land as a whole to change it to Torrens Title. That is, the allotments existed both prior to and after the Primary Application. All that has occurred by the Land Titles Office is to issue new Torrens Titles to Old Systems lots.

This being the case, the applicant has the benefit of ten lots and the application is able to be considered on its merits. The advice is only verbal at this stage and is expected to be confirmed in writing.

The objection is as follows:

*"As spokesperson for a group of local rate payers I am writing to you to present to you a petition in opposition to the proposed subdivision also I would like to pass on our further concerns with regard to this proposed subdivision.*

*We believe that before this proposal is considered by Hawkesbury City Council the validity of the land titles office to reinstate the 10 old title allotments without reference to the council and it would appear in contravention of a directive from the Department of Planning not to circumvent the Act should be investigated.*

*We further believe that the department of planning has also suggested that you follow a course of litigation against the land titles office in this matter.*

*In light of the above we request that you:*

- A) Hold over this application until the matter of the land titles office's power can be determined.*
- B) If this proposal does proceed that we will oppose it on the grounds set down in the petition attached."*

The objection was accompanied by a petition containing 154 signatures, the reasons for objection being amenity and impact on flooding.

A number of the existing titles are severely flood affected and would not be able to be built on under the provisions of the LEP. All of the proposed lots, however, would be able to be built upon as there is no requirement that only lots existing with a building entitlement are able to be adjusted/relocated.

The landfill that has taken place, whilst not bringing the land to the 1:100 year flood frequency level, raises it to an extent where elevated buildings could be provided meeting the floor height criteria in the LEP. Whilst for subdivisions generally, there is a requirement that each lot created has to have an area of land above the 1:100 flood level to erect a dwelling, there is no such provision in the LEP where existing lots are to be utilised for adjustment and/or relocation.

Water and sewerage services are available, however, there may be some headworks charges payable to the Water Board. Additional charges under Section 94 would be required to be levied and whilst normally there is an allowance for existing lots in subdivisions, the charge would be applicable for the number of additional developable lots created as a result of the adjustment.

Amenity has been cited as a reason for objection, presumably on the basis of a number of subsequent dwellings being able to be built where none currently would be. This objection is understood, however, should be considered in the context of the overall aims of the Environmental Planning and Assessment Act which is to make maximum and better utilisation of land. The issue of flooding would need to be addressed in any conditions of consent. The plan of subdivision, however, is generally satisfactory in terms of providing for dwellings.

The lot proposed for the sewer pump station creates an eleventh lot where only ten lots currently exist. It appears that the pump station site, even though separately identified through a plan of subdivision was never formally registered to create the title. In this respect, it would be necessary for the eleventh lot to be approved under the provision of State Environmental Planning Policy No.1.

IT IS RECOMMENDED THAT subject to written legal advice confirming Council's ability to approve the proposal that approval be granted with conditions to be formulated for Council consideration at its meeting of 14th December, 1993. Conditions will include kerb and gutter, Section 94 contributions, inter-allotment drainage, sewer headworks charges and restrictions on titles as to building floor heights.

## **GENERAL PURPOSE COMMITTEE MEETING**

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### **F I N A N C E**

1. ACCOUNTS PAID
2. STATEMENT OF BANK BALANCES AND  
INVESTMENTS AND GENERAL  
MANAGER'S CERTIFICATE
3. FINANCIAL STATEMENTS
4. CORRESPONDENCE
5. OFFICERS' REPORTS

**1. CASH EXPENDITURE WARRANT N° 10/1993****SUMMARY - Accounts Paid**

|                        |         |       |                |
|------------------------|---------|-------|----------------|
| General Fund Nos.      | 22397 - | 23108 | \$4,138,855.83 |
| Trust Fund Nos.        | 4020 -  | 4040  | \$129,280.60   |
| FID General Fund       | - -     | -     | -              |
| 98P General Fund       | - -     | -     | -              |
| 98P Bank Trust Fund    | - -     | -     | -              |
| FID Account Trust Fund | - -     | -     | -              |
|                        |         |       | <hr/>          |
|                        |         |       | \$4,268,136.43 |
|                        |         |       | <hr/>          |

**CERTIFICATE BY GENERAL MANAGER**

This Warrant, a copy of which was submitted to each member of the Council on 25th November 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  
General Manager

**CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE**

I certify that this Warrant covering amounts totalling \$4,268,136.43 (four million two hundred and sixty eight thousand one hundred and thirty six dollars and forty three cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 30th November 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° 10 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 30th November 1993.

.....  
Mayor

.....  
General Manager

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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 NOVEMBER, 1993.

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General Manager

Chairman

## General Purpose Committee - Finance - 30/11/93

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 NOVEMBER 1993.

ACCOUNTS PAIDGENERAL FUND

| CHQ    | PAYEE                          | DETAILS            | AMOUNT   |
|--------|--------------------------------|--------------------|----------|
| 16949  | Cancelled Cheque               | See Warrant 1      | 100.00-  |
| 21752  | Cancelled Cheque               | See Warrant 11     | 650.00-  |
| 21973  | Cancelled Cheque               | See Warrant 9      | 90.00-   |
| 21982  | Cancelled Cheque               | See Warrant 9      | 300.00-  |
| 22391  | Cancelled Cheque               | See Warrant 9      | 30.00-   |
| 22579  | Cancelled Cheque               |                    | .00      |
| 22580  | Cancelled Cheque               |                    | .00      |
| 22581/ |                                |                    |          |
| 22582  | Employees                      | Salaries & Wages   | 23687.87 |
| 22583/ |                                |                    |          |
| 22594  | Councillors                    | Councillors Fees   | 4908.49  |
| 22595  | Abax Contracting Pty Ltd       | Crushed Shale      | 49266.26 |
| 22596  | R J Abrahams Pty Ltd           | Insurance          | 219.66   |
| 22597  | Abbott Tout                    | Legal Fees         | 480.00   |
| 22598  | Amber Pty Ltd                  | Pavers             | 2200.00  |
| 22599  | Appleton Traffic Equipment P/L | Road Signs         | 445.00   |
| 22600  | Australian Taxation Office     | PPS Tax Payments   | 4997.00  |
| 22601  | Australian Red Cross Society N | Stationery         | 336.00   |
| 22602  | Australian Inst of Env Health  | Training Course    | 100.00   |
| 22603  | Australian Portable Buildings  | Portable Building  | 500.00   |
| 22604  | Bettergrow                     | Plants             | 96.00    |
| 22605  | Bowman Enterprises             | Covering Books     | 30.00    |
| 22606  | Bradshaw Waste Industries P/L  | Contract Payment   | 25945.87 |
| 22607  | Butler Steel Fabrications      | Steel Supplies     | 236.00   |
| 22608  | Cliffords Restaurant           | Meeting Sustenance | 77.50    |
| 22609  | Commonwealth Banking Corp      | Loan Repayment     | 1578.55  |
| 22610  | EA Books                       | Books              | 123.50   |
| 22611  | Express Mercantile             | Legal Costs        | 135.00   |
| 22612  | G & J Horswell & Sons          | Contract Payment   | 25659.59 |
| 22613  | Hawkesbury City Council        | Transfer           | 65.00    |
| 22614  | H'bury City Cncl Petty Cash    | Petty Cash         | 1056.70  |
| 22615  | Cancelled Cheque               |                    | .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 NOVEMBER, 1993.

