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HAWKESBURY CITY COUNCIL



Where People Make The Difference!

ORDINARY MEETING BUSINESS PAPER

MEETING DATE: 14 December 1993

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HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

Your Ref:

Our Ref: 9 December 1993

HAWKESBURY CITY COUNCIL



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

George Street, Windsor NSW 2756
Phone (045) 87 7000
DX 8601 Windsor
Facsimile (045) 77 6512
*A Community Celebrates
Hawkesbury Bicentenary 1794-1994*

Dear Mr Falson,

You are hereby requested to attend an ORDINARY MEETING of the Council to be held in the Council Chambers, Windsor, on TUESDAY, 14 DECEMBER 1993, commencing at 7.30pm for the transaction of the following business:

1. CONFIRMATION OF MINUTES
2. MINUTES FROM THE MAYOR
3. NOTICES OF MOTION
4. REPORTS FROM COMMITTEES
5. REPORTS FROM OFFICERS
6. QUESTIONS WITHOUT NOTICE
7. QUESTIONS WITH NOTICE
8. ORDERS OF THE DAY
9. PUBLIC QUESTION TIME

Yours faithfully

G M McCully
General Manager

How Council Operates...

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

The twelve 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...

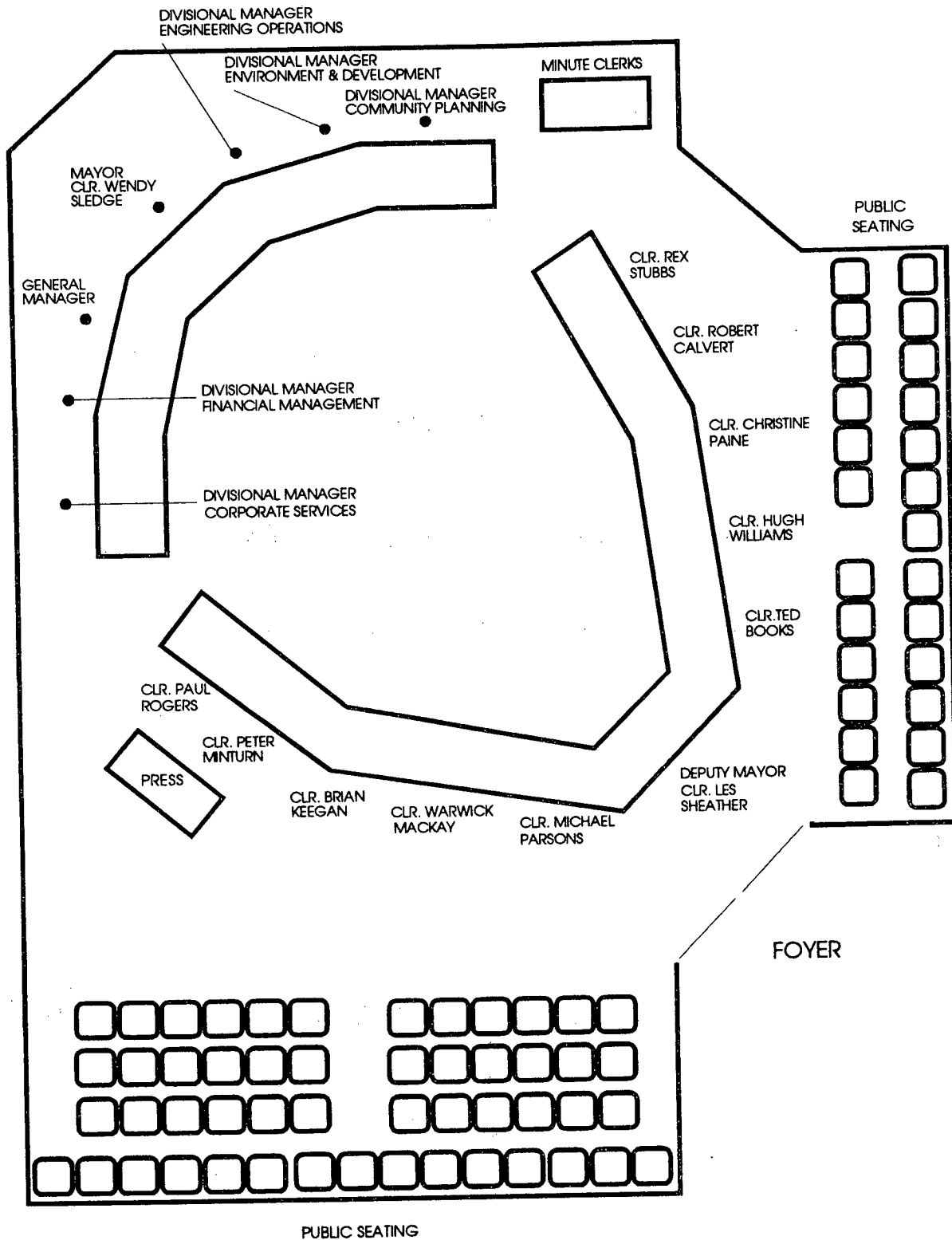
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 MEETINGS

ORDINARY MEETING - 9TH NOVEMBER 1993

SPECIAL MEETING - 22ND NOVEMBER 1993

SECTION 1

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 9th November 1993, commencing at 7.30pm.

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

Councillor P E Rogers left the meeting at 10.25pm.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 200 RESOLVED on the motion of Councillor H J M Books seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the Ordinary Meeting of Council held on 12th October 1993, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

Nil.

SECTION 2 - NOTICES OF MOTION

By Councillor L C Sheather :

Councillor C A Paine declared an interest in this matter.

- 201 RESOLVED on the motion of Councillor L C Sheather, Deputy Mayor, seconded by Councillor M G Parsons that Council develop a Development Control Plan in the area bounded by the intersection of Windsor Road and Pitt Town Road, McKenzies Creek, Killarney Chain of Ponds, Havelock Street and Old Hawkesbury Road and generally in the McGraths Hill area.

By Councillor L C Sheather :

Moved by Councillor L C Sheather, Deputy Mayor, seconded by Councillor C A Paine that Council form a Committee for the purpose of :

- (a) dealing with tree applications
- (b) further to formulate a Rural and Urban Tree Policy.

The motion was lost.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 2 - PLANNING AND DEVELOPMENT

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

202 RESOLVED on the motion of Councillor P E Rogers seconded by Councillor B N Keegan that 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.

Your Ref:

Our Ref: 16 December 1993

HAWKESBURY CITY COUNCIL



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

George Street, Windsor NSW 2756
Phone (045) 87 7000
DX 8601 Windsor
Facsimile (045) 77 6512
*A Community Celebrates
Hawkesbury Bicentenary 1794-1994*

Dear Mr Falson

You are hereby requested to attend a SPECIAL MEETING of the Council to be held
in the Council Chambers, Windsor, on MONDAY, 20TH DECEMBER, 1993,
commencing at 7.30pm for the transaction of the following business:

MINUTE FROM THE MAYOR - OMBUDSMAN'S REPORT

1. LOCAL GOVERNMENT LEGISLATION 1993 -
ORGANISATIONAL STRUCTURE
2. MAKING OF RATES AND FIXING OF CHARGES FOR THE
PERIOD 1ST JANUARY TO 30TH JUNE 1994
3. HAWKESBURY INDOOR SPORTS CENTRE
4. LITERARY INSTITUTE - SCHOOL OF ARTS

Yours faithfully

G M McCully
General Manager

SPECIAL MEETING - 20TH DECEMBER 1993

MAYORAL MINUTE

Councillors:

OMBUDSMAN'S REPORT - ORANGE GROVE MALL,
RICHMOND. GC010/014 PT02/WS

The Ombudsman has adversely reported on the Council's actions in the matter of the carparking area that adjoins the shopping complex known as the Orange Grove Mall in Richmond.

In 1982 Council granted development consent for a commercial development containing 17 shops now known as Orange Grove Mall on an L-shaped block of land between Windsor Street and West Market Street Richmond. Prior to the consent being granted, the land had rezoned, partly commercial (where the shops are located) and for carparking (where the current carpark is located). The development consent contained 21 conditions one requiring that parking for 30 vehicles be provided.

In the period 1983/84 the Council adopted plans for additional carparking in Richmond, one area including the Orange Grove Mall land. This is where the additional carparking has recently been completed behind Wu's Arcade, the church and the former nursing home.

Negotiations with Orange Grove Mall regarding acquisition of the carparking area were unsuccessful and Council commenced resumption action in 1987. There was subsequently a hearing in the Land & Environment Court, with a compensation decision that did not take into account, the requirement for the development to provide the carparking, ie. the compensation valuation was the full commercial value of the carpark. This became the main area of disagreement between the Council and the proprietors of Orange Grove Mall, being whether a deduction should be made from the market value of the land for carparking contributions that would have been required by Council if the developer had chosen not to provide a carpark. Council's view, based on Counsel's advice was that the development consent required a carpark or payment in lieu and as the Council, following compensation, had in effect provided the carpark required by the development consent, the owners ought to be required to make the contribution that would have been necessary for the development. The owners of Orange Grove Mall contended that the value of the carpark land should not be limited to its current use as a carpark, for the reason that other higher uses of the land were possible, which could have incorporated the required carpark. At the time, and still, the land is zoned "special uses for carparking only".

Following the decision in the Land & Environment Court, consideration was given to an appeal. The legal advice to Council was that there was no error in law in the decision and therefore no appeal. The advice continued that as the developer had now not provided a carpark, that it was open to prosecution for failing to comply with the condition of development consent requiring the carparking.

The Council resolved to commence proceedings against the proprietors for failing to provide the carpark.

The prosecution action never eventuated. The proprietors of the shopping centre expressed what they considered to be an unfair claim by the Council and advised that unless the threat was withdrawn, they would seek an injunction to restrain. This resulted in a number of legal actions, all initiated by the proprietors. The Ombudsman has now found that the Council was "unreasonable, unjust and oppressive based wholly on improper motives and based on irrelevant grounds and irrelevant considerations". Further, he has recommended that the Council pay compensation to the proprietors in the sum of \$5,000.

The Ombudsman's report was forwarded to Mr W R Davison of Counsel, who advised Council in this matter. His comments in full are as follows:

"I have been forwarded a report by the Ombudsman pursuant to Section 26 of the Ombudsman Act dated 27 October, 1993, and an article in the Annual Report for 1993. I have been asked to make comments in respect of each of the reports.

In paragraph 6.29 of the first report, the Ombudsman says :

"Practically speaking, whilst Council paid the compensation required, they flouted the decision by taking prosecution action. They suborned the decision of Justice Stein, and what they did in my view amounted to an improper use of prosecution powers."

This paragraph reflects a fundamental misunderstanding on the part of the Ombudsman of the decision of the Land and Environment Court in Class 3 proceedings. The power of the Court is only to determine compensation. It did that. It also did that on the basis that the claimant would be compensated for the land taken not on a before and after basis which would have taken account of the Council's proper concerns. The consequence of payment of compensation for the land taken was that the land was no longer available to the claimant to satisfy its obligations under the development consent. The Council has maintained (quite properly in my view) that the enforcement of that requirement is one which should have been pursued for the benefit of its ratepayers. The

consequence of it did not is that the ratepayers of Hawkesbury would be providing the car parking required by the development consent without cost to the operator of that consent.

In paragraph 6.30 the Ombudsman goes on to say that a prosecution so as to enforce the development consent "is certainly misguided and a breach of public trust." In my opinion, the prosecution was not misguided and , in the circumstances, it is difficult to see how seeking to enforce the condition could be a breach of public trust rather, one would have thought, the opposite was more likely to be the case.

In my opinion, the finding that "the prosecution action by Council was designed to avoid and suborn the decision and award of the Court" fundamentally misunderstands that decision for the reasons set forth above.

As to the Annual Report, the cartoon on page 83 seems best to reflect the Ombudsman's understanding of the matter. The cartoon gives rise to the perception that the Council having taken the car park it would be unreasonable for it to require the developer to provide car parking. The fact is that what the Council did was acquire land by compulsory acquisition for which the claimant was paid full compensation. The question of a surviving requirement to comply with the development consent is entirely separate from the compensation proceedings.

CHAMBERS

W.R. DAVISON"

The investigation by the Ombudsman in this matter has gone on for over 2 years. In his report he indicates that the Minister wished to consult on the matter and that the consultation took place on 26 October, 1993. The Ombudsman's Report that is critical of the Council is dated the same date.

The remainder of the report particularly when considering Mr Davison's comments, does not seem to understand the reason for the Council's actions and contains at least one significant inaccuracy.

I sought to have discussions with the Ombudsman and/or his staff handling the matter earlier this year and at the time was advised that this could not take place. I'm sure that at those discussions had they occurred, the Council's position would have been made clear.

The Ombudsman has asked that I report to him any action the Council takes or proposes to take as a consequence of his report. In light of Mr Davison's comments and a review of the matter, I consider that there is no action for the Council to take.

I also consider the cartoon used in the report to be most unfortunate, reflecting anything but the Council's view in the matter and certainly not reflecting the stature of the Ombudsman's office.

I RECOMMEND THAT the Ombudsman be advised that the Council notes the report and, considering the comments of Mr Davison and, in reviewing the matter, that no further action will be taken.

Councillor W J Sledge
Mayor

GENERAL MANAGER'S REPORTS

Mayor and Councillors:

1. LOCAL GOVERNMENT LEGISLATION 1993 -
ORGANISATIONAL STRUCTURE. GL10/3/GM

The 1993 Local Government Legislation provides for the most significant change in the industry this century. The Act now has a charter that comprises a set of principles which a council must pursue in carrying out its functions. These principles include new concepts relating to the role councils play in the community with reference to:

- community leadership
- custodian and trusteeship over public assets
- the facilitation of development, improvement and co-ordination of local government and
- the requirement to inform both the local community and the State Government of its activities.

A number of councils have observed these for some time but now and for the first time they are enshrined in legislation.

The great majority of changes in the new Act have either been implemented at Hawkesbury or would have been in the near future.

A major change has been the roles and responsibilities of Elected Members and staff.

The Act defines the seven roles and responsibilities of Elected Members (Councillors - both as a member of the corporate body and as an Elected Representative). The seven roles can be summarised as:

- direction and control
- participation in the allocation of resources
- playing a key role in creating policy objectives and criteria
- reviewing performance and delivery of service
- representing interests
- providing leadership
- facilitating communication between Council and the community.

In terms of the staff, Council is required to appoint a General Manager with the functions of that position being -

- day to day management of the Council
- exercise of such functions of the Council as delegated
- appoint staff in accordance with an approved organisational structure
- direct and dismiss staff
- implement equal opportunity management plan
- other functions as conferred or imposed upon him/her by or under the new or any other legislation.

In relation to senior staff, the General Manager may only appoint or dismiss after consultation with the Council. All senior staff and the General Manager are to be employed on fixed term performance based contracts of not less than 12 months nor more than 5 years. Hawkesbury has identified senior staff as the 5 Divisional Managers. It is possible to extend this to include as many as 40 staff. To extend below the Divisional Manager level would be seen as destabilising and politicising.

All councils have until the end of June 1995 to identify and appoint senior staff. Those appointed within 3 years of the implementation of the new Act where the basis of the structure and remuneration has not changed, are considered for the provisions of the Act to have been appointed in accordance with its intent. This only applies to the Divisional Manager Engineering. The other 4 positions fall outside the Act.

Council has continually reviewed its organisational structure in order to provide efficient and effective delivery of services. The current structure has 5 Divisions reporting to the General Manager and being:

- Community Planning
- Environment & Development
- Corporate Services
- Finance
- Engineering

In addition the areas of Personnel Management, Emergency Services and Internal Audit report directly to the General Manager. The opportunity has been taken to review this structure since the implementation of the new Act.

Hawkesbury, as with a number of other councils that have been subject to significant growth, limited resources and under pressure for the provision of services and facilities, has had to continually review its organisation functions. Accordingly, those reporting and accountability functions, indicated in the new legislation have generally been implemented. The Council has received previous reports regarding the efficiency of this structure, including the review that took place earlier in the year, showing that in terms of staff ratio to expenditure, Council is certainly the leader in its region and undoubtedly in the top group within the State.

Current structure is seen to be hierachially compact, providing a devolution of responsibility on a teamwork basis throughout the organisation. To create additional divisions would be to increase the vertical control with no benefits seen and greater costs.

To decrease the number of divisions would mean amalgamations and these could occur in the areas of Corporate Services and Finance, Engineering, Environment & Development leaving Community Planning separate. This would create two major areas and one of medium size. Thus the subsequent positions and management would not be equitable. It is of course possible to move some functions to better equalise the equation, however this is really only playing at the edges.

One of the significant changes of the new Act is the area of accountability including the requirement for provision of management plans. This is a function that occurs across the organisation with outcomes recommended to the Council from its management team. The co-ordination of this function is particularly important and will have to take place through one of the current Divisions. There is no reason why this cannot occur satisfactorily, however it may be an issue for future performance assessment. Accordingly, a review will take place following the first plans being prepared where it may be necessary to alter the structure to involve the relocation/appointment of a Corporate Planner with responsibilities directly to the General Manager.

There have been a number of advantages shown from the existing structure since it has been established. In terms of finance, the advantages are shown through the timely reporting and the budget document produced this year. Engineering this year has produced the largest works program in the Council's history and this is quite evident looking at improvements throughout the City area. Environment & Development has seen major improvements in process and co-ordination of activities. Community Planning has focussed on human services that will only increase. The Council has a major function in economic development and has seen its entrepreneurial activities create a position of minimised debt, thus showing the importance of this area. Accordingly, it is recommended that the existing Divisions remain and the position of head of those Divisions be the senior positions for the Act. This current structure, while requiring some significant cultural change, has occurred quite smoothly and certainly to the benefit of the organisation and the local community.

Remuneration for the positions was determined by a consultant appointed by the Council and agreed to when moving to the new Award last year. It can be argued that positions that now come under contract should receive greater remuneration, although recent contact with the consultant indicated that with the current job market, the previous recommendations are still applicable on the full rate.

Accordingly, it is recommended that the Council support the current organisational structure with the positions of Department Head of Environment & Development, Finance, Corporate Services and Community Planning being advertised in accordance with the provisions of the Act as senior management positions with remuneration based on the report adopted from Evans Webb and Associates. That the consultative process take place with a committee comprising the Mayor, Deputy Mayor and 3 other Councillors.

IT IS RECOMMENDED THAT Council adopt the current organisational structure with the senior positions of Environment & Development, Community Planning, Finance and Corporate Services being advertised and appointments made following consultation with a committee comprising the Mayor, Deputy Mayor and 3 (three) elected Councillors.

2. MAKING OF RATES AND FIXING OF CHARGES FOR THE PERIOD 1ST JANUARY TO 30TH JUNE 1994. GR010/006 PT05/FM

A. GENERAL RATES AND FARMLAND RATES

WHEREAS the Estimates of Income and Expenditure of the General Fund for the period 1st January to 30th June 1994 were adopted on 22nd November 1993, and WHEREAS such Estimates were advertised in the Hawkesbury Gazette on 8th December 1993, it is HEREBY RESOLVED to make and levy a General Rate of 1.6154¢ (one point six one five four cents) in the dollar and a Farm Land Rate of 1.0985¢ (one point zero nine eight five cents) in the dollar for the period 1st January to 30th June 1994, on the land value of all rateable land within the City subject to a minimum amount of \$268 (two hundred and sixty eight dollars) per assessment.

In accordance with Schedule 1 Savings and Transitional Provisions Section 32(3) of the regulations pertaining to the Local Government Act 1993, the amount of the rate is to be one half of the amount levied.

B. RACECOURSE ROAD WATER SUPPLY LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the Racecourse Road Water Supply Local Rate for the period 1st January to 30th June 1994, were adopted by Council on 22nd November 1993, and WHEREAS such Estimates, including a notice of proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 8th December 1993, IT IS HEREBY RESOLVED THAT a Racecourse Road Water Supply Local Rate of 0.001¢ (zero point zero zero one cents) in the dollar on the Land Value of all rateable land within the area defined by Resolution Number 44 on 29th January 1980, be now made for the period 1st January to 30th June 1994, for the purpose of repaying a loan of \$25,500 (twenty five thousand five hundred dollars) and administration charges and in the opinion of Council for the special benefit of the area defined as aforesaid subject to a minimum amount of \$175 (one hundred and seventy five dollars) per assessment.

In accordance with Schedule 1 Savings and Transitional Provisions Section 32(3) of the regulations pertaining to the Local Government Act 1993, the amount of the rate is to be one half of the amount levied.

C. EXTRA CHARGES ON OVERDUE RATES

IT IS HEREBY RESOLVED THAT for the purpose of calculating the extra charges on overdue Rates in accordance with the Local Government Act, Council make the interest charge for the period 1st January to 30th June 1994, 10.50 (ten point five zero) per centum per annum simple interest.

IT IS HEREBY RESOLVED THAT the Rates made for the period 1st January to 30th June 1994, be levied by the service of Rate Notices in compliance with the Local Government Act and the Regulations made thereunder, and the General Manager be, and is hereby authorised to, prepare and serve such Notice for and on behalf of Council.

D. GARBAGE SERVICE CHARGES

IT IS HEREBY RESOLVED THAT for the purpose of upkeep, working and maintenance of a garbage disposal service the Council make, for the period 1st January to 30th June 1994, in the defined scavenging districts a garbage disposal charge of \$113.36 (one hundred and thirteen dollars and thirty six cents) per annum for a once weekly 240 (two hundred and forty) litre wastecart service.

IT IS HEREBY RESOLVED THAT a refund of part of the yearly charge for the garbage in the defined scavenging districts shall only be made where the property is vacant for a period of not less than 3 (three) months. Premises in the commercial and industrial areas are limited to one 240 (two hundred and forty) litre wastecart.

In accordance with Schedule 1 Savings and Transitional Provisions Section 32(3) of the regulations pertaining to the Local Government Act 1993, the amount of the rate is to be one half of the amount levied.

E. SULLAGE COLLECTION CHARGES

IT IS HEREBY RESOLVED THAT for the purpose of upkeep, working and maintenance of sullage collection service, the Council make for the period 1st January to 30th June 1994, a sullage disposal charge of \$603.72 (six hundred and three dollars and seventy two cents) per annum for a fortnightly service AND FURTHER for each additional sullage collection service a charge be made of \$23.22 (twenty three dollars and twenty two cents) per service.

In accordance with Schedule 1 Savings and Transitional Provisions Section 32(3) of the regulations pertaining to the Local Government Act 1993, the amount of the rate is to be one half of the amount levied.

IT IS HEREBY RESOLVED THAT for the purpose of providing an emergency sullage collection service outside the normal collection hours of 7.00am to 6.00pm Monday to Saturday inclusive, the Council make for the period 1st January to 30th June 1994, a charge of \$70.36 (seventy dollars and thirty six cents) per service.