## General Purpose Committee - Finance - 30/11/93

|       |                                |                    |           |
|-------|--------------------------------|--------------------|-----------|
| 22616 | H'Bury Distrist Agric Associat | Contribution       | 100.00    |
| 22617 | H Hire                         | Plant Hire         | 991.00    |
| 22618 | Neville Jeffress Advertising   | Advertising        | 2342.97   |
| 22619 | Just Play                      | Parks Equipment    | 30000.00  |
| 22620 | Dr A U Khan                    | Compensation Claim | 592.00    |
| 22621 | D Maher                        | Security Service   | 84.00     |
| 22622 | P W & L Mayor                  | Plant Hire         | 661.62    |
| 22623 | Multilease Ltd                 | Contract           | 9818.15   |
| 22624 | National Australia Bank        | Loan Repayment     | 4612.78   |
| 22625 | Kathy Nealon                   | Refund             | 74.00     |
| 22626 | NSW W/Comp Self Ins Assoc      | Meeting Fees       | 50.00     |
| 22627 | Kevin Parks Investments P/L    | Contract Payment   | 3384.22   |
| 22628 | Prospect County Council        | Electricity        | 43703.20  |
| 22629 | Public Auth Securities Trust   | Loan Repayment     | 20767.31  |
| 22630 | M P Schultz Excavations        | Plant Hire         | 5787.00   |
| 22631 | Telecom Australia              | Telephone          | 1114.90   |
| 22632 | Water Board                    | Water              | 114.70    |
| 22633 | Windsor South Primary School   | Donation           | 50.00     |
| 22634 | AIPMM                          | Training           | 400.00    |
| 22635 | H'Bury District Camp Quality   | Refund             | 901.25    |
| 22636 | James Matthew Homes Pty Ltd    | Refund             | 545.00    |
| 22637 | Low & Associates               | Refund             | 18.00     |
| 22638 | Local Govt Training Program    | Training           | 370.00    |
| 22639 | NSW Federation of Housing Ass. | Training           | 105.00    |
| 22640 | K Stubbs                       | Refund             | 1500.00   |
| 22641 | TBA Planners                   | Training           | 445.00    |
| 22642 | Employees                      | Salaries & Wages   | 1133.50   |
| 22643 | Australia Post                 | Rates Collection   | 55.00     |
| 22644 | Challenge Bank Limited         | Investments        | 200000.00 |
| 22645 | Treelectric                    | Seminar            | 80.00     |
| 22646 | Employees                      | Salaries & Wages   | 27567.71  |
| 22647 | Employees                      | Salaries & Wages   | 945.50    |
| 22648 | R J Abrahams Pty Ltd           | Insurance          | 861.77    |
| 22649 | Active Detergent Company P/L   | Cleaning Supplies  | 187.35    |
| 22650 | ACLIS Secretariat              | Membership         | 150.00    |
| 22651 | Advance Bank                   | Day Care Payments  | 938.80    |
| 22652 | AGPS Mail Order Sales          | Stationery         | 54.95     |
| 22653 | AIMA                           | Training           | 110.00    |
| 22654 | Alcatel Datakey                | Copier Charges     | 122.26    |
| 22655 | Amatek Rocla Pipe & Concrete P | Construction       | 293.80    |
| 22656 | Angus & Robertson              | Books              | 71.43     |
| 22657 | A N Z Bank                     | Day Care Payments  | 1425.50   |
| 22658 | Nev Anderson Maps              | Maps               | 17.75     |
| 22659 | Appleton Traffic Equipment P/L | Road Signs         | 384.00    |
| 22660 | Australia Post                 | Schedule Payment   | 9008.03   |

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 NOVEMBER, 1993.

## General Purpose Committee - Finance - 30/11/93

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|       |                                |                          |          |
|-------|--------------------------------|--------------------------|----------|
| 22661 | Australian Sports & Safety Sys | Parks maintenance        | 1400.00  |
| 22662 | Australiana Pioneer Village    | Fire Brigade Field       | 500.00   |
| 22663 | The Book Garden                | Child Care Equipment     | 60.85    |
| 22664 | Bowman Enterprises             | Covering Books           | 200.00   |
| 22665 | Boral Road Services            | Linemarking              | 4600.00  |
| 22666 | W R Bright & Sons Pty Ltd      | Printing                 | 157.00   |
| 22667 | Bridgestone Australia Ltd      | Tyres & Repairs          | 240.09   |
| 22668 | Bradford Construction Pty      | Contract Payment         | 20705.76 |
| 22669 | Buttsworth Engineering         | Plant Parts              | 172.75   |
| 22670 | Butler Steel Fabrications      | Steel Supplies           | 370.00   |
| 22671 | Capricorn Link                 | Books                    | 133.00   |
| 22672 | Camlec                         | Electrical Repairs       | 138.00   |
| 22673 | The Chair Affair               | Furniture                | 520.00   |
| 22674 | Colo Wilderness Mobile Res. Un | Refund                   | 41.33    |
| 22675 | Comet Overnight Transport      | Freight                  | 86.03    |
| 22676 | Commonwealth Bank of Australia | Day Care Payments        | 2995.85  |
| 22677 | Colonial Military Collectors S | Demonstration            | 350.00   |
| 22678 | Custom Call Communications     | Communications Equipment | 61.00    |
| 22679 | Culoul Sawmills                | Timber                   | 1050.00  |
| 22680 | Current Information Service    | Subscription             | 95.00    |
| 22681 | Day-Timers Pty Limited         | Stationery               | 79.00    |
| 22682 | Denning Constructions          | Contract Payment         | 45000.00 |
| 22683 | DES Pty Limited                | Stationery               | 249.18   |
| 22684 | Dunlop Footware                | Clothing                 | 301.76   |
| 22685 | Educational Experience         | Child Care Equipment     | 64.80    |
| 22686 | Eryl Morgan Publishing         | Advertising              | 3890.00  |
| 22687 | Farmquip (Aust) Pty Ltd        | Repairs                  | 319.44   |
| 22688 | Ferntree                       | Subscription             | 55.00    |
| 22689 | Federal Publishing             | Advertising              | 330.00   |
| 22690 | Fitzgerald Motors Pty Ltd      | Plant Parts              | 297.80   |
| 22691 | ITT Flygt (Aust) Pty Ltd       | Pump Repairs             | 4086.68  |
| 22692 | GCG Turbo Chargers Pty Ltd     | Plant Parts              | 723.80   |
| 22693 | General Auto Instrument Servic | Plant Parts              | 343.15   |
| 22694 | GED Constructions Pty Ltd      | Concreting               | 6199.00  |
| 22695 | G & J Horswell & Sons          | Contract Payment         | 29392.26 |
| 22696 | GKN Rentals                    | Hired Plant              | 32.00    |
| 22697 | James Glen Pty Ltd             | Plant Parts              | 151.60   |
| 22698 | Gordon & Gotch Limited         | Books                    | 75.62    |
| 22699 | Gough & Gilmour                | Plant Parts              | 91.00    |
| 22700 | Hawkesbury City Council        | Transfer                 | 9302.64  |
| 22701 | Hawkesbury City Council        | Conference Exps          | 1755.00  |
| 22702 | Hawkesbury River Plumbing      | Plumbing Equipment       | 117.00   |
| 22703 | Hawkesbury Valley Holden       | Plant                    | 53.00    |
| 22704 | Hawkesbury Community Transport | Transport                | 35.00    |
| 22705 | Hellyer S E                    | Contract Payment         | 18203.00 |

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

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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 NOVEMBER, 1993.

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## General Purpose Committee - Finance - 30/11/93

|       |                                |                        |          |
|-------|--------------------------------|------------------------|----------|
| 22706 | H Hire                         | Plant Hire             | 991.00   |
| 22707 | CSR Humes Pty Ltd              | Concrete Surrounds     | 6873.48  |
| 22708 | ICI Australia Pty Ltd          | Chemicals              | 3682.20  |
| 22709 | International Public Relations | Subscription           | 695.00   |
| 22710 | Jacki's Wholesale Pet Food     | APV Animal Food        | 101.96   |
| 22711 | The Jewish News                | Advertising            | 111.00   |
| 22712 | Judius Pty Ltd                 | Childcare Equipment    | 184.50   |
| 22713 | Kahata Electrics               | Electrical Works       | 5823.85  |
| 22714 | Kimbar Products                | Fire Brigade Supplies  | 430.00   |
| 22715 | Kirby Book Company Pty Ltd     | Manual                 | 27.92    |
| 22716 | Kildonan Constructions Pty     | Contract Payment       | 16920.00 |
| 22717 | Konica U-Bix                   | Copier Rental          | 218.56   |
| 22718 | Kristan Couriers               | Courier                | 298.00   |
| 22719 | Kurmond Vet Clinic             | Veterinary Care        | 413.38   |
| 22720 | Kurrawood Computers            | Computer Equipment     | 2174.00  |
| 22721 | The Law Book Co                | Publications           | 83.00    |
| 22722 | Land Titles Office             | Refund                 | 18.00    |
| 22723 | D & L Lavender                 | Plant Hire             | 1200.00  |
| 22724 | Legalco                        | Searches               | 20.50    |
| 22725 | Liquid Air Australia Limited   | Cylinder Rental        | 144.40   |
| 22726 | Lotus Development Pty Ltd      | Books                  | 75.00    |
| 22727 | L Lynch Roof Tiling            | Repairs                | 300.00   |
| 22728 | Mathews Bros Engineering Pty L | Plant Parts            | 138.15   |
| 22729 | P W & L Mayor                  | Plant Hire             | 1227.50  |
| 22730 | Macey Cable Repairs            | Plant Equipment        | 104.52   |
| 22731 | Medical Gases Australia Pty Lt | Gas Cylinders          | 6.50     |
| 22732 | Melkonian Constructions Pty Lt | Contract Payment       | 27000.00 |
| 22733 | Microelectronic Pty Ltd        | Office Equipment       | 192.60   |
| 22734 | Microview Pty Ltd              | Equipment Maintenance  | 88.22    |
| 22735 | Morros Restaurant              | Meeting Sustenance     | 657.40   |
| 22736 | Craig Mortons Photo Shop       | Photos                 | 14.40    |
| 22737 | Murphys Puppets                | Puppet Workshops       | 230.00   |
| 22738 | National Australia Bank        | Loan Repayment         | 21069.96 |
| 22739 | National Library Of Australia  | Library Network Charge | 685.49   |
| 22740 | National Bank of Australia     | Day Care Payments      | 1265.70  |
| 22741 | Outwest Furniture              | Furniture              | 108.00   |
| 22742 | Kevin Parks Investments P/L    | Contract Payment       | 261.00   |
| 22743 | Pegasus Couriers               | Courier                | 15.50    |
| 22744 | Dick Petrikas                  | Plant                  | 245.00   |
| 22745 | Penrith Truck Centre           | Plant Parts            | 655.52   |
| 22746 | Phonetrronics                  | Communications Equip   | 536.25   |
| 22747 | Pioneer Road Services Pty Ltd  | Road Mix               | 16622.97 |
| 22748 | Prospect County Council        | Electricity            | 16264.20 |
| 22749 | Protector Safety Pty Ltd       | Safety Equipment       | 423.94   |
| 22750 | Prospect County Credit Union   | Day Care Payments      | 542.20   |

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 NOVEMBER, 1993.