IT IS HEREBY RESOLVED THAT the purpose of providing a sullage collection service to non-residential commercial properties, the Council make for the period 1st January to 30th June 1994, a charge of \$11.31 (eleven dollars and thirty one cents) per 1,000 (one thousand) litres collected.

IT IS HEREBY RESOLVED THAT for the purpose of providing a routine maintenance of septic tanks for the removal of sludge and solids, the Council make for the period 1st January to 30th June 1994, a charge of \$126.64 (one hundred and twenty six dollars and sixty four cents) per service.

IT IS HEREBY RESOLVED THAT for the purpose of providing a final clean-out sullage collection service (in conjunction with sewer connection) the Council make for the period 1st January to 30th June 1994, a charge of \$119.54 (one hundred and nineteen dollars and fifty four cents) per service.

IT IS HEREBY RESOLVED THAT a refund of part of the yearly charge for the sullage collection service shall only be made where the property is vacant for a period of not less than 3 (three) months.

F. CHARGES TO BE ADDED TO THE RATE NOTICE

THAT charges fixed for the removal of garbage be added to the rate notices in accordance with the Local Government Act.

THAT charges fixed for the removal of fortnightly residential sullage be added to the rate notices.

G. LEVY AS COMBINED RATES

THAT the rates applying in the respective areas be levied as Combined Rates.

H. VOTING OF EXPENDITURE

THAT the amounts shown as estimated expenditure for the period 1st January to 30th June 1994, in the Estimates of Income and Expenditure adopted by Council on 22nd November 1993, be now voted for expenditure on the items set out therein.

3. HAWKESBURY INDOOR SPORTS CENTRE. DA0296/93
PT01/EO

As requested, the Development Application for this project has been lodged to allow consideration early in the New Year.

Council would be aware that a considerable amount of design work had previously been carried out for a smaller multi-purpose stadium by David Evans and Associates who have been involved in many projects of this type. Accordingly, in order to utilise as much of the work already done as possible, discussions with David Evans and Robert Pont have resulted in the following proposal being received:-

- The development of the design from the existing sketch plan drawings to complete documentation for the building application and tender process. Fixed fee \$47,500.
- Fees for the contract administration stage to be determined following the completion of tenders, by negotiation on the basis that the greater part of the work will be carried out by Mr Pont supported by Mr Evans on perhaps a monthly basis only.
- Fees for other consultants:-

Structural Engineers Low and Hooke (Aust) Pty Ltd plus \$250 per inspection visit	\$19,500
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Electrical and Mechanical Engineering Partners Pty Ltd	\$16,000
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Hydraulics and Civil Works O'Neill Associates	Estimated \$16,000
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The Institute scale of Architectural fees for design, documentation and administration for this project would be approximately \$162,000 (6% of total cost).

The anticipated time table for the project provides for the design, documentation and tender process to be completed by the end of April 1994, allowing construction to commence shortly afterward. It is considered that a "selective tendering" process would be able to be used to advantage in this project as the opportunity is given to select those builders who have proven experience in this type of work. This process involves the open advertisement for expressions of interest in being invited to tender to be registered from which a selected list is taken based on relevant experience of the applicants.

This method of tendering is provided for by Clause 9 of the Local Government (Tendering) Regulation 1993.

IT IS RECOMMENDED THAT the proposal forwarded by David G Evans and Associates for the design and documentation to tender stage of the proposed Hawkesbury Indoor Sports Centre be accepted and further that "selective tenders" be invited to carry out the construction under the provisions of the Local Government (Tendering) Regulation 1993.

4. LITERARY INSTITUTE - SCHOOL OF ARTS. GH001/007 PT02/GM

There have been ongoing discussions with representatives of the Richmond Literary Institute who have worked admirably to continually provide and upgrade the facilities at the Richmond School of Arts. The upgrading that has occurred in recent years is a credit to the Institute and certainly provided a well received service to residents of the area.

The Institute has now advised that its primary objective is to rebuild that part of the complex known as the Supper Room, a single story weatherboard and galvanised iron structure on a bush pole frame first erected temporarily early this century to give weather protection to the solid fuel stoves used for catering.

The committee has advised that they have observed the growing importance of the West Market Street historic precinct, together with the improvements in Richmond Park. They also recognise the importance of the park in the current main street initiatives. For some years the members have realised the opportunity that exists for the School of Arts to have a much improved facade/entrance looking onto the park. As well issues regarding the provision of kitchen facilities, dual usage of the building's facilities independent to one another and additional amenities, including those for handicapped persons, are acknowledged.

The Institute currently has savings in the order of \$50,000. The total upgrade of the building is seen in the order of \$200,000. Council's support in terms of direct funding and assistance in obtaining Heritage Grants has been requested.

In addition Council has allocated funds to reconstruct the existing unsuitable amenities block in the park.

The amenities facility could be rebuilt within an approved car parking area and in so doing provide a park kiosk.

The concept plans for the project are currently being prepared. In the meantime it is recommended that the Council agree to match the \$50,000 available from the Institute on a dollar-for-dollar basis and seek a similar grant from the Heritage Council on a dollar-for-dollar basis (\$100,000) with the new amenities building being provided with an associated kiosk. This will greatly improve the aspect of the School of Arts to the park, the immediate area of the park and the precinct generally.

IT IS RECOMMENDED THAT the Richmond Literary Institute be advised that Council is prepared to match their \$50,000 (fifty thousand dollars) for improvement to the School of Arts on a dollar-for-dollar basis and that additional funds in the order of \$100,000 (one hundred thousand dollars) (dollar-for-dollar) be sought from the Heritage Council to undertake improvement works to the building and that the rebuilding of the amenities be undertaken in accordance with a concept plan to be considered by the Council early in the new year and to include a kiosk.

G M McCully
General Manager

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

- 203 RESOLVED on the motion of Councillor C A Paine seconded by Councillor H Williams that a site inspection be carried out. X

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

Moved by Councillor W J Mackay seconded by Councillor H J M Books that:-

1. Council resolve to implement the making of Draft Local Environmental Plans for each of the 3 (three) rezoning applications currently before it, including the Francis Street Richmond proposal, the Lennox and Paget Street Richmond proposal and the Clarendon proposal. Each applicant to provide its relevant reports and studies as required in relation to its own specific site, including the cost of a socio-economic report to be implemented by Council.
2. Concurrently with the above, Council undertake a Retail Hierarchy Study for the City, including Richmond, Windsor and Clarendon, and further that the applicants of the 3 (three) proposals currently before Council, agree to reimburse Council equally for the cost for such Retail Hierarchy Study. Such cost to be bonded by each applicant up front with Council.
3. Council to resolve not to indicate its support for the rezoning of any of the 3 (three) subject sites until such time as the Retail Hierarchy Study is completed and the investigations and reports are to hand for each site resulting from the statutory process associated with each of the Draft Local Environmental Plans.

204 AN AMENDMENT was moved by Councillor B N Keegan seconded by Councillor M G Parsons that:-

- 
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 Local Environmental Plan 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 Local Environmental Plan for the residential component of the Clarendon proposal not be supported at this time.

The amendment was carried.

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

Councillor H Williams tabled a letter of apology from himself, which was read as follows:-

"APOLOGY

During the debate on the rezoning proposal for an integrated retail tourism residential and leisure development at Clarendon at Council's General Purpose Committee Meeting on 2 November 1993, I made a number of derogatory comments concerning Mr Rob Tolson personally. I used certain descriptions of his motives in connection with the rezoning application and my perceptions of his attitude towards the business community of Richmond.

My descriptions of Mr Tolson were most unfair and insulting to him and were unworthy of me.

I now sincerely, publicly and unequivocally apologise to Mr Rob Tolson and his family for any distress, offence and hurt which my remarks on that occasion may have caused."

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

- 205 **MOVED** by Councillor W J Mackay seconded by Councillor L C Sheather, Deputy Mayor, that the applicant be advised that Council does not have the authority to determine the application because of the existence of the Permanent Conservation Order, but that Council would support an appropriate application under the provisions of the Heritage Act for demolition.

An amendment was moved by Councillor P E Rogers seconded by Councillor H Williams that 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.

The amendment was lost.

The motion was then put and carried.

Councillor P E Rogers asked that his name be recorded against this motion.

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

- 206 **RESOLVED** on the motion of Councillor M G Parsons seconded by Councillor B N Keegan that:-

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); Crowleys Lane; and the 1st (first) kilometre of Wheelbarrow Ridge Road.
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.

20. TREE REMOVAL - LOT 3, DP211010 N^o 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.

- 207 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor R G Calvert 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.

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

- 208 RESOLVED on the motion of Councillor B N Keegan seconded by Councillor M G Parsons that this be deferred until the next General Purpose Committee Meeting.

- 209 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor R P Stubbs that the Report of the General Purpose Committee Meeting held on the 2nd November 1993, as recorded on Pages 1 to 27 of the Minutes of the General Purpose Committee, be adopted, with the exception of:-

Section 2 - Planning and Development

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

7. Dual Occupancy - Lot 2 DP580117 N° 344 Bells Road, Grose Vale - Mr D Burrell. DA210/93/ED

8. Rezoning Proposal - Integrated Retail, Tourism Residential and Leisure Development - "Prestonville", Richmond Road, Clarendon. LEP10/93/ED

9. Heritage Item - Proposed Demolition 49-51 Bosworth Street, Richmond - Shaddick Baker & Paull. DA0183/93 PT01/ED

17. Waste Management. GW010/022 PT2, GC270/047 PT2, GW010/017 PT3/ED

20. Tree Removal - Lot 3, DP211010, N° 351 Old Stock Route Road, Oakville - Zoning Rural 1(c) - Mr K Ison. P1515/150/ED

22. Draft Local Environmental Plan - Rural Worker's Dwelling - Part Portion 382 Creek Ridge Road, Glossodia - G & L Simpson. LEP005/90, DA406/89/ED

which have already been considered by Council - Minutes N°s 202, 203, 204, 205, 206, 207 and 208.

SECTION 4 - REPORTS FOR DETERMINATION

1. ALCOHOL FREE ZONES - RICHMOND. GP070/001 PT04/CS

210 RESOLVED on the motion of Councillor W J Mackay seconded by Councillor B N Keegan that:-

1. The public carpark known as Coles Carpark bounded by West Market Street, Bosworth Street, Windsor Street and Francis Street, Richmond;
2. East Market Street, between Francis Street and Windsor Street;
3. Bosworth Street between Francis Street and Windsor Street;
4. Windsor Street between Bosworth Street and West Market Street;
5. Toxana Street between Francis Street and Windsor Street; and
6. Windsor Street between East Market Street and Paget Street,

be created as Alcohol Free Zones for the period 1 January 1994 to 31 December 1994, unless otherwise suspended or revoked.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/002 PT02, GC283/003 PT02, GC283/092 PT02/CS

211 RESOLVED on the motion of Councillor W J Mackay seconded by Councillor R P Stubbs that the Seal of Council be affixed to the following documents:-

Surrender of Lease	Surrender of Lease by Mrs V Langlands in respect of Shop 2 Glossodia Shopping Centre.
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Surrender of Lease	Surrender of Lease by Mr D Langlands in respect of Shop 3 Glossodia Shopping Centre.
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Commercial Lease	Lease to Mr T & Mrs L French in respect of Shops 2 and 3 Glossodia Shopping Centre. Lease is for a period of 3 (three) x 3 (three) years at a commencing annual rental of \$16,520 (sixteen thousand five hundred and twenty dollars) plus 50% (fifty) of outgoings levied on the Centre, including rates, taxes, maintenance costs and utility charges.
Residential Lease	Lease of 3 (three) bedroom house at N ^o 4 Macquarie Road, Wilberforce, to Mr B & Mrs R Hunt for 26 (twenty six) weeks at a weekly rental of \$170 (one hundred and seventy dollars).