## General Purpose Committee - Finance - 30/11/93

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|       |                                |                        |          |
|-------|--------------------------------|------------------------|----------|
| 22751 | M & A Pro Pressure Australia   | Plant Repair           | 1634.12  |
| 22752 | Remington & Co                 | Copier Charge          | 584.50   |
| 22753 | Ready Rain Watering            | Irrigation             | 1005.00  |
| 22754 | Brian Keegan Retravisoin       | Electrical Equipment   | 161.00   |
| 22755 | Reln Plastics                  | Compost Bins           | 879.12   |
| 22756 | Richmond Community Services In | Rent & Cleaning        | 440.00   |
| 22757 | R R Tools Sales                | Plant Parts            | 1800.00  |
| 22758 | Safety Kleen                   | Service Machine        | 285.30   |
| 22759 | Sanyo Office Machines Pty Ltd  | Office Equipment       | 98.00    |
| 22760 | Solicitors Urgent Enquiries    | Refund                 | 118.00   |
| 22761 | South Maroota Community Centre | Rental                 | 152.50   |
| 22762 | Spicers Paper Ltd              | Stationery             | 388.80   |
| 22763 | TL & MA Stokes                 | Milk Supplies          | 116.57   |
| 22764 | Stupsy Pty Ltd                 | Function Centre        | 2188.22  |
| 22765 | St George Bank                 | Day Care Payments      | 4050.25  |
| 22766 | Stockmans Rural Supplies       | Rural Supplies         | 256.40   |
| 22767 | State Bank                     | Day Care Payments      | 421.00   |
| 22768 | State Library Finance Section  | Library Network Charge | 88.86    |
| 22769 | Sun Sing Restaurant            | Meeting Sustenance     | 53.00    |
| 22770 | Rod Taylor Motor Trimmer       | Plant Repairs          | 185.00   |
| 22771 | Technical Repair Services      | Repair Office Equip    | 200.00   |
| 22772 | Universal Safety Supply Pty Lt | Safety Equipment       | 49.40    |
| 22773 | Waddell Earthmoving            | Plant Hire             | 11631.45 |
| 22774 | Water Board                    | Water                  | 21708.40 |
| 22775 | Cancelled Cheque               |                        | .00      |
| 22776 | Cancelled Cheque               |                        | .00      |
| 22777 | S Waters & A Glass             | Meeting Sustenance     | 210.00   |
| 22778 | Waste Service & E P A          | Contribution           | 6143.85  |
| 22779 | Welvin Mowers                  | Plant                  | 531.15   |
| 22780 | Westpool                       | Public Liability Claim | 100.25   |
| 22781 | West City Holden               | Plant                  | 1563.00  |
| 22782 | West Australia Municipal Assoc | Subscription           | 25.00    |
| 22783 | Westpac Banking Corporation    | Day Care Payments      | 4055.60  |
| 22784 | Jasper Williams                | Photographic Service   | 112.95   |
| 22785 | Windsor Court House            | Summons Fees           | 590.00   |
| 22786 | Windsor Auto Spares            | Plant                  | 126.02   |
| 22787 | Windsor Glass & Glazing        | Plant Repairs          | 123.96   |
| 22788 | Windsor Toyota                 | Plant                  | 158.55   |
| 22789 | Winford Motors Pty Ltd         | Plant                  | 63.85    |
| 22790 | WSROC Group Apprentices        | WSROC Wages            | 2369.39  |
| 22791 | Yamba Welding & Engineering Pt | Plant                  | 9730.00  |
| 22792 | D Cowdroy                      | Refund                 | 124.89   |
| 22793 | Friends Of H'Bury Library      | Refund                 | 591.75   |
| 22794 | BL & J Harry                   | Refund                 | 66.32    |
| 22795 | Macquarie Towns Orchestra      | Donation               | 1000.00  |

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

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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 NOVEMBER,  
1993.

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## General Purpose Committee - Finance - 30/11/93

|       |                                |                      |          |
|-------|--------------------------------|----------------------|----------|
| 22796 | Manly Blades                   | Macquarie Festival   | 900.00   |
| 22797 | Windsor Fire Brigade Soc'l Clb | Donation             | 330.00   |
| 22798 | One FM                         | Advertising          | 964.88   |
| 22799 | P Gillespie                    | Refund               | 600.00   |
| 22800 | Employees                      | Salaries & Wages     | 3091.69  |
| 22801 | Employees                      | Salaries & Wages     | 3947.43  |
| 22802 | Employees                      | Salaries & Wages     | 28298.66 |
| 22803 | Aarque Systems Pty Ltd         | Office Supplies      | 96.70    |
| 22804 | Abax Contracting Pty Ltd       | Crushed Shale        | 1155.09  |
| 22805 | R J Abrahams Pty Ltd           | Insurance            | 318.58   |
| 22806 | Abbott Tout                    | Legal Fees           | 24775.30 |
| 22807 | Active Detergent Company P/L   | Cleaning Supplies    | 653.40   |
| 22808 | Action Badges                  | Embroidered Badges   | 900.00   |
| 22809 | Adraw Pty Ltd                  | Contract Payment     | 95452.60 |
| 22810 | AGL Sydney Limited             | Mall Lighting        | 741.19   |
| 22811 | Keith Ainsworth Pty Ltd        | Books                | 289.00   |
| 22812 | ALIA                           | Training             | 80.00    |
| 22813 | Ampol Service Station          | Petrol Supplies      | 331.31   |
| 22814 | Ashdown Enterprises            | Ferry Maintenance    | 557.94   |
| 22815 | Australian Education Supplies  | Books                | 65.50    |
| 22816 | Ausplay                        | Play Equipment       | 6448.00  |
| 22817 | Boral Asphalt                  | Bitumen              | 1632.00  |
| 22818 | Bunzl Limited (Nsw Region)     | Sanitary Supplies    | 1825.90  |
| 22819 | Bus Stop Bookshops P/L         | Books                | 2318.63  |
| 22820 | Caltex Oil Australia Pty Ltd   | Fuel Supplies        | 23369.82 |
| 22821 | Castlereagh Radiology          | Compensation Claim   | 132.00   |
| 22822 | CCH Australia Limited          | Books                | 49.95    |
| 22823 | Copeland Publishing            | Subscriptions        | 135.00   |
| 22824 | Cumberland Newspaper Group     | Advertising          | 97.80    |
| 22825 | Custom Call Communications     | Communications Equip | 185.25   |
| 22826 | Dal-Trans Pty Ltd              | Plant Parts          | 3832.35  |
| 22827 | Day-Timers Pty Limited         | Stationery           | 143.50   |
| 22828 | State Authorities Super Board  | Wage Deductions      | 83968.60 |
| 22829 | Dr L Degotardi                 | Immunisation         | 733.40   |
| 22830 | DES Pty Limited                | Stationery           | 1026.72  |
| 22831 | Durham Foundry Sales Pty Ltd   | Galvanised Grate     | 3205.00  |
| 22832 | Educational Experience         | Child Care Equipment | 109.45   |
| 22833 | Environment & Planning Law Ass | Membership Fees      | 95.00    |
| 22834 | Envelope Specialists NSW       | Stationery           | 2071.00  |
| 22835 | G J Everingham                 | Mowing Contract      | 110.00   |
| 22836 | Brian Farrow Agency            | Books                | 342.80   |
| 22837 | Farmquip (Aust) Pty Ltd        | Repairs              | 151.30   |
| 22838 | G Falson                       | Reimbursement        | 98.60    |
| 22839 | Fitzgerald Motors Pty Ltd      | Plant Parts          | 85.85    |
| 22840 | Fitzgerald Publishing Pty Ltd  | Printing             | 1296.80  |

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 NOVEMBER, 1993.

## General Purpose Committee - Finance - 30/11/93

|       |                                |                    |          |
|-------|--------------------------------|--------------------|----------|
| 22841 | R Gavin                        | Building Mtce      | 59.37    |
| 22842 | G & G Boring Pty Ltd           | Construction       | 18674.00 |
| 22843 | Peter Gibbs                    | Plant Hire         | 300.00   |
| 22844 | G M Laboratories Pty Ltd       | Water Analysis     | 1646.85  |
| 22845 | The Goodyear Tyre & Rubber Co  | Tyres & Repairs    | 1814.08  |
| 22846 | J Goughs Landscaping Supplies  | Sand               | 2426.63  |
| 22847 | Gough & Gilmour                | Plant Parts        | 434.82   |
| 22848 | K & J Griffis                  | Milk Supplies      | 14.88    |
| 22849 | Tony Guminsky Air Conditioning | Air Conditioning   | 6500.00  |
| 22850 | Hawkesbury City Council        | Transfer           | 14595.80 |
| 22851 | Hastings Data Loggers          | Computer Equipment | 314.00   |
| 22852 | Hawkesbury Engineering Co      | Plant Parts        | 1150.00  |
| 22853 | Hawkesbury Hospital Auxiliary  | Donation           | 100.00   |
| 22854 | H'bury City Cncl Petty Cash    | Petty Cash         | 1235.60  |
| 22855 | Cancelled Cheque               |                    | .00      |
| 22856 | Cancelled Cheque               |                    | .00      |
| 22857 | Cancelled Cheque               |                    | .00      |
| 22858 | Hawkesbury Valley Holden       | Plant              | 71.25    |
| 22859 | Hawkesbury Hospital            | Compensation Claim | 3010.00  |
| 22860 | H Hire                         | Plant Hire         | 791.25   |
| 22861 | Hire Power Pty Ltd             | Plant Hire         | 882.10   |
| 22862 | The Hills News                 | Advertising        | 158.00   |
| 22863 | Hi Tech Brake & Clutch P/L     | Plant Parts        | 256.50   |
| 22864 | Hocking Pipe & Fittings        | Plumbing Parts     | 348.00   |
| 22865 | ICI Australia Pty Ltd          | Chemicals          | 2777.85  |
| 22866 | Ingrams Bright Pty Ltd         | Centres Equipment  | 99.91    |
| 22867 | Neville Jeffress Advertising   | Advertising        | 522.84   |
| 22868 | A T, C T & R Johnson           | Fencing            | 802.00   |
| 22869 | Legalco                        | Searches           | 19.00    |
| 22870 | D Maher                        | Security Service   | 84.00    |
| 22871 | P W & L Mayor                  | Plant Hire         | 1910.75  |
| 22872 | Mita Copiers Aust Pty Ltd      | Copier Charges     | 184.37   |
| 22873 | Nepean Diesel Service Pty Ltd  | Plant Repair       | 130.00   |
| 22874 | NRMA                           | Subscription       | 1440.00  |
| 22875 | Pattern Paving                 | Construction       | 13658.75 |
| 22876 | Dr V V Panjraton               | Compensation Claim | 108.00   |
| 22877 | Pioneer Road Services Pty Ltd  | Road Mix           | 25754.26 |
| 22878 | Prospect County Council        | Electricity        | 56803.25 |
| 22879 | Cancelled Cheque               |                    | .00      |
| 22880 | R C M Pty Ltd                  | Compensation Claim | 199.50   |
| 22881 | Readymix Group                 | Metal              | 38126.16 |
| 22882 | Prestige Portables             | Hire of Toilets    | 290.24   |
| 22883 | Repcos Auto Parts (NSW)        | Plant Parts        | 30.04    |
| 22884 | Richmond Trophies              | Trophies           | 312.85   |
| 22885 | Robank Farm Supplies Pty Ltd   | APV Animal Food    | 805.00   |

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

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

## General Purpose Committee - Finance - 30/11/93

|       |                                |                      |          |
|-------|--------------------------------|----------------------|----------|
| 22886 | RMS Road Signs                 | Signs                | 3173.00  |
| 22887 | Cancelled Cheque               |                      |          |
| 22888 | Roads & Traffic Authority      | Publications         | 200.00   |
| 22889 | AJ, RS & S Scott               | Rent                 | 100.00   |
| 22890 | Dr A S J Sietsma               | Compensation Claim   | 96.00    |
| 22891 | South Windsor Pharmacy         | Photo Development    | 248.05   |
| 22892 | Spectrum Management Agency     | Licence Renewal      | 3286.00  |
| 22893 | Dr R Stubbs                    | Compensation Claim   | 24.00    |
| 22894 | TL & MA Stokes                 | Milk Supplies        | 125.59   |
| 22895 | Stevens Wallman Associates     | Consultancy Fees     | 450.00   |
| 22896 | Sydney Bearing Supplies        | Plant Parts          | 53.58    |
| 22897 | Telecom Australia              | Telephone            | 10769.85 |
| 22898 | Cancelled Cheque               |                      | .00      |
| 22899 | Texel Pty Limited              | Air Conditioner Mtce | 503.34   |
| 22900 | R Thomas                       | Reimbursement        | 41.25    |
| 22901 | This Month Publications Pty Lt | Advertising          | 140.00   |
| 22902 | Town & Country Concrete P/L    | Concrete             | 942.20   |
| 22903 | A Vaughan                      | Blacksmith           | 70.00    |
| 22904 | V I P Home Services            | Mowing Contract      | 200.00   |
| 22905 | VME Construction Equipment Aus | Plant                | 752.10   |
| 22906 | Waddell Earthmoving            | Plant Hire           | 3903.30  |
| 22907 | A R Walmsley & Co              | Legal Fees           | 40.00    |
| 22908 | Water Board                    | Water                | 8598.65  |
| 22909 | S Waters & A Glass             | Meeting Sustenance   | 370.00   |
| 22910 | Western Air Cleaner Services   | Plant Parts          | 185.50   |
| 22911 | Welvin Mowers                  | Plant                | 1427.92  |
| 22912 | Wilberforce Service Station    | Fuel Supplies        | 83.96    |
| 22913 | Windsor Court House            | Summons Fees         | 1360.00  |
| 22914 | Owen Wilson                    | Photography          | 1966.00  |
| 22915 | Windsor Chamber of Commerce    | Donation             | 495.70   |
| 22916 | Windsor Motors Pty Ltd         | Plant Repairs        | 500.00   |
| 22917 | Sister D Withell               | Immunisation         | 131.03   |
| 22918 | Wisemans Books Pty Ltd         | Books                | 1638.88  |
| 22919 | Anavak Pty Ltd                 | Refund               | 147.50   |
| 22920 | G K Bruce Pty Ltd              | Compensation Claim   | 571.00   |
| 22921 | P & C Bowden                   | Refund               | 20.00    |
| 22922 | Jack Bonser                    | Donation             | 100.00   |
| 22923 | Blue Mtns Vietnam Veterans Ass | Donation             | 100.00   |
| 22924 | D Crouch                       | Reimbursement        | 70.00    |
| 22925 | R A Creelman & Associates      | Consultants Fees     | 4960.00  |
| 22926 | Crest Homes                    | Refund               | 86.50    |
| 22927 | The Employers Federation       | Training             | 970.00   |
| 22928 | Greswave Pty Ltd               | Refund               | 233.00   |
| 22929 | P Gillespie                    | Refund               | 1500.00  |
| 22930 | Griffith University-Disinfect  | Conference Fees      | 81.00    |

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 NOVEMBER,  
1993.

## General Purpose Committee - Finance - 30/11/93

|       |                                |                     |            |
|-------|--------------------------------|---------------------|------------|
| 22931 | Hambleton Park                 | Refund              | 300.00     |
| 22932 | IMEA (Victorian Division)      | Training            | 180.00     |
| 22933 | Kaylene Kelland                | Reimbursement       | 487.50     |
| 22934 | J King                         | Refund              | 65.00      |
| 22935 | Lamrocks                       | Refund              | 250.00     |
| 22936 | John Munns                     | Reimbursement       | 110.00     |
| 22937 | Total Enviroment Centre Inc    | Training            | 100.00     |
| 22938 | WD & BLA Wilson                | Refund              | 147.50     |
| 22939 | Rosmech Pty Ltd                | Plant               | 174060.00  |
| 22940 | Employees                      | Salaries & Wages    | 97.25      |
| 22941 | Employees                      | Salaries & Wages    | 1539.47    |
| 22942 | Employees                      | Salaries & Wages    | 27032.42   |
| 22943 | Cancelled Cheque               |                     | .00        |
| 22944 | NSW Treasury Corporation       | Investment          | 1400000.00 |
| 22945 | Abax Contracting Pty Ltd       | Crushed Shale       | 16799.18   |
| 22946 | Abbott Tout                    | Legal Fees          | 6293.40    |
| 22947 | Abbott Tout                    | Legal Fees          | 430.00     |
| 22948 | Active Detergent Company P/L   | Cleaning Equipment  | 286.15     |
| 22949 | Access Industries              | Timber              | 400.00     |
| 22950 | Active Tree Service            | Plant Maintenance   | 2632.00    |
| 22951 | Advansys Pty Limited           | Computer            | 2023.00    |
| 22952 | Advance Bank                   | Day Care Payments   | 1344.60    |
| 22953 | Keith Ainsworth Pty Ltd        | Books               | 14.96      |
| 22954 | Allyn Carpet Services          | Carpet Supplies     | 1560.00    |
| 22955 | ALIA                           | Training            | 120.00     |
| 22956 | Angel Records                  | Books               | 153.75     |
| 22957 | A N Z Bank                     | Day Care Payments   | 1881.00    |
| 22958 | Appleton Traffic Equipment P/L | Road Signs          | 165.00     |
| 22959 | Archives Office of NSW         | Books               | 57.50      |
| 22960 | Ashdown Enterprises            | Ferry Maintenance   | 84.70      |
| 22961 | Australian Taxation Office     | Fringe Benefits Tax | 4334.00    |
| 22962 | Australian Education Supplies  | Books               | 17.46      |
| 22963 | A S Barron                     | Contract Payment    | 12333.42   |
| 22964 | Bennett & Wood Autoparts       | Plant Parts         | 1059.35    |
| 22965 | W R Bright & Sons Pty Ltd      | Printing            | 120.00     |
| 22966 | Brooks Retreads Pty Ltd        | Tyres & Repairs     | 7234.10    |
| 22967 | Buttsworth Engineering         | Plant Parts         | 61.84      |
| 22968 | Bunzl Limited (Nsw Region)     | Sanitary Supplies   | 119.82     |
| 22969 | Caltex Oil Australia Pty Ltd   | Fuel Supplies       | 1308.80    |
| 22970 | Camlec                         | Electrical Repairs  | 601.00     |
| 22971 | Century Batteries              | Batteries           | 256.24     |
| 22972 | Chrydark Security Pty Ltd      | Security            | 677.00     |
| 22973 | Cancelled Cheque               |                     | .00        |
| 22974 | Children's Book Council (NSW I | Books               | 25.30      |
| 22975 | Christou Exclusive Kitchen Des | Furniture           | 35.00      |