3. PENSIONER REBATES. GR10/7/FM

- 212 RESOLVED on the motion of Councillor L C Sheather, Deputy Mayor, seconded by Councillor R P Stubbs that application be made for subsidy in respect of Rates owing by pensioners, written off or reduced in 1993 and previous years and that an undertaking be made under the Seal of Council in respect of the writing off or the reducing of Rates owing by pensioners in pursuance of Section 160AA of the Local Government Act and that proceedings shall not be taken for their recovery.

4. LIBRARY DEVELOPMENT GRANTS 1992/93. GG021/134 PT03/CP

- 213 RESOLVED on the motion of Councillor L C Sheather, Deputy Mayor, seconded by Councillor R P Stubbs that:-
1. Council apply for the co-operative grant on behalf of the Western Sydney Public Libraries Network for CD-ROM resources to the value of \$50,000 (fifty thousand dollars).

2. Council apply for the Library Development Grant 1993/94 for reference collection resources to the value of \$18,000 (eighteen thousand dollars).
3. Council apply for the Library Development Grant 1993/94 for Family Literacy to the value of \$12,700 (twelve thousand seven hundred dollars).

5. DONATION - HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION. GF008/001 PT10/CS

- 214 RESOLVED on the motion of Councillor W J Mackay seconded by Councillor R P Stubbs that a donation of \$300 (three hundred dollars) be made to the Hawkesbury District Agricultural Association towards the Prize Fund for the Hawkesbury Show in 1994.

6. FOREST/ECOTOURISM PROGRAM. GT050/008 PT03/EO

- 215 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor M G Parsons that the action taken be endorsed.

7. TENDER FOR FULL DEPTH ASPHALT PAVEMENT - CONTRACT N° 000993. GT020/195 PT01/EO

- 216 RESOLVED on the motion of Councillor W J Mackay seconded by Councillor L C Sheather, Deputy Mayor, that the Schedule of Rates quotation of \$56.00/sqm (fifty six) received from Pioneer Road Services Pty Ltd for the reconstruction of approximately 1700sqm (one thousand seven hundred) of road pavement in Fitzgerald Street between George Street and The Terrace be accepted, the contract be executed under Seal of Council.

8. DRAFT LOCAL APPROVALS POLICY - EXHIBITION.
GS80/16 PT2/ED

- 217 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor R P Stubbs that this information be received and Council endorse the implementation of the Policy effective from 26th October 1993.

9. LENGTH OF APPROVAL FOR DEVELOPMENT APPLICATIONS. P160/83/ED

- 218 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor B N Keegan that in accordance with the requirements of the Local Government Act, 1993, Council adopt a standard 3 (three) year period for the lapsing of Development Consents/Approvals from the date of approval, except where the lapsing period is varied under delegation by the Divisional Manager Environment & Development or the Branch Manager Building & Development, where, for reasons specific to the project, an extension of the lapsing period is warranted. Such extension shall not exceed the legislated 5 (five) year period.

10. PARKING POLICY - DEVELOPMENT CONTROL PLAN.
DCP3/93/ED

- 219 RESOLVED on the motion of Councillor L C Sheather, Deputy Mayor, seconded by Councillor R P Stubbs that a Development Control Plan for Parking Policy within the City of Hawkesbury be prepared and exhibited.

11. VINEYARD ELECTRICITY SUBSTATION - STATEMENT OF ENVIRONMENTAL EFFECTS. LEP17/90 PT2/ED

- 220 RESOLVED on the motion of Councillor H J M Books seconded by Councillor L C Sheather, Deputy Mayor, that Blacktown City Council be advised that Council has no objection to the proposed development of an electricity substation at Vineyard.

12. MABO - IMPLICATIONS FOR LAND AND RESOURCE ADMINISTRATION BY COUNCIL. GC070/005 PT6/ED

- 221 RESOLVED on the motion of Councillor W J Mackay seconded by Councillor M G Parsons that the information be received.

13. SUBDIVISION PROPOSAL - LOT 1 DP557035, LOT 2 DP615915, LOT 171 DP527991 HORANS LANE, GROSE VALE - REDVIEW PTY LTD. SA0072/91/ED

Councillor H J M Books declared an interest in this matter.

- 222 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor W J Mackay that Council resolve not to prepare a Draft Local Environmental Plan to enable its subdivision into 16 (sixteen) allotments.

14. PUBLIC LIBRARY FUNDING CAMPAIGN. GL020/001 PT02/CP

- 223 RESOLVED on the motion of Councillor B N Keegan seconded by Councillor R P Stubbs that the State Government be congratulated for allocating an additional \$1,000,000 (one million) in the 1993/94 NSW State Budget to public libraries in New South Wales.

SECTION 5 - REPORTS FOR INFORMATION

1. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9TH NOVEMBER 1993. C50-1/CS
2. AUSTRALIAN PIONEER VILLAGE RECREATION & ANIMAL PARK - QUARTERLY REPORT. GA050/004 PT03/CS
3. 1993/94 WESTERN SYDNEY AREA ASSISTANCE SCHEME FUNDING. GC021/005/CP
4. BUS TRANSPORT IN THE HAWKESBURY. GC130/022/CP
5. FUNDING FOR COMMUNITY SERVICES. GC130/016/CP
6. HAWKESBURY FAMILY DAY CARE - GRANT. GC120/002/CP
7. PROPOSED SERVICE STATION - LOT 11 DP977347 N° 87 BELLS LINE OF ROAD, NORTH RICHMOND. BA514/93/ED
8. ALGAE WARNING SIGNS. GR060/061/ED
9. LAND & ENVIRONMENT COURT DECISION - APPLICATION TO EXTEND LIFE OF SCHAFER QUARRY. DA365/90/ED
10. DEVELOPMENT TRENDS. GT225/009 PT02/ED
11. NEW SOUTH WALES FIRE BRIGADES ADVISORY COUNCIL. GP021/001 PT03/GM
12. LOCAL SUPPLIER PREFERENCE. GT020/027 PT03/GM
13. PUBLIC LIBRARY STATISTICS 1992. GT020/027 PT02/CP

- 224 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor W J Mackay that the reports in this section be received.

SECTION 6 - REPORTS OF COMMITTEES

Nil.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

Nil.

SECTION 8 - OTHER REPORTS

- 225 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the Heritage Advisory Committee held on 15th September 1993, as recorded on Pages 1 to 2, be received.
- 226 RESOLVED on the motion of Councillor L C Sheather, Deputy Mayor, seconded by Councillor M G Parsons that Item 1 on Page 2 of the Minutes of the Heritage Advisory Committee held on 15th September 1993, be adopted.
- 227 RESOLVED on the motion of Councillor L C Sheather, Deputy Mayor, seconded by Councillor R G Calvert that Item 2 on Page 2 of the Minutes of the Heritage Advisory Committee held on 15th September 1993, be received.
- 228 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the WSROC Limited, Annual General Meeting held on 8th October 1993, as recorded on Pages 1 to 20, be received.
- 229 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the 1994 Bicentennial Celebrations Committee held on 13th October 1993, as recorded on Pages 1 to 5, be received.
- 230 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the Macquarie Towns Festival Committee Inc. held on 27th October 1993, as recorded on Pages 1 to 4, be received.

- 231 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the Friends of the Hawkesbury Art Collection Committee Inc. held on 28th October 1993, as recorded on Pages 1 to 2, be received.

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

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

Refer to Item 4 in the Planning and Development Section in conjunction with Item 15 above.

- 232 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather, Deputy Mayor, that the information be received.

16. BUSH FIRES. GF010/025 PT02/GM

- 233 RESOLVED on the motion of Councillor H J M Books seconded by Councillor R P Stubbs that the report be received.

QUESTIONS WITHOUT NOTICE

1. Councillor Keegan asked if something could be done about the water spraying on Freemans Reach Road/Gorricks Lane, etc. It becomes very dangerous when travelling along these roads.

The Mayor advised that this will be done immediately.

2. Councillor Keegan asked if the Divisional Manager Engineering Operations would investigate changing the 80kph sign on the Eastern side of the George Street roundabout as you come into South Windsor to a 60kph sign.
3. Councillor Keegan advised that he has had conversations with the Divisional Manager Engineering Operations regarding the number of street signs that have disappeared, and requested that where Councillors become aware that street signs have disappeared, they please advise the Engineering Division and the signs will be repaired/replaced.
4. Councillor Keegan advised that 3 (three) community groups are very well ensconced into the former toy library. The piano has been removed out of the bar, but upon doing so it was damaged; the wheels have been ripped off and the F Sharp hammer has been broken. It is now in a safe place, but it needs repairs. Councillor Keegan asked if somebody could have a look at it and provide a quote. It is urgently needed because the Symphonic Group is practising for their concert.

The Mayor advised that this will be done.

5. Councillor Mackay asked if the signs at the Glossodia Shops could be repaired. Also some of the tables and chairs adjoining the Centre require maintenance.

The Divisional Manager Engineering Operations advised that there is a backlog in the sign generation area, but this will be expedited and the tables and chairs will be fixed.

6. Councillor Mackay advised that he had received a complaint from a resident at 127 Francis Street, Richmond, about a property in the same street where some landfill is taking place. Councillor Mackay asked if this was going to go on forever?

The Divisional Manager Environment and Development advised that if it does go on forever then the landowner is not heeding the advises and the letters that have been given to him. The landowner does have an application before Council, which will be presented to Council's next Committee meeting, he has been issued with a stop work notice and numerous verbal notices before that, but he has not heeded them to date.

7. Councillor Mackay enquired regarding the proposal to have a function to announce the commencement of the 1994 Camp Quality Kaper from Windsor.

The Mayor advised that this is being finalised and everybody will be notified.

8. Councillor Sheather advised that some time ago he asked about the feasibility of an orange light going up on Park Road at the intersection of Level Crossing Road to indicate that there is an intersection there rather than the dull white ones. Has anything been heard from the Roads and Traffic Authority?

The Divisional Manager Engineering Operations advised that it was Prospect Electricity. The matter has been followed up, but there has been no reply at this stage.

9. Councillor Sheather advised that where the traffic lights were put in at the intersection of Bourke Street and Windsor Road, Richmond, there is a speed bump across the road that needs rectifying.

The Divisional Manager Engineering Operations advised that if it is on the main road it would be the Roads and Traffic Authority's responsibility. He will let the Authority know about it.

10. Councillor Sheather advised that in relation to the Inquiry at the moment with the Caltex submission, there is a view that he and certainly the residents have about the lack of content and the mistakes that were made in the submission, and considering that Council resolved not to support Caltex, we have gone to some degree to have a consultant do a 6 (six) page report for the Commission.

Councillor Sheather indicated that he is not happy with it and has expressed that to the Mayor and General Manager, upon speaking to the Solicitor today, his view is somewhat different. Its certainly not one of the better ones that has been commissioned.

The General Manager advised that the Consultant Town Planner, Mr Terry Byrnes, is a very well known and very respected Town Planner in this State. Mr Byrnes had a difficult job, he had to present a Town Planning report and in doing so we must recall Mr Byrnes' is a Town Planner and not an Advocate, the Advocate is the Solicitor.