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

This is Page            of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the  
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH NOVEMBER,  
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## General Purpose Committee - Finance - 30/11/93

|        |                                |                      |           |
|--------|--------------------------------|----------------------|-----------|
| 22976  | Comet Overnight Transport      | Freight              | 279.23    |
| 22977  | Commonwealth Bank of Australia | Day Care Payments    | 3361.50   |
| 22978  | L J Cullen Bookbinders         | Binding Minutes      | 124.20    |
| 22979  | Custom Call Communications     | Communications Equip | 3137.48   |
| 22980  | Data Cabling Solutions         | Computer Hardware    | 100.00    |
| 22981/ |                                |                      |           |
| 22997  | Employees                      | Wage Deductions      | 188531.32 |
| 22998  | Department of Lands            | Royalties            | 22354.80  |
| 22999  | Roger E Dohnt & Associates Pty | Professional Fees    | 450.00    |
| 23000  | Hermes Precisa Australia       | Microfiche           | 32.90     |
| 23001  | Epirez Pty Ltd                 | Treatment Works Mtce | 125.60    |
| 23002  | Eryl Morgan Publishing         | Advertising          | 190.00    |
| 23003  | R & S Evans Landscape Supplies | Plant Hire           | 324.39    |
| 23004  | Genasys II Pty Ltd             | Computer             | 1800.00   |
| 23005  | General Auto Instrument Servic | Plant Parts          | 1596.05   |
| 23006  | GED Constructions Pty Ltd      | Concreting           | 6883.00   |
| 23007  | Geraldera Pty Ltd              | Stock Impounding     | 1331.77   |
| 23008  | G & J Horswell & Sons          | Contract Payment     | 35031.63  |
| 23009  | Glass Craft Screen Printing    | Printing             | 582.50    |
| 23010  | Gould Books                    | Books                | 216.12    |
| 23011  | Q Stores                       | Stationery           | 934.03    |
| 23012  | Alan Greentree                 | Contract Payment     | 21338.33  |
| 23013  | Hawkesbury City Council        | Transfer             | 21630.86  |
| 23014  | Hawkesbury Newspapers          | Advertising          | 7442.00   |
| 23015  | Health Yourself                | Publication          | 290.80    |
| 23016  | Al Heckenberg Grass Cutting    | Mowing Contract      | 2632.72   |
| 23017  | H Hire                         | Plant Hire           | 992.00    |
| 23018  | D&M Hughes Civil Engineering P | Contract Payment     | 38391.68  |
| 23019  | Identic Books Pty Ltd          | Books                | 19.16     |
| 23020  | Institute of Municipal Managem | Publication          | 210.00    |
| 23021  | Information Edge Pty Ltd       | On-Line Costs        | 95.00     |
| 23022  | Jacksons of Windsor Pty Ltd    | Buildings Mtce       | 1015.00   |
| 23023  | Jamie Burden                   | Contract Payment     | 3091.90   |
| 23024  | The Jewish News                | Advertising          | 111.00    |
| 23025  | H R King & Son Pty Ltd         | Plant Parts          | 23.20     |
| 23026  | King Gee Clothing Company      | Safety Clothing      | 163.05    |
| 23027  | Kingston Industries Pty Ltd    | Contract Payment     | 53573.04  |
| 23028  | Land Titles Office             | Refund               | 18.00     |
| 23029  | Legalco                        | Searches             | 15.00     |
| 23030  | LFC Contracting Pty Ltd        | Contract Payment     | 69618.14  |
| 23031  | Maxcon Industries Pty Ltd      | Treatment Plant Mtce | 515.00    |
| 23032  | P W & L Mayor                  | Plant Hire           | 883.00    |
| 23033  | McKinlay Morgan & Assoc P/L    | Professional Fees    | 175.00    |
| 23034  | McCabe Brown                   | Legal Fees           | 1750.90   |
| 23035  | McKenzie Land Planning Service | Planning Services    | 1035.00   |

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

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

## General Purpose Committee - Finance - 30/11/93

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|       |                                |                        |          |
|-------|--------------------------------|------------------------|----------|
| 23036 | Metropolitan Business Machines | Computer Hardware      | 1015.00  |
| 23037 | Melkonian Constructions Pty Lt | Contract Payment       | 81000.00 |
| 23038 | Millers Garden Centre          | Plants                 | 413.15   |
| 23039 | Mita Copiers Aust Pty Ltd      | Copier Charges         | 14.30    |
| 23040 | MSB Waterways                  | Licence                | 100.00   |
| 23041 | Nationwide Promotions Pty Ltd  | Advertising            | 285.00   |
| 23042 | National Australia Bank        | Loan Repayment         | 8664.78  |
| 23043 | National Bank of Australia     | Day Care Payments      | 954.10   |
| 23044 | No Worries Kitchens            | Furniture              | 426.00   |
| 23045 | E & L Palmer                   | Contract Payment       | 2607.43  |
| 23046 | Neil Patterson                 | Mowing Contract        | 2009.22  |
| 23047 | Parliamentary Counsel          | Software               | 550.00   |
| 23048 | Pasco Paints Aust Pty Ltd      | Paint                  | 781.30   |
| 23049 | Dick Petrikas                  | Plant                  | 100.00   |
| 23050 | Philips Lighting Industries    | Lighting Equipment     | 285.60   |
| 23051 | Pioneer Road Services Pty Ltd  | Road Mix               | 9204.49  |
| 23052 | Polarcup                       | Office Supplies        | 239.40   |
| 23053 | Power Management Technology Pt | Communications Equip   | 1463.00  |
| 23054 | Prospect County Council        | Electricity            | 1853.80  |
| 23055 | Protector Safety Pty Ltd       | Safety Clothing        | 52.80    |
| 23056 | Prospect County Credit Union   | Day Care Payments      | 308.70   |
| 23057 | Prime Learning Australia       | Books                  | 76.90    |
| 23058 | Public Auth Securities Trust   | Loan Repayment         | 2385.89  |
| 23059 | Queanbeyan City Council        | Conference             | 500.00   |
| 23060 | Ramset Fasteners(Aust) Pty Ltd | Plant Parts            | 431.00   |
| 23061 | R C M Pty Ltd                  | Compensation Claim     | 493.50   |
| 23062 | Readymix Group                 | Metal                  | 58354.43 |
| 23063 | Janet Reakes                   | Books                  | 251.40   |
| 23064 | J & M Romano                   | Contract Payment       | 6858.18  |
| 23065 | Royston Petrie Seeds Pty Ltd   | Seeds                  | 6.66     |
| 23066 | Sanyo Office Machines Pty Ltd  | Office Equipment       | 125.00   |
| 23067 | Say It With Flowers            | Flowers                | 45.00    |
| 23068 | M P Schultz Excavations        | Plant Hire             | 4484.00  |
| 23069 | Sebel Furniture Limited        | Furniture              | 620.00   |
| 23070 | H W Shore(Windsor)Pty Ltd      | Fuel Supplies          | 283.76   |
| 23071 | Simplex Time Equipment Pty Ltd | Clock Maintenance      | 3125.00  |
| 23072 | Smorgon Cyclone Fencing        | Fencing                | 1017.00  |
| 23073 | Spicers Paper Ltd              | Stationery             | 343.20   |
| 23074 | State Library of NSW           | Library Network Charge | 30.00    |
| 23075 | St Johns Ambulance Australia   | First Aid Supplies     | 2686.00  |
| 23076 | Don Stein Plant Hire Pty Ltd   | Plant Hire             | 1976.00  |
| 23077 | St George Bank                 | Day Care Payments      | 3291.90  |
| 23078 | State Bank                     | Day Care Payments      | 1449.50  |
| 23079 | Mirror Australian Telegraph Pu | Advertising            | 616.50   |
| 23080 | Sun Sing Restaurant            | Meeting Sustenance     | 109.80   |

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## General Purpose Committee - Finance - 30/11/93

|              |                                |                      |            |
|--------------|--------------------------------|----------------------|------------|
| 23081        | Swagman Pottery                | Pottery              | 52.00      |
| 23082        | Sweepamatic                    | Plant                | 96.00      |
| 23083        | Synteco                        | Paint                | 474.90     |
| 23084        | Sykes Pumps Australia          | Plant Hire           | 539.09     |
| 23085        | Telecom Australia              | Telephone            | 209.42     |
| 23086        | Texel Pty Limited              | Air Conditioner Mtce | 1343.17    |
| 23087        | This Month Publications Pty Lt | Advertising          | 35.00      |
| 23088        | Water Board                    | Water                | 6483.85    |
| 23089        | K J Weaver & Associates Pty Lt | Compensation Claim   | 2634.20    |
| 23090        | Westpac Banking Corporation    | Day Care Payments    | 3520.70    |
| 23091        | K D Wood & Associates          | Professional Fees    | 2000.00    |
| 23092        | ACD Account                    | Manuals              | 101.00     |
| 23093        | Robert Bell                    | Reimbursement NHCMC  | 28.00      |
| 23094        | Carols By Candlelight Committe | Donation             | 200.00     |
| 23095        | N Cutts                        | Compensation Claim   | 65.00      |
| 23096        | W & R Charker                  | Insurance Claim      | 15000.00   |
| 23097        | Land Titles Office             | Legal Fees           | 50.00      |
| 23098        | PJ & J Duffy                   | Refund               | 300.00     |
| 23099        | Eden Dynamics                  | Professional Fees    | 7409.50    |
| 23100        | M & L Fitzgerald               | Refund               | 93.00      |
| 23101        | Gareth Cole & Assoc P/L        | Refund               | 705.00     |
| 23102        | Hawkaid Ltd                    | Training             | 450.00     |
| 23103        | Heritage Short Courses         | Training             | 460.00     |
| 23104        | Home Care Services of NSW      | Refund               | 1083.33    |
| 23105        | Lawpoint                       | Refund               | 18.00      |
| 23106        | MBA/NSW                        | Training             | 40.00      |
| 23107        | Sheriffs Office Blacktown      | Advertising          | 100.00     |
| 23108        | C L Windsor                    | Reimbursement        | 33.30      |
| 99938        | Commonwealth Bank of Australia | Hardware             | 153.90     |
| 99939        | Commonwealth Bank              | Fees & Charges       | 5696.41    |
| 999988       | Commonwealth Bank              | Salaries & Wages     | 78036.66   |
| 999989       | Commonwealth Bank              | Salaries & Wages     | 75936.71   |
| 999990       | Commonwealth Bank              | Salaries & Wages     | 81280.91   |
| 999991       | Commonwealth Bank              | Salaries & Wages     | 73293.27   |
| General Fund |                                | TOTAL                | 4138855.83 |

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## General Purpose Committee - Finance - 30/11/93

ACCOUNTS PAIDTRUST FUND

| CHQ        | PAYEE                         | DETAILS            | AMOUNT          |
|------------|-------------------------------|--------------------|-----------------|
| 4020       | Cancelled Cheque              |                    | .00             |
| 4021       | Hawkesbury City Council       | Transfer           | 84397.45        |
| 4022       | Aymquart Pty Ltd              | Refund             | 1100.00         |
| 4023       | Coral Pools Pty Ltd           | Refund             | 230.00          |
| 4024       | K Stubbs                      | Refund             | 600.00          |
| 4025       | Building Services Corporation | Insurance Premiums | 8949.37         |
| 4026       | Hawkesbury City Council       | Transfer           | 27818.78        |
| 4027       | K Feral                       | Refund             | 115.00          |
| 4028       | A Toms                        | Refund             | 200.00          |
| 4029       | R Bryson                      | Refund             | 115.00          |
| 4030       | P DuRoss                      | Refund             | 600.00          |
| 4031       | BM & G Edwards                | Refund             | 230.00          |
| 4032       | V McMahon                     | Refund             | 1000.00         |
| 4033       | BW & LM Roberts               | Refund             | 230.00          |
| 4034       | G & M Stoneman                | Refund             | 115.00          |
| 4035       | P Waller                      | Refund             | 200.00          |
| 4036       | Hawkesbury City Council       | Transfer           | 2250.00         |
| 4037       | WJ & BA Collier               | Refund             | 600.00          |
| 4038       | AJ Dean & CC Dean             | Refund             | 100.00          |
| 4039       | BC Grabham & IF Paynter       | Refund             | 230.00          |
| 4040       | Gareth Cole & Associates      | Refund             | 200.00          |
| Trust Fund |                               |                    | TOTAL 129280.60 |

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General Manager

Chairman

STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S  
CERTIFICATE

## STATEMENT OF BANK BALANCES AS AT 31ST OCTOBER 1993

|                  |     |            |
|------------------|-----|------------|
| GENERAL FUND     | CR. | 25,660.22  |
| TRUST FUND       | CR. | 107,956.47 |
| GENERAL FUND 98P |     |            |
| GENERAL FUND FID |     |            |
| TRUST FUND 98P   |     |            |
| TRUST FUND FID   |     |            |
|                  |     |            |
|                  | CR. | 133,616.69 |

FORM 2  
GENERAL

|                                               |     |               |
|-----------------------------------------------|-----|---------------|
| Balance - Cash Account as at 1st October 1993 | CR. | 5,514,139.40  |
| Receipts for period ended 31st October 1993   | CR. | 6,799,050.36  |
|                                               |     |               |
|                                               | CR. | 12,313,189.76 |
| Payments for period ended 31st October 1993   | DR. | 12,907,510.30 |
|                                               |     |               |
|                                               | DR. | 594,320.54    |
| Unpaid accounts in office amount to           |     | \$402,261.25  |
| Limit of overdraft arranged with bank         |     | \$800,000.00  |

GENERAL MANAGER'S REPORT

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

G M McCully  
General Manager

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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> |
|---------------|-----------------|-------------|-------------------------|---------------|
| 763 Days      | 10.06.94        | 8.10%       | General Fund            | 2,000,000.00  |
| 77 Days       | 25.11.93        | 4.93%       | Sewerage Fund           | 796,713.96    |

Term Deposits

|          |          |       |                 |              |
|----------|----------|-------|-----------------|--------------|
| 91 Days  | 04.11.93 | 4.87% | General Fund    | 500,000.00   |
| 90 Days  | 02.12.93 | 4.88% | Sewerage Fund   | 1,000,000.00 |
| 210 Days | 09.12.93 | 5.32% | General Fund    | 1,500,000.00 |
| 59 Days  | 13.12.93 | 4.85% | General Fund    | 500,000.00   |
| 85 Days  | 16.12.93 | 4.93% | Sewerage Fund   | 268,466.88   |
| 85 Days  | 16.12.93 | 4.93% | General Fund    | 90,394.12    |
| 85 Days  | 16.12.93 | 4.93% | Treatment Works | 141,139.00   |
| 112 Days | 29.12.93 | 4.96% | Sewerage Fund   | 500,000.00   |
| 84 Days  | 31.12.93 | 4.90% | General Fund    | 1,200,000.00 |
| 83 Days  | 04.01.94 | 5.00% | General Fund    | 1,966,737.47 |
| 83 Days  | 04.01.94 | 5.00% | General Fund    | 33,262.53    |
| 271 Days | 16.05.94 | 5.15% | General Fund    | 900,000.00   |
| 365 Days | 01.06.94 | 5.55% | General Fund    | 1,000,000.00 |
| 365 Days | 16.06.94 | 5.42% | Sewerage Fund   | 1,500,000.00 |
| 743 Days | 15.09.94 | 7.90% | General Fund    | 330,000.00   |
| 395 Days | 22.07.94 | 5.39% | Sewerage Fund   | 1,000,000.00 |
| 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 |
| 730 Days | 06.07.95 | 5.91% | General Fund    | 2,000,000.00 |
| 750 Days | 26.07.95 | 5.86% | General Fund    | 2,000,000.00 |
| 730 Days | 28.07.95 | 5.86% | General Fund    | 500,000.00   |

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General Purpose Committee - Finance - 30/11/93

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Australian Treasury Corporation

|          |       |                     |            |
|----------|-------|---------------------|------------|
| 03.02.94 | 8.70% | Workers' Comp Board | 200,000.00 |
| 15.09.94 | 7.90% | Workers' Comp Board | 420,000.00 |

Short Term Investments

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1,260,000.00

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\$24,606,713.96

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General Manager

Chairman

## 2. COMMUNITY BUILDINGS - MCGRATHS HILL AND PITT TOWN. GT200/1/CP

At the Ordinary Meeting of 8 September 1992, the residue of Section 94 Funds for community buildings was allocated to:-

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

The first two projects have been completed.