Mr Byrnes was faced with the position of having a number of Government Departments give their support to the application and the Council Town Planners. If then he had presented a rather emotive case based straight on opposition to the Commissioner, one would assume the Commissioner would have seen on one side a number of Government Agencies and Council Town Planners in support, and the other probably an emotive Town Planner in opposition. Opposed to that, Mr Byrnes took the view that he should give some credit to the application for which it was obviously prepared and well accredited, and then he should proceed to indicate the basis on which the application should not be approved.

That is what he has done in the report, and it is a good report on that basis, so he has actually given the Commissioner a realistic alternative in refusing the matter as opposed to the other case of just directly posing opposition, which it is not thought would have got the Council anywhere at all in this matter. So the best chance Council has is based on that position put forward by Mr Byrnes which will be Advocated by the Council's Solicitor.

Councillor Books asked what this is likely to cost Council.

The General Manager advised that, to date, around \$25,000 (twenty five thousand dollars)

11. Councillor Books advised that some time ago when the trees were vandalised along McGraths Flat, Pioneer Concrete paid some money for replacements. Is there any of that money left, or has it all been spent? There are a few dead trees and a couple of them have been broken.

The Divisional Manager Engineering Operations advised that there is some funding still available and that Mr Miller has actually been replacing them.

12. Councillor Books advised that alot of people have spoken to him regarding what can be done about the vandalism in the Catholic Cemetery. Old graves that have been there 150 years or more have been vandalised. Is there anything in Council's powers to get the Government to look at what could be done to restore the damage. There are graves there that have no owners of present day time, with marble headstones that have been smashed to pieces.

The Mayor advised an investigation of funding and assistance will be carried out as a matter of urgency.

13. Councillor Paine asked for an update on what is happening with the Hospital?

The Mayor advised that Expressions of Interest have been called and there were 5 (five) organisations that submitted an Expression of Interest and those are being sorted out now.

Councillor Paine asked when is this due to finish?

The Mayor advised that the next meeting of the Project Steering Committee is next Tuesday, when it is hoped to finalise the decision and know from there who would be asked to tender.

14. Councillor Paine asked about the cost of the Town Planner that we have employed for Caltex, and how much of the \$25,000 (twenty five thousand dollars) goes towards Mr Byrnes?

The General Manager advised that he would expect it to be the combined cost of the legal costs and the Planner, remembering that both of them had to read a volume of documents, so most of the cost would initially have been in their preparation. There would be at least a 2 (two) or 3 (three) day reading time for both of them in preparing any matters, and then the case is expected to run at least the 3 (three) or 4 (four) days and there will probably be a further report to that in a week or 2 (two). So there could be the equivalent of two weeks in Court with the Commission, plus the preparation time.

Councillor Paine asked for an approximate overall cost, not for the legal side, just for the Town Planner?

The General Manager advised that the Town Planner would charge about \$100 (one hundred dollars) per hour. An hourly rate will be charged depending on how long he is required.

15. Councillor Calvert advised that the resealing in Macquarie Street is failing in several spots, particularly at the intersection of Bridge Street at the slip lane, there is a large crack. Could this be looked at?

The Mayor advised that this will need referring to the Roads and Traffic Authority.

The Divisional Manager Engineering Operations advised that it is currently being investigated, the work was carried out under contract. Core samples were taken this week to try and determine the cause. It is possible it was due to the cold weather as they were working at night.

16. Councillor Calvert advised that he has had some representations from the RAAF regarding the power lines across the River marked by Prospect. Prospect have many power lines crossing the River at both low and high levels and are not visible from the air, they hang across the valleys and present a considerable concern to the RAAF.

Councillor Calvert asked could Prospect look into marking them with some of the current marking systems that are available, and also in some sections of the River there are 2 (two) or 3 (three) wires crossing, which could be brought into 1 (one) crossing at certain stages.

17. Councillor Calvert asked if representations can be made to Penrith Council about the site on Blacktown Road which is always in a poor state.
18. Councillor Calvert asked if the Divisional Manager Corporate Services could report to the next General Purpose Committee, an update on the tip site. It must be getting near the end of its time by now.
19. Councillor Calvert asked about the Mall repairs, it is falling into a severe state of disrepair in several sections, there are very loose pavers around the Mall and around the trees. Also, is there a Committee to look into blocking access to the Mall. Over the last month or so there has been several trucks and delivery vehicles using it as a thoroughfare, and it is getting to the stage that the Mall is deteriorating. Something should be done quickly rather than letting it go on for some time.
20. Councillor Calvert asked the Divisional Manager Environment and Development regarding a landfill in Terrace Road, North Richmond. It is believed that Council took some action against it and it has been approved.

The Divisional Manager Environment and Development advised that the landowner was filling in an authorised manner and was told to stop. It is understood that he did, he then put in an application to have the use consented to and engaged consultants to prepare plans and documentation, and on the basis of that it was approved. The Divisional Manager Environment and Development is not aware that there has been any breach of conditions of consent, but it will be checked and Councillor Calvert will be made aware of the situation.

21. Councillor Stubbs advised that during the Local Government Conference he attended in the Hawkesbury the Schools Music Festival was of a very high standard. Could a letter of congratulations be sent to those involved?
22. Councillor Stubbs thanked the Mayor for acting as an adjudicator and Councillor Calvert as timekeeper during the Macquarie Towns Festival Debating Event. Also, if Council could send a letter of appreciation to those schools who participated.
23. Councillor Stubbs advised that in relation to the Macquarie Street resealing previously raised, it is understood that there was some damage to Forbes Street as a result of parking of vehicles at night. Could it be looked at?

The Divisional Manager Engineering Operations advised that this will be followed up.

24. Councillor Stubbs asked what the current status of the Richmond Traffic Study was?

The Divisional Manager Environment and Development advised that all the data collection by the consultant has taken place and that the draft report will be available in the next week or so.

Councillor Stubbs asked that as a result of the Windsor Traffic Study, Council resolved to take some action. When will this be implemented?

The Divisional Manager Engineering Operations advised that there is money available to do some of the work now and there is some in the Draft Estimates, it is proposed to commence work in the near future.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr Geoff Farrance referred to the report in the General Purpose Committee Section of the Business Paper in relation to Waste Management and asked is there any way Council would increase further recycling by giving rebates on the garbage charge?

The Mayor advised that this is probably the next thing we need to do in relation to recycling and to look at rebates for people that recycle or provide smaller bins, and look at incentives for encouraging people to recycle.

Mr Geoff Farrance congratulated Council for their assistance to the progress and also the people of Pitt Town in relation to the Pitt Town Sands application. The community were able to work very well with Council.

The meeting terminated at 11.28pm.

Submitted to and confirmed at the meeting of Council held on 14th December 1993.

..... Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on Monday, 22nd November 1993, commencing at 7.30pm.

PRESENT: Councillor W J Sledge, Mayor and Councillors H J M Books, R G Calvert, W J Mackay, P J Minturn, C A Paine, M G Parsons, P E Rogers, L C Sheather and R P Stubbs.

Apologies for absence were received from Councillors H Williams and B N Keegan.

- 234 RESOLVED on the motion of Councillor H J M Books seconded by Councillor L C Sheather that the apologies be accepted.

**1994/95 ESTIMATES OF INCOME AND EXPENDITURE
CONSIDERATION - ALL FUNDS. GF004/007 PT01**

- 235 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor H J M Books that the 1994/95 Estimates be adopted.

The meeting terminated at 7.44pm.

Submitted to and confirmed at the meeting of Council held on 14th December 1993.

..... Mayor

NOTICES OF MOTION

ORDINARY MEETING - 14TH DECEMBER 1993

✓ By Councillor P E Rogers:

- (a) That Council adopt a Local Supplier preference Policy.
- (b) That the matter be further reported to Council on the wording of the Policy.

Notes:

In its Report "Pitfalls or Probity" Tendering and Purchasing Case Studies, June 1993 at Page 13, ICAC acknowledged that a local supplier preference policy may be an assessment criterion for contractor selection but advised that caution should be exercised in the way it is used.

The stated objective of a Hawkesbury local supplier preference policy is to benefit the local Hawkesbury economy and our Citizens.

Our Citizens are entitled to expect that Council gets good value for the ratepayers dollars it spends.

Once adopted the local supplier policy shall require strict accountability measures to apply in relation to the costs and the benefits being assessed and reported to Council and our ratepayers.

The local supplier policy shall be clearly documented and shall set out how it is to operate in all situations and make it explicit in its evaluation criteria. The Policy shall set out clearly the mechanism for identifying the costs and set acceptable limits in advance, and shall state the policy openly to all tenders and to the public.

Council shall also monitor on a regular basis not less than once each year at the time of the setting the yearly estimates, such factors as the cost to Council the impact on competitiveness and success in achieving the policy's objectives, and Council shall report its findings to the public in the Corporate Report of each year.

The policy shall apply to Council and to all Committee of Council.

By Councillor C A Paine:

That Council support the establishment of a mobile Breast Screening Unit in Richmond Park adjacent to the childrens playground on the Windsor Street frontage of the Park for approximately 8 (eight) weeks from 15 March 1994. Assistance be given in the provision of water, 3 (three) phase power and a stable base for the Unit.

Notes:

The Western Breast Screening Unit is part of the NSW Program for Mammographic Screening which offers free breast X-Rays to women over 40 (forty) years of age.

The Program for the early detection of breast cancer is specifically inviting women over 40 (forty) years age, as overseas research has shown that screening mammography is of most benefit to women of this age group.

The mobile unit has been introduced to the Wentworth Area at Penrith on 27 September and is proposed to be situated in the Blue Mountains in 1994 as well as Richmond.

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

30TH NOVEMBER 1993

I N D E X

Section 1 - Works

1. Works Cost Statement 1
2. Memorial Park - Wellesley Street, Pitt Town - Alcohol Free Zone.
P2334/40/EO 1
3. Governor Phillip Reserve Exclusive Use - Drag Boat Racers of Australia Ltd.
PK/205/EO 2
4. Hobartville - Road and Landscape Improvements - Defence Housing Authority.
GT150/003 PT02/EO 2
5. Building Maintenance & Improvement. GC286/001 PT03/EO 3
6. Grant Offer for Flood Mitigation Works At N° 175 Pitt Town Road. P1641/100
PT02/EO 3
7. Naming of Lanes - Official Openings. GR120/003 PT02/EO 3
8. Footpaving - Richmond. 2016/60 PT01/EO 4

Local Traffic Committee

1. James Meehan Street, Windsor - Relocation of Bus Stop - K Harrison. 1348/~~B~~
2. Port Erringhi Road, Ebenezer - Reduction of Speed Limit - Roads & Traffic
Authority. 1611/R 6
3. Bathurst/eldon/grenville Streets, Pitt Town - Traffic Conditions - Hawkesbury
City Council. 237/R, 518/R, 741/R
. 6
4. Cox/brabyn Streets & Fairfield Avenue, Windsor - Traffic Conditions - Mrs D
Ginty. 360/R, 260/R, 605/R 6
5. Lot 2 DP630616 Macquarie Street, South Windsor - Proposed Service Station -
Applicant: B P Australia Ltd. DA240/93
. 7
6. Pt Lot 1 DP815222 N° 29 Chapel Street, Richmond - Application for Rezoning -
Applicant: F Matyus. LEP1/92 7
7. Old Pitt Town Road, Oakville - Reduction of Speed Limit - G Farrance.
1513/R 8