### McGraths Hill

This proposal entailed the sale of the present resited cottage in Phillip Place, and subject to community consultation, construction of a new building on an alternate site in McGrath Road. Residents and members of the Neighbourhood Centre Management Committee expressed the opinion that the preferred site was on the land of the present building in Phillip Place at the rear of the shops. A concept plan has been prepared, with costs estimated at \$215,000 (two hundred and fifteen thousand). With the \$90,000 (ninety thousand) allocated, this leaves a shortfall of \$125,000 (one hundred and twenty five thousand). The Section 94 Plan for Catchment 3 could be reviewed, if and when funds become available to cover additional floor space in any new building, over and above that of the present centre. To remove the old building and construct a new neighbourhood centre will require additional sources of funding.

### Pitt Town

In Catchment 3 of the Section 94 Plan, provision is made for construction of a small community hall at Pitt Town. This would also be considered if and when funds became available. An area of Council-owned land in Chatham Street was considered suitable for this purpose. This adjoins the tennis courts and is at the rear of surplus land recently sold by Council.

The Department of School Education is prepared to consider a joint venture of a hall on departmental land. Such proposals are subject to Ministerial approval. A similar arrangement is currently being negotiated between the Department and Baulkham Hills Council for a building at Glenhaven. A draft agreement has been prepared in consultation with the Crown Solicitor's Office guaranteeing community use. A management committee is formed with representation from the Department, community and Council. The Department and Council each contribute 45% of building costs with the remainder coming from the local school and community. Advice from departmental officers indicates negotiations could take some time as there is no listing in the current allocation of funds for this work at Pitt Town.

If satisfactory arrangements were made with the Department for a building on departmental land at Pitt Town, consideration could be given to the sale of the Chatham Street site.

IT IS RECOMMENDED THAT:-

1. The Department of School Education be advised of Council's interest in a joint venture to construct a community building on departmental land at Pitt Town.
2. Construction of a new neighbourhood centre at McGraths Hill be considered along with the possible sale of the Chatham Street land when a proposal has been prepared for a joint facility at Pitt Town.

3. ALCOHOL FREE ZONES. GP070/001 PT04/CS

As Councillors will be aware, there are a number of Alcohol Free Zones throughout the City, including:-

- North Richmond;
- Richmond;
- Windsor;
- Pitt Town; and
- Glossodia.

The zones, once created, remain in force for a 12 month period. At the expiration of the 12 month term the continuing existence of the zones is subject to further advertising and public consultative procedures. The required advertising and consultative procedure is lengthy, and with the fragmented commencing dates of the zones throughout the City area, effective timetabling and monitoring of the various consultative procedures is administratively cumbersome.

It is, therefore, proposed a rationalisation of the commencing dates be undertaken, with the view to having all zones commence on 1 January of each year.

In the interim period, it is noted that a number of zones will expire. In order that the Police be able to continue adequate endorsement of the zones, it is recommended that Council resolve to extend the operating dates to 31 December 1993.

IT IS RECOMMENDED THAT Council undertake the required re-advertising procedures in respect of all Alcohol Free Zones in the City to rationalise the commencement dates to 1 January of each year, so long as the zones shall be required and further that those Alcohol Free Zones which expire in November 1993, be extended to cover the period up to 31 December 1993.

**4. COMMUNITY ACCESS FACILITY - FORMER SOUTH WINDSOR TIP SITE. GW001/006 PT01, LEP13/93/CS**

Councillors will recall that they have previously considered reports in respect of the establishment of a multi-purpose recreation facility on the former tip site at South Windsor.

It is advised that the Department of Conservation and Land Management (CALM) has now completed the land audit which was required under the provisions of the Crown Lands Act, 1989. By notice to appear in the Government Gazette on 3 December 1993, Council will be appointed Manager of the Reserve Trust in respect of this parcel of land. The Reserve will be known as "THE DRIFTWAY RECREATION RESERVE". As Trust Manager, and following the rezoning of the land, Council may accept and consider development applications and consider the issue of leases and licenses over the land. However, consent to development applications, leases and licenses may only be issued by the Minister responsible for the Conservation and Land Management Portfolio.

With respect to the rezoning of the subject land, Council will recall that at its meeting of 14 September 1993, it resolved to prepare a Draft Local Environmental Plan to rezone the subject site to allow it to be used for a community access facility such as a driver education and recreational sporting uses, such as Go-Karts.

The Draft Local Environmental Plan was recently placed on public exhibition. No submissions were made in respect of this rezoning during the advertising period.

The proposal was also referred to Prospect Electricity, Water Board, the Roads and Traffic Authority and the Environmental Protection Authority, pursuant to Section 62 of the Environmental Planning and Assessment Act 1979.

Prospect Electricity and the Roads and Traffic Authority have indicated they have no objections to the Draft Plan. Whilst the Water Board also has no objection to the proposed rezoning, the Board has requested the inclusion of the following clause in the LEP to ensure that any development applications lodged shall be referred to the Board for appropriate assessment:-

*"The consent authority shall not grant consent to the carrying out of the development on land to which this plan applies unless the consent includes a condition that development is not to commence unless satisfactory arrangements have been made by proponent by obtaining a Section 27 Certificate from the Water Board in relation to the provision, adjustment and amplification of the Board's services as required."*

It is considered that this clause would be more appropriately included as a condition of any development consent issued subsequent to the gazettal of the draft plan. Such a condition is routinely applied in the determination of development applications.

The Environment Protection Authority have indicated they also have no objection to the draft plan in principle, however, they are concerned that the intended use of the site (recreational use) may exacerbate the extensive scouring and erosion of the batter of the landfill, exposing waste material buried on the site. The EPA has consequently requested that Council take adequate steps to ensure that the problem is satisfactory addressed before proceeding with the proposed amendment.

Further, the EPA has requested that Council make appropriate arrangements so that future occupiers of the site maintain the existing leachate collection and disposal system in an effective operating condition, so as to prevent the pollution of nearby waterways.

It is considered that the requests by the EPA may be satisfactorily addressed by the imposition of conditions at the stage of issuing development consent.

Having regard to the comments received from the various Government bodies, it is recommended that Council support the rezoning application and advise the Department of Planning in accordance with Section 6B of the Environmental Planning and Assessment Act 1979.

With respect to the future users of the site and having regard to the impending gazettal of the land and finalisation of the rezoning application, it is now considered prudent to invite Expressions of Interest from the community for compatible uses of the land. It is considered appropriate that a Management Committee formed under S377 of the Local Government Act 1993, be given care, control and management of the Reserve.

The Department has indicated that rezoning will take approximately 2 - 3 months to complete.

**IT IS RECOMMENDED THAT:-**

- A. Council prepare a submission to the Department of Planning pursuant to Section 6B of the Environmental Planning and Assessment Act 1979, to enable the plan to be gazetted.
- B. The following conditions be imposed on any future development consent in respect of recreational use of the site:-
  - 1. The applicant undertake all necessary ameliorative measures to correct existing scoured batters and prevent further scouring in the future.
  - 2. The applicants make appropriate arrangements to ensure that the existing leachate collection and disposal system is retained in an effective operating condition so as to prevent the pollution of the surrounding waters.
  - 3. The applicant obtain a Section 27 Certificate from the Water Board in relation to the provision, adjustment or amplification of the Board's services, prior to commencement of development.

- C. Expressions of Interest be invited from the community for compatible recreational land uses.
- D. Council devolve care, control and management of the Reserve to a Management Committee in accordance with Section 377 of the Local Government Act 1993.
- E. The Sports Council be advised of Council's decision in this matter.

**5. SALE OF N° 54 FRANCIS STREET, RICHMOND. GC285/018 PT01/CS**

Council will recall that at the Ordinary Meeting of 12 October 1993, it resolved to sell 54 Francis Street, Richmond, to Mr and Mrs Barry for \$132,000.

Subsequently, the purchasers conducted a pre-purchase inspection with the report highlighting a number of maintenance problems requiring rectification. The report estimated the costs of repair at \$6,500 and the purchasers through their solicitors, requested a reduction in the purchase price of this amount.

Analysis of the points raised in the inspection report by Council Officers placed a value on repairs of \$2,500. The purchasers have now agreed to a reduction of the purchase price by this amount.

Having regard to the advanced state of negotiations with Mr and Mrs Barry, it is considered appropriate that Council support this reduction in price.

IT IS RECOMMENDED THAT N° 54 Francis Street, Richmond, be sold to Mr Mark Anthony and Mrs Maria Edith Barry for a purchase price of \$129,500 (one hundred and twenty nine thousand five hundred dollars) and the Common Seal of Council be placed on all necessary documentation.

## 6. SEWERAGE FACILITIES FOR GLOSSODIA, FREEMANS REACH AND WILBERFORCE. GF047/003 PT02/GM

For many years the Council has been attempting to have a reticulated sewerage system constructed in the residential areas of Glossodia, Freemans Reach and Wilberforce to alleviate the problems that are associated with the operation of on-site septic tanks and the need for substantial pump-outs. Concept designs have been prepared as early as 1975 with detailed planning undertaken in the mid 1980's. The cost of providing a conventional reticulated system to the areas today, would be in the order of \$30 million. This could not be financed in any way by the raising of a rate over the area commensurate with those rates applicable to other reticulated sewerage areas.

In this year's Commonwealth Budget it was noticed that within the Land Care Program there was provision for funding for the development of sewerage options where these had environmental improvements and involved innovation. There were subsequent representations to the Commonwealth, including details prepared by consulting engineers, Gutteridge Haskins and Davey and Memtec. These were undertaken at no cost to the Council.

As a result, the Commonwealth has offered, through their estate agent; the NSW Department of Public Works, funding for consultancy to review the proposals and present options and thence through community consultation, a specific proposal for the provision of sewerage services to the 3 villages.

Last week there were discussions with staff from the Department of Public Works, the Water Board and the 4 consultants. Those consultants are now preparing submissions in order that one can be chosen to undertake the work, having it completed by the end of the first quarter in 1994 and then a further submission made to the Commonwealth and State for funding of any proposed works. The basis of the funding for the consultancy, which is estimated in the order of \$100,000 is one third from the Commonwealth, one third from the State (Water Board) and one third from the Council.

The objectives of the engineering consultancy would be to produce an option study report incorporating the following schemes:

1. on-site treatment and disposal systems and/or non-conventional reticulation systems to the villages;
2. conventional reticulation and pumping system; and
3. proposal for effluent re-use to avoid discharge to natural watercourses and, if possible, reduce current water extraction from the Hawkesbury River.

The consultants are encouraged to explore other feasible options in their proposals, including a preliminary assessment of a dual water supply system for high quality (such as micro-filtered) effluent. Innovative options shall be regarded as an advantage during evaluation of proposals. The objectives of the community consultation would be to:

- identify those matters which the community considers important in establishing a sewerage scheme;
- identify community concerns and help address these;
- get the community's help in identifying potential impacts and issues and possible ways of addressing these;
- give the community the option to propose options it wants to evaluate;
- to ascertain the relative ranking of scheme options by the community; and
- to provide the community with information on the proposal including content and process.

Should the Council agree to funding of the project, then the consultant would be engaged before the end of the year and the community consultation commence late January in an endeavour to achieve maximum availability of residents.

Discussions over the last year with representatives from the Water Board indicate that it is unlikely that the Board would be in a position to undertake construction of a sewerage scheme for the villages in the foreseeable future. Even if it was in a position to undertake the works, then these would need to be on a full cost recovery basis that would mean a rate at a totally unreasonable level for the properties involved.

It is seen that involvement in this proposed project will achieve details of all the possible options and the community's current attitude to these plus the possibility of Federal funding for any chosen project to be constructed. While there has been numerous levels of consultation over the last 15 years, little has occurred over the last 5 years and with the change in residents that occurs and the change in circumstances, consider that the further community consultation in this instance is well worth while.

IT IS RECOMMENDED THAT Council concur with the proposal to undertake an engineering option study and community consultation for the provision of sewerage to the villages of Glossodia, Freemans Reach and Wilberforce on the basis of one third funding in the order of \$35,000 (thirty five thousand dollars) with this being provided from the Bligh Park Reserve.

**7. COUNCILLORS - PAYMENT OF FEES. GA030/001 PT02/GM**

Until the remuneration tribunal determines the payment of fees for Elected Members, the provisions of the former Local Government Act apply. That is, a maximum amount of \$3,000 per year paid on the basis of meeting attendance. There has now been advice that this amount can be paid on a monthly basis, in advance, thus avoiding the necessity to keep and audit attendance sheets.

Accordingly, it is recommended that the Council determine the annual fee to apply to members for the 1 July 1993 to 30 June 1994, is \$3,000 with this paid equally, monthly in advance.

IT IS RECOMMENDED THAT Council adopt as a policy for the period 1 July 1993 to 30 June 1994, that the fee for Councillors is \$3,000 (three thousand dollars) with this paid monthly in advance.

**8. VEHICLE INSPECTIONS AND WEIGHT OF VEHICLES ON ROADS. GT230/004 PT03/GM**

As a result of the Council's Notice of Motion indicating problems that occur for local residents in having vehicles inspected for registration, submission was made to the Roads and Traffic Authority, including an option that Council's staff at the Wilberforce Operations Depot might undertake the work.

There have been subsequent discussions with the Authority, who have agreed with the proposal and undertaking training of the necessary staff. The work will be undertaken for a trial period on a fee for service basis and further evaluated during next year. The proposal has some considerable advantages for local residents, and can provide an additional source of income for the Council.

The inspection and registration of vehicles is one that can have problems, considering the absolute requirement for all vehicles on public roads to be to the required safety levels, and the trade in illegal parts and stolen vehicles. Accordingly, strict guidelines will be established and adhered to by all staff undertaking the work. They have been informed of this, including the necessity to report any abnormalities or persons requesting favour.

The Roads and Traffic Authority have also raised the problem of overloaded vehicles on the local road system and the resultant damage. Currently, they undertake inspections on main roads, but are not able to undertake these on Council controlled roads. This leads to the obvious situation where overloaded vehicles can transfer from main to local roads when they are aware that inspections are taking place. The Authority has sought the Council's support in having its staff trained and available to undertake weight of loads inspections on Council roads. Initially this would involve some staff training and the acquisition of weighing equipment in the order of \$6,000.

IT IS RECOMMENDED THAT Council agree to the trial period for undertaking vehicle inspections and the Roads and Traffic Authority be advised it will co-operate in trialing overloaded vehicles, and that the necessary equipment be purchased during 1994 from the Plant Vote.

#### 9. 1994 BICENTENARY - REQUEST FOR FINANCIAL ASSISTANCE. GC030/012 PT02/GM

There has been a request for funding to assist the 1994 Committee in the publication of a book celebrating the Bicentenary and in the manufacture, supply and installation of banners.

The book is proposed to be in 5 parts:

- Agricultural development (looking at the early years of settlement, proceeding and comparing those with current day activities)
- Development of business (comparing commercial ventures of the past to business today and utilising unpublished paintings of the Hawkesbury area, including Thompson's Square as the early main centre of town)
- Environment (utilising actual extractions from diaries and journals)
- McQuade Park (its history and development, including a number of controversies)
- Government law and order (review of Government in the area including Local Government and law and order issues with extracts from court records)

The book is proposed in A4 size with 2,000 copies. 1,500 would be paperback and 500 hardback limited edition. It would be of a coffee table type, with quality similar to the production "Hawkesbury Heritage". It is expected that the paperbacks would sell for around \$30 and the hardback for around \$50.

To have the book published and printed entirely in Australia would cost in the order of \$50,000 to \$60,000. The authors of the book would be Local Studies Librarian, Michelle Nichols with teacher and local historian Jan Barclay with colour photographs by Stan Stevens who undertook the photography for "Hawkesbury Heritage".

It is proposed that the Council fund the printing and publication with its costs totally recouped, first from sales and then any profit split on a 50/50 basis with the author's and photographer.

The committee has requested funding for the provision of banners with 96 being vertical light pole banners; 4 large horizontal street banners; 4 flags, 4 flagpole mountings and 200 small banners for shop front mounting. These would have an appropriate Bicentenary celebration design and be displayed throughout the major towns, with the large horizontal banners being on the timber bridge across Bells Line of Road at North Richmond, the retaining wall at Thompson's square and either side of the RAAF airport lighting structure.

The total cost of the banners and mounting would be in the order of \$25,000.

The banners would be the only physical indication of the Bicentenary and if the event is to be a success and the community to be involved it is considered there is a need to have some visual display throughout the area for the year. The Committee has been attempting, but at this time has been unsuccessful in obtaining a sponsor. Accordingly, with the commencement of 1994 so close, the only avenue for their manufacture and supply at this stage would be for the Council to undertake the funding.

**IT IS RECOMMENDED THAT:-**

1. Council support the publication of a book for the Bicentennial year and provide capital funding in the order of \$60,000 (sixty thousand dollars). Return of sales from the book to repay the Council's outlay, in the first instance, with any subsequent profits split on a 50/50 basis with the authors and photographer.
2. Funds in the order of \$25,000 (twenty five thousand dollars) be provided for the manufacture and supply of Bicentenary banners.

1. change these reports requiring owner's changed Item 6 and 7
2. Items - inspected on site 3 & 5.