8. Brabyn Street, Windsor - Removal of Regulatory Signs - Hawkesbury City Council. 260/R	8
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1. Subdivision Four Lot - Lot 125 DP583174 West Hill Street, McGraths Hill - Mr R Z and Mrs R A Bice. SA111/93/ED	1
2. Landfill Operation - Lot 1 DP814363 103 Francis Street, Richmond - Mr F Leal. DA218/93/ED	2
3. Dual Occupancy - Lot 2 DP580117 N° 344 Bells Road, Grose Vale - Mr D Burrell. DA210/93/ED	3
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	4
5. Aged Persons Housing Development - Lot 1 DP811506 and Lots 21 and 22 DP812698 King Road, Wilberforce - Gary White Property Centre. DA236/93/ED	5
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	6
7. Home Activity - Retailing Home Made Crafts - Lot 182 DP593791 N° 39 North Street, Windsor - B Wells. DA237/93/ED	10
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	12
9. Service Station and Convenience Store - Lot 2 DP630616 Macquarie Street, Windsor - B P Australia Limited. DA240/93/ED	23
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12. 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	26
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18. Estuary Management Committee. GR060/067 PT01/GM	28
19. Subdivision Into 11 Allotments, Lots 1-10 DP831456 Old Hawkesbury Road, McGraths Hill. McKinlay Morgan & Associates. SA154/93;P730/490 PT02/ED	29

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2. Community Buildings - McGraths Hill and Pitt Town. GT200/1/CP	1
3. Alcohol Free Zones. GP070/001 PT04/CS	2
4. Community Access Facility - Former South Windsor Tip Site. GW001/006 PT01, LEP13/93/CS	2
5. Sale of N° 54 Francis Street, Richmond. GC285/018 PT01/CS	3
6. Sewerage Facilities for Glossodia, Freemans Reach and Wilberforce. GF047/003 PT02/GM	4
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Questions Without Notice

Questions Without Notice	1
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REPORT OF GENERAL PURPOSE COMMITTEE

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 30th November 1993, commencing at 9.30am

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

An apology for absence was received from Councillor W J Mackay

RESOLVED on the motion of Councillor B N Keegan seconded by Councillor R P Stubbs that the apology be accepted.

Councillor R P Stubbs left the meeting at 3.45pm.

Councillor B N Keegan left the meeting at 8.30pm and returned at 9.05pm.

SECTION 1 - WORKS

1/ WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 31st October 1993, be received and the balance of the revised estimates of cost be adopted.

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

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

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

Mr Rosser, General Manager of Regional Operations of the Defence Housing Authority, addressed the Committee.

✓ COMMITTEE'S RECOMMENDATION

COUNCIL SEEK A meeting with representatives from Senator Faulkner's Office, Senator Faulkner being the Minister of Veterans Affairs; the Deputy Prime Minister's Office; RAAF Richmond; the NSW Department of Planning and the Federal Member.

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

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

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

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

THE CELEBRATION OF the naming of a road, where applicable, be carried out on the site.

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

COMMITTEE'S RECOMMENDATION

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

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**

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

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

COMMITTEE'S RECOMMENDATION

THE PAINTED TRAFFIC island at subject intersection be replaced with a raised physical barrier, such as a 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

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

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

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

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

COMMITTEE'S RECOMMENDATION

THE SUBJECT REGULATORY signs be removed.

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

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

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

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

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
 excepted."

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.

Meeting terminated at 1.15pm.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT

Glen 20/12/

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

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

Key Issues

- ◆ Flooding
- ◆ Non compliance with Hawkesbury LEP

Recommendation

Refusal

Mr R Bice, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL CONSIDER this parcel of land, as a whole, in the DCP that shall be done in the McGraths Hill area, and report this to Council.

X

Chas 20/12/

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**

Mrs Woodhill, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION**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.

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).

Refused after
 no further work
 to meet GPC plans
 plan of management
 to be removed off the
 site

W.P. 20/12/93 (Gheenu's)

**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

A SITE INSPECTION be carried out.

The Committee inspected the site at 7.45pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, B N Keegan, P J Minturn, C A Paine, M G Parsons, P E Rogers, L C Sheather and H Williams.

Mr D Burrell, applicant, addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

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.

✓ D. 6 month time limit for dual occ. connection.

11/6

W.P. 20/12/93 for consent

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

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

✓ my GPC Recommendation plus deletion of condition 18

ADDITIONAL INFORMATION

Information was requested by the Committee as to the amount of material required to be imported for this proposal. Calculations based on documentation provided by the applicant would indicate that the amount is 15,240 cubic metres.

STOART 20/12/93

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

Mr N McIntyre, on behalf of the applicant, addressed the Committee.

A SITE INSPECTION be carried out.

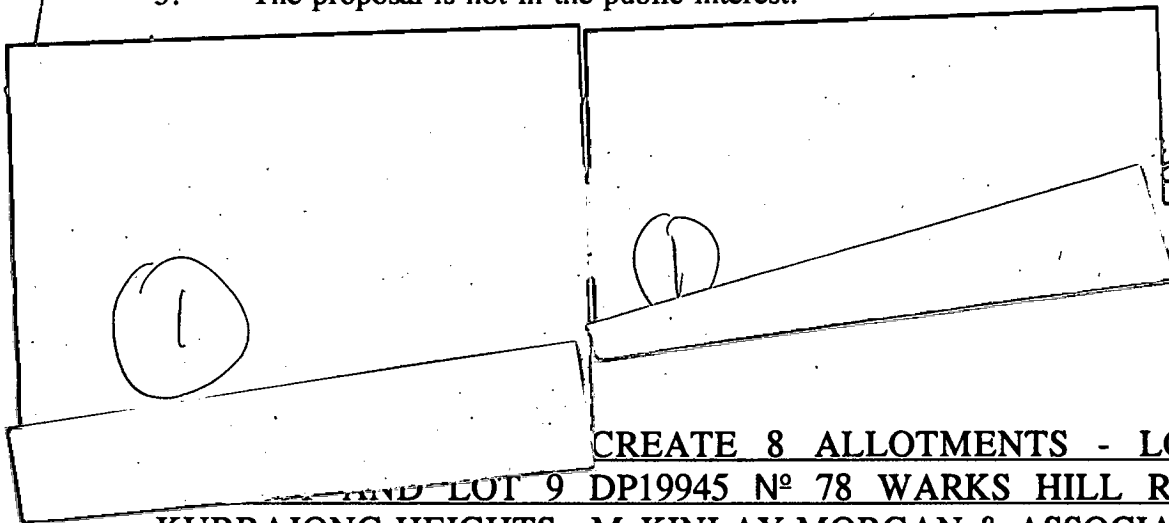
The Committee inspected the site at 6.10pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, B N Keegan, P J Minturn, C A Paine, M G Parsons, P E Rogers, L C Sheather and H Williams.

Mr N McIntyre, owner; and Mr White, applicant, addressed the Committee on site.

X
COMMITTEE'S RECOMMENDATION

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.
- ✗



CREATE 8 ALLOTMENTS - LOT B
AND LOT 9 DP19945 N° 78 WARKS HILL ROAD,
KURRAJONG HEIGHTS - MCKINLAY MORGAN & ASSOCIATES.
SA0107/93 PT01/ED

Owner	:	Rimil Investments Pty Ltd
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	1.563 ha.
Zone	:	Residential 2(a)
Advertising	:	Not required
Date Received	:	16 July 1993

Key Issues

- . Waste water disposal

- . Stormwater detention
- . Steepness of site

Recommendation

The application be refused.

Mr B McKinlay, applicant; Mr T Fiander, Consultant; and Mr D Shaddick, Solicitor, addressed the Committee in support of the application.

A SITE INSPECTION be carried out.

The Committee inspected the site at 7.15pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, B N Keegan, P J Minturn, C A Paine, M G Parsons, P E Rogers, L C Sheather and H Williams.

Mr B McKinlay and Mr T Fiander, addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

THE PROPOSAL BE approved subject to conditions to be reported to the Ordinary meeting for Council's consideration.

ADDITIONAL INFORMATION

The following letter has been received from the applicant:

"Subsequent to Council's General Purpose Committee meeting we have re-examined our subdivision proposal.

Our revised lot design has addressed the concerns regarding the smaller lots fronting Warks Hill Road, with the resultant lots being more equal in area and relatively evenly spaced over the development.

With an additional lot now fronting the accessway, it is considered that a private accessway is required, and as such the subdivision will be under 'Community Title'.

With the subdivision under Community Title System it allows for the management of various aspects of the development such as, maintenance of the accessway, the provision of services along the accessway to serve each lot, the implementation and maintenance of the Wastewater Disposal Systems and control of stormwater. It is proposed that these issues will be addressed in the management statement and By-laws of the Community Association.

The revised subdivision design has been prepared in conjunction with the Consultants advice on the Wastewater Disposal and Geotechnical Investigation.

We attach their reports based on the revised layout which indicate that each lot has a suitable building area and adequate area for disposal of wastewater.

We ask that Council reconsider our application under a Community Title Subdivision in accordance with the Amended Lot Design."

In accordance with the Committee recommendation, the following conditions are suggested. On site detention is to be required at the time of erection of buildings to maintain the status quo. However, in the short term, the construction of the access drive at the subdivision stage will slightly increase flows through the downstream properties.

1. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
4. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
5. Payment of a linen release fee of \$420 (four hundred and twenty dollars).
6. The subdivision shall be in general accordance with the submitted plans dated 3rd December 1993 numbered 88579/2.
7. Construction of a centrally located earth toned concrete driveway a minimum of 2.5 metres wide and 150mm thick reinforced with F82 mesh over the full length of the access strips to Lots 2, 3, 4 and 5, together with the construction of Council's standard residential footway and layback crossing also 150mm thick reinforced with F82 mesh. The driveway is to be widened to 4.5m to provide a passing bay at its approximate midpoint.
8. 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 over the frontage of proposed Lots 1-8 inclusive together with any such works as are necessary to make this construction effective.

Legal - ^{Wast} ~~run off~~

9. Construction of road and drainage or access works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
10. A design checking and inspection fee of \$304 (three hundred and four dollars), must be paid when submitting engineering plans for approval prior to construction.
11. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Divisional Manager Environment and Development.
12. The provision of an adequate area on each lot for the on site disposal of waste water. The minimum area shall be 900m². *Plus frāndes plus community title restrictions* ✓
13. The creation of a restriction on use of the land/positive covenant under Section 88E of the Conveyancing Act to the effect that no building, structure or impervious area shall be erected or placed on the lots unless the proprietor constructs an on site detention system to maintain all stormwater flows off the affected areas at predevelopment flows. In the case of lots 2, 3, 4 and 5, the detention shall also provide for one quarter of the area of the common access drive. The design construction and/or provision of the system shall be to the satisfaction of Hawkesbury City Council and shall ignore any detention provided by the roof water storage tanks.

The covenant is to require the proprietors to keep the system functional and in good order and condition. Details of the full wording of the covenant are to be worked out in consultation with the Subdivision and Development Engineer.

14. A contribution of \$18,378.15 (eighteen thousand three hundred seventy eight dollars fifteen cents) being the contribution for recreational buildings, park improvements and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of (3) three months after which it will be recalculated at the rate applicable at the time of payment.

X *Deferred for report on waste water,
damage - clarity*

W.P. 20121

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

Owner : B & C Wells
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989
Area : 744 m²
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.

Mr Wells, applicant; Mr K Davis, Mrs J Page, Ms B Upton and Mr J Blakefield, objectors; addressed the Committee.

COMMITTEE'S RECOMMENDATION

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."*
3. There be no access from other than Arndell Street.
 4. The hours of operation be limited from 10.00am to 5.00pm on weekends and Public Holidays.
 5. All activities be contained within the barn.
 6. The application be reviewed in 12 (twelve) months.

ADDITIONAL INFORMATION

Information was requested as to the Heritage Council definition of "craft shop" as referenced in its letter of approval to Mr. Wells for his proposal.

The Heritage Council has been verbally contacted and has indicated that the application by Mr. Wells was on the basis "to operate a craft shop in a barn on weekends and public holidays".

The Heritage Council did not have any specific definition in mind when it considered the application and, in fact, approved what was applied for in the application, i.e., there is no planning definition of its use of the term "craft shop".

It was further indicated that the Heritage Council did not care whether the proposal was a home activity or a purposeful shop, as the proposed use would have no adverse affect on the heritage significance of either the barn or the property.

The letter of approval from the Heritage Council to Mr. Wells is reproduced below:

"I refer to your application under Section 60 of the Heritage Act, 1977, dated 19 November, 1993 for permission to use the brick and timber shed on the above property as a 'Craft Shop' and to install a timber floor over the existing concrete flooring of the shed (Application No.169247).

Under delegated authority and pursuant to Section 63 of the Heritage Act, 1977, approval has been granted for the above activity, subject to the following condition:

- (i) *this approval shall be void if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act, 1979;*

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities. Enquiries about other approvals that may be required should be directed to Hawkesbury Council."

W 8 17/12 Jan 2 Refused, 1 consent.

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^o 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^o 20

Recommendation

Refusal

Mr Hooker, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE 3 (THREE) Development Applications be reported individually to the next Ordinary meeting with possible conditions of approval, also the Hawkesbury-Nepean Catchment Management Trust be asked for their comment.

ADDITIONAL INFORMATION

The Committee has requested that the three development applications the subject of the report to the Committee be reported individually. Whilst this will be done in the following report, Council is advised that the applications were dealt with in the one report because they each relate to the same property, have a number of common features, and each application has shared common development application plans for Council's consideration.

The applicant, Mr. Hooker, has indicated that he is not sure as to which development proposal will proceed first, assuming that they are all approved, and for this reason a number of suggested conditions for approval of each development are common and should the development be dealt with as one, would not be required to be restated for each proposal. The proposals are as follows:

DA/243/93 - Manufacture of Home Estate for 40 Sites. *Refused*

Suggested conditions are:

1. The development shall be carried out generally in accordance with plans referenced 461.2 and 461.3, documentation submitted with the application.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. The full construction of a sealed pavement and necessary drainage in Greens Road from the end of existing seal to and including the entrance to the site. Details shall be provided concurrently with the Building Application for approval.

SLEDGE
ROGERS
BOOKS
WILLIAMS
PAINE
CAVERT
MINNORN
STUBBS

SHRATHER
KREGAN
PARSONS
MINNORN
STUBBS.

X

5. All internal access roads associated with this development shall be sealed. Details to be provided concurrently with the Building Application for approval.
6. All access roads shall have a width of 6.0 m except where located adjacent to car parking where this shall increase to 6.7 m. Details to be submitted with the building application for approval.
7. Access roads shall be suitably signposted.
8. The habitable floor levels of the 40 manufacture homes shall be located above the 1:100 year flood frequency level (8.7m Australian Height Datum) at the appointed day pursuant to clause 25 of Hawkesbury LEP 1989.
9. All structures associated with this development shall be located above the 1:10 year flood frequency level (6.0m Australian Height Datum).
10. Excavated material from the lake shall only be used for filling of land of the manufactured home sites generally in accordance with drawing number 461.2. Should this be insufficient then clean fill shall be imported.
11. Excavation from the Hawkesbury River is prohibited.
12. All fill to be compacted to 98% standard compaction and verified by the submission of compaction tests. The fill area is to be progressively topsoiled and regrassed as the filling proceeds. The maximum grade on batters is to be 1 in 5.
13. Provision of a Surveyor's Certificate shall be submitted confirming the height of the fill and also indicating existing survey contours of all areas of the site proposed to be developed. Contours shall be to AHD and of a minimum 0.5 metre intervals.
14. 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 works commencing.
15. Construction of road and drainage or access works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted and approved.
16. A design checking and inspection fee of \$2300 must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31 December 1994 and shall be reassessed if after this date.
17. 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.

18. Parking shall be provided for 2 car parking spaces adjacent to each dwelling. 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.
19. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
20. Exterior surfaces of the proposed structures being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structures to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed prior to occupation or use of the buildings.
21. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
22. All waste materials to be stored and disposed of at regular intervals.
23. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the building application.
24. Provision of toilets in accordance with the requirements of the Building Code of Australia.
25. A common television antenna shall be provided for the development.
26. An adequate supply of clean, potable water shall be kept on the site at all times. In this regard, the applicant shall provide an elevated water storage reservoir with the minimum capacity of 30,000 litres per home for domestic purposes. Details are also to be provided as to how this supply could be used for fire fighting purposes. The water supply shall comply with NSW Health Department requirements for potable water.
27. A separate Development Application shall be submitted for the proposed jetty. In this respect the applicant is advised to consult with the Department of Public Works and Maritime Services as to their requirements.
28. All work to be carried out along this Hawkesbury River Foreshore shall be to the satisfaction of the Public Works Department of NSW. In this regard, full details shall be submitted, with appropriate documentation, prior to issue of the Building Permit.

29. The provision of an integrated sewer treatment plant to cater for the 40 homes. In this respect consideration will be given to linking the plant to other development that may take place as a result of DA/244/93 and DA/245/93. The plant shall have a wet weather storage capacity of a minimum of 10 days above the 1:100 flood level (8.7m AHD).
30. Compliance with the Mobile Home Estates Ordinance.
31. Caravan sites are to be reduced to a maximum number of 25 and the sites are to fully comply with the "Local Government Caravan parks and Camping Grounds - Transitional Regulation 1993". All sites in excess of 25 shall be removed at the start of this development. Should sites in excess of 25 (but not exceeding 46) be required to remain for a period of longer than 90 days from the date of consent, they too will be required to comply as indicated above.

Sites in excess of 46 are to be removed forthwith and the areas "made good".
32. All unsightly, dilapidated unauthorised or structurally inadequate buildings/structures/sheds are to be dismantled and removed.
33. The sewage treatment plant shall be screened in an appropriate manner.
34. The sewage treatment plant shall be approved and licensed by the Environment Protection Authority.
35. Compliance with any requirements of Council as a result of assessment of the proposal by the Local and/or Regional Traffic Committee pursuant to State Environmental Planning Policy No.11.
36. All sand processing and/or extraction on site is to cease forthwith and all plant associated with this activity is to be removed from site.
37. The 4 existing holiday cottages and 6 existing boat sheds are to be removed from site.

DA/244/93 - *Refused*

- a) Tavern/Restaurant to cater for 100 persons;
- b) General store; coffee lounge, public boatshed and residence;
- c) Motel, reception and night porter accommodation

Suggested conditions are:

1. The development shall be carried out generally in accordance with plans referenced 461.3 dated 8 September 1993, 9333-1 9333-2 and 9333-3 dated September 1993, except where modified by conditions.

2. Submission of a building application, plans and specifications 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. The full construction of a sealed pavement and necessary drainage in Greens Road from the end of existing seal to and including the entrance to the site. Details shall be provided concurrently with the Building Application for approval.
5. All internal access roads associated with this development shall be sealed. Details to be provided concurrently with the Building Application for approval.
6. All access roads shall have a width of 6.0 m except where located adjacent to car parking where this shall increase to 6.7 m. Details to be submitted with the building application for approval.
7. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the building application.
8. Provision of toilets in accordance with the requirements of the Building Code of Australia.
9. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
10. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed prior to occupation or use of the building.
11. No excavation or site works shall be commenced prior to the issue of the building permit.
12. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
13. Exit/entrance points are to be clearly signposted and visible from both the access roads and site at all times.

14. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
15. A common television antenna shall be provided for the development where not previously provided.
16. The spillage of light, if any, shall be controlled to the satisfaction of Council.
17. 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.
18. No excavated material (subsoil, topsoil, soil) shall be removed from the site.
19. The filled area, including batters, shall be grassed immediately after filling takes place.
20. Provision of a Surveyor's Certificate shall be submitted confirming the height of the fill and also indicating existing survey contours of all areas of the site proposed to be developed. Contours shall be to AHD and of a minimum 0.5 metre intervals.
21. Construction of a sealed access road and car park areas together with suitable manoeuvring areas and any necessary drainage to serve the proposed motel units. Details to be submitted for approval with the Building Application.
22. Any fill shall be compacted to 98% standard compaction and verified by the submission of compaction tests. The fill area is to be progressively topsoiled and regrassed as the filling proceeds. The maximum grade on the batters is to be 1 in 5.
23. All work fronting the Hawkesbury River foreshore shall be carried out in accordance with Public Works Department of NSW guidelines. Documentation shall be submitted with the Building Application.
24. All external finishes of materials used on the site are to be approved and all finishes, including roofing, are to be of dull, non-reflective colours that complement the landscape and surroundings. Samples of all external finishes are to be submitted for approval with the Building Application.
25. A satisfactory geotechnical report covering all excavation, filling and bearing of all structures shall be submitted for approval.

26. An adequate supply of clean, potable water shall be kept on the site at all times. In this regard, the applicant shall provide an elevated water storage reservoir with the minimum capacity of 180,000 litres for domestic purposes. Details are also to be provided as to how this supply could be used for fire fighting purposes. The water supply shall comply with NSW Health Department's requirements for potable water.
26. The provision of an integrated sewer treatment plant to cater for the tavern/restaurant, general store, coffee lounge, public boatshed and residence, motel, and reception and night porter accommodation. In this respect consideration will be given to linking the plant to other development that may take place as a result of DA/243/93 and DA/245/93. The plant shall have a wet weather storage capacity of a minimum of 10 days above the 1:100 flood level (8.7m AHD).
27. Caravan sites are to be reduced to a maximum number of 25 and the sites are to fully comply with the "Local Government Caravan parks and Camping Grounds - Transitional Regulation 1993". All sites in excess of 25 shall be removed at the start of this development. Should sites in excess of 25 (but not exceeding 46) be required to remain for a period of longer than 90 days from the date of consent, they too will be required to comply as indicated above.

Sites in excess of 46 are to be removed forthwith and the areas "made good".
28. All unsightly, dilapidated unauthorised or structurally inadequate buildings/structures/sheds are to be dismantled and removed.
29. The sewage treatment plant shall be screened in an appropriate manner.
30. The sewage treatment plant shall be approved and licensed by the Environment Protection Authority.
31. Compliance with any requirements of Council as a result of assessment of the proposal by the Local and/or Regional Traffic Committee pursuant to State Environmental Planning Policy No.11.
32. All sand processing and/or extraction on site is to cease forthwith and all plant associated with this activity is to be removed from site.
33. The 4 existing holiday cottages and 6 existing boat sheds are to be removed from site.



DA/245/93 - Provision of a Sewerage System for 25 Caravan Sites

1. The development shall be carried out generally in accordance with plans referenced 461.1, 461.2 and 461.3, dated 8th September, 1993, except where modified by conditions.

2. Submission of a Building Application, plans and specifications complying with the Building Code of Australia.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. The proposed sewerage treatment plant shall be located above the 1:100 year flood frequency level for the locality. Details to be submitted concurrently with the Building Application.
5. Access roads shall be provided to the proposed sewerage plant and shall be sealed. Details of construction shall be submitted concurrently with the building application.
6. The full construction of a sealed pavement and necessary drainage in Greens Road from the end of existing seal to and including the entrance to the site. Details shall be provided concurrently with the Building Application.
7. All internal access associated with the 25 caravan sites shall be a sealed pavement. Details to be provided concurrently with the building application.
8. All access roads shall have a width of 6.0m.
9. Access roads shall be suitably signposted.
10. All road works and drainage works to be carried out at the applicant's expense.
11. Solid waste disposal is to be to the satisfaction of Council. A waste management plan, including recycling and re-use details shall be submitted to the Divisional Manager Environment and Development for approval.
12. No tree clearing other than for the provision of the sewerage treatment plant shall be permitted.
13. No filling of land shall be carried out except with the approval of the Divisional Manager of Environment and Development.
14. Consideration will be given to linking the sewer plant with that required for DA/243/93 and DA/244/93.
15. The sewer treatment plant shall have a wet weather storage capacity of a minimum of 10 days located above the 1:100 flood level (8.7m AHD).

16. Caravan sites are to be reduced to a maximum number of 25 and the sites are to fully comply with the "Local Government Caravan Parks and Camping Grounds - Transitional Regulation 1993". All sites in excess of 25 shall be removed at the start of this development. Should sites in excess of 25 (but not exceeding 46) be required to remain for a period of longer than 90 days from the date of consent, they too will be required to comply as indicated above.

Sites in excess of 46 are to be removed forthwith and the areas "made good".

17. All unsightly, dilapidated unauthorised or structurally inadequate buildings/structures/sheds are to be dismantled and removed.
18. The sewage treatment plant shall be screened in an appropriate manner.
19. The sewage treatment plant shall be approved and licensed by the Environment Protection Authority.
20. All sand processing and/or extraction on site is to cease forthwith and all plant associated with this activity is to be removed from site.
21. The 4 existing holiday cottages and 6 existing boat sheds are to be removed from site.

General Comment

The land currently contains 65 caravan sites (details from applicant's drawings), 4 holiday cottages, a stone cottage and 2 other residences. In addition there are a number of boat sheds and a number of buildings and plant associated with sand processing.

The caravan sites require upgrading to meet normal licensing requirements of Ordinance 71. This is irrespective of whether approvals are granted to the proposed development, or not. At this time none of the sites are licensed because there are a number of works required. The works required generally are:

1. The submission of a programme of works.
2. An indication as to fire protection facilities.
3. Upgrading of effluent collection, treatment and disposal.
4. A number of unregistered mobile dwellings that are unapproved are placed on site.
5. Water supply facilities require upgrading.
6. There are a number of illegal building works including sheds/annexes/ancillary sheds and covers to caravans and a number of other unauthorised structures.
7. Laundry and amenity facilities require upgrading.
8. Garbage collection and disposal requires a management proposal.
9. The site was only ever approved for 46 caravans and in this respect the sites are in excess of approvals.

10. There is no formal provision for visitors and occupant car parking.
11. The numbering and delineation of sites is required.
12. There are instances of non-compliance with electricity services.

Council's records would indicate that the sand processing plants, whilst approved in 1970, were specifically limited to a 5 year period which has expired. Correspondence on the files indicates a number of letters to the previous landowner indicating that the processing of sand was to cease. Further, it was indicated that the consent for caravans, etc., would be withheld pending cessation of sand processing. In this respect, it would appear that formal development consent was never issued for the caravan sites, although it is noted that, since approximately 1980, sites have been periodically licensed.

Flooding has been raised by the applicant as a matter, inter alia, that has been misreported to Council. Council is advised that, notwithstanding the applicant's contention, the land forms part of the floodplain of the Hawkesbury River which in major flood flow time is part of the Hawkesbury River floodway. It is conceded that the land is on the opposite side of the channel thalweg and that flow velocities would be less on this side of the river than they would on the other. However, Council's aerial photographs of the site in times of major flood show white water breaking over the land which, by all reasonable indications, signifies a severity of flood inundation and damage potential due to flood waters. Council's Floodplain Management Committee has resolved previously that the land is subject of inundation and potential damage, and it is noted that the applicant's own consultants indicate that their conclusion that the site is subject to backwater flooding only would require more detailed investigation.

The Floodplain Committee in relation to the previous proposal on the land indicated:

"... Mr. Garland (Public Works Department) advised that Council was obliged to refuse applications where lands are subject to high velocity flows or are in a floodway situation in accordance with the provisions of the New South Wales Floodplain Development Manual 1986.

The Committee acknowledged that the site is characterised by high velocity floodwaters which impacted on the peninsula.

The Committee resolved the following in relation to the proposal:-

That high velocity floodwater from a 1 in 100 year event will adversely impact on lots 18 and 19 DP753784. The 1978 flood (a 1 in 50 year event) was characterised by high velocity floodwaters and breached the neck of the peninsula.

That given the existence of 1978 flood photographs which illustrate floodwaters breaching the neck of the peninsula, Council would be negligent of its duty of care as specified in the New South Wales Floodplain Development Manual should it approve such a proposal.

That the proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual ..."

The Hawkesbury/Nepean River Trust has been requested to comment. It is expected that their response will be available by the Ordinary meeting.

WP 17/12.

**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 Environmental Planning and Assessment Act, 1979. State Environmental Planning Policy No 11 - Traffic Generating Development
Area	:	4101m²
Zone	:	Residential 2(a)
Advertising	:	Advertised in accordance with Council policy with one submission received
Date Received	:	29 September 1993

Key Issues

- Amenity
- Traffic

Recommendation

Approval subject to conditions

Mr P Walsh, Planning Consultant, addressed the Committee in support of the application.

COMMITTEE'S RECOMMENDATION

COUNCIL NOT SUPPORT a service station on this site and a report to the Ordinary meeting be prepared with suitable reasons for refusal.

ADDITIONAL INFORMATION

The following are suggested reasons of refusal for this application which are consistent with matters raised by the Committee in its debate on this proposal.

1. The proposal is contrary to objective (b) of the Residential 2(a) zone, i.e., *"to enable development for purposes other than residential only if it is compatible with the character of the living area and has a domestic scale and character"*.
2. The land is better suited to residential development in accordance with the zone.
3. The establishment of an additional non-conforming use is not conducive to neighbourhood amenity.
4. The proposal is not in the public interest.

A query has been raised as to the relinquishing of existing use rights as a sawmill/timber yard should this proposal be approved. It is understood that the land owned by the applicant comprises of two lots, however, that the service station proposal is over one of those lots.

It is also understood that the sawmill/timber yard is development carried out on the two lots combined and, this being the case, existing use rights would be extinguished should Council approve of the service station. That is, because the development is over both lots currently, the use of one lot as a service station and of the other lot as a sawmill/timber yard cannot be permitted as the timber yard site would be required to be altered (due to the establishment of a service station on part of the site), which alteration would require Council consent in the normal course.

There would be some difficulty in such being approved as this would involve an additional non-conforming use and it would be difficult to justify, given that the whole rationale of existing use rights is that they should be either diminished or disappear in time, or altered to another use (or uses) which is less objectionable and of less environmental impact.

As the application was, in part, submitted on the basis of changing a non-conforming use to another, Council would not be advised to approve of a service station being an additional use to the sawmill/timber yard.

EW12- 20/12/93

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

Mrs G Timmerman, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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 until services are available. ✓

Ghem 20/12/93

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

Mr G Simpson, applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 6.40pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, B N Keegan, P J Minturn, C A Paine, M G Parsons, P E Rogers, L C Sheather and H Williams.

Mr G Simpson, applicant, addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

COUNCIL PREPARE A Draft Local Environmental Plan to permit the proposal. ✕

✓ Gen / Alice 20/12/93
11/0
12. 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

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

✓
COMMITTEE'S RECOMMENDATION

COUNCIL FURTHER SUPPORT rezoning of the land to allow an integrated golf course, rural/residential estate of a maximum 35 (thirty-five) allotments.

✓
COMMITTEE'S RECOMMENDATION

X
COUNCIL NEGOTIATE WITH the local Stream Watch to undertake a baseline measurement of the water quality of Wheeney Creek.

Alice 20/12/93
13. HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989 - AMENDMENTS TO SCHEDULE 1 - HERITAGE ITEMS - PITT TOWN SLAB BARNs. LEP11/91/ED

Mrs G Timmerman addressed the Committee.

✓
✓
COMMITTEE'S RECOMMENDATION

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 with the exclusion of Barn 10E and the slabs from Barn 10E being used in the restoration of the other barns.

J
COMMITTEE'S RECOMMENDATION

THE LISTING OF "Bona Vista", Lot 7 DP979541 be altered to read The House "Bona Vista" and Slab Barns 10A, B, C and D and a reasonable curtilage.

Ghem 20/12/93

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

COMMITTEE'S RECOMMENDATION

THE EXTENSION OF Union Lane from Fitzgerald Street to Johnson Street and the provision of a tourist walking route be implemented in 1994, and further discussions be held with the Chamber of Commerce and relevant property owners about the subject plan. ✓

*Karl
Ghem. 17/12*

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

Mr A O'Grady, on behalf of the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE INFORMATION ON the processing, to date, of this proposal be received. ✓

*Rich.
Support all 2 proposals for draft CEP*

*Karl
Ghem 17/12/1*

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

Mr A Lederer, applicant; Mr J Bonifacio, Architect; and Mr Brennan, Town Planner; addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE INFORMATION CONCERNING the processing of the proposal be received.

*Glenn
6/15 20/12*

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

COMMITTEE'S RECOMMENDATION

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.

Joan McCully 20/12

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

COMMITTEE'S RECOMMENDATION

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.

Chen. 20/12

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

Councillors B N Keegan, P E Rogers and H J M Books declared an interest in this matter.

Mr B McKinlay, on behalf of the applicant; and Mr MacLure, objector; addressed the Committee.

COMMITTEE'S RECOMMENDATION

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.

ADDITIONAL INFORMATION

Subsequent to the Committee meeting, formal legal advice has been received. In essence, the legal advice is that the creation by the Land Titles Office of the 10 titles is lawful and, consequently, those titles exist. However, the advice further indicates that the adjustment/relocation of boundaries proposed is not able to be approved, it being outside the provisions of Council's Local Environmental Plan.

The advice extract is as follows:

✓ *Applicant request item be deferred.*
8/0

"... On 20 July 1993 the Director wrote to Council indicating that plan numbered DP831456 had been lodged and in his letter he said:

'As the provisions of the Environmental 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'.

Thereafter, there was correspondence and discussions between the Council, the Director and the Department of Planning and the plan was ultimately registered on 2 September 1993. In registering the plan, the Director was relying on the decision of the New South Wales Court of Appeal in the matter of Registrar-General v Lee & Anor (1990) 70 LGRA 114.

We confirm our advice to Mr Falson on 25 November 1993 that ... plan was not a plan of subdivision but was prepared only for the purposes of defining the external boundaries of the land in respect of the subject primary application and did not destroy the identity of the lots as separate lots ...

In Lee's case ... the Court of Appeal by majority held that the division which was indicated in the plan was excluded from the definition of 'subdivision' in Section 4 of the LG Act 1919 by exception (d) being a division of land in accordance with the boundaries of lots in a subdivision lawfully made before the commencement of the LG Act 1919. Accordingly, the Court held that the Registrar General had no power to refuse registration of the plan on the ground that there was uncertainty as to whether or not registration was required.

At page 117 the President of the Court said:-

'It is true that this interpretation has the unfortunate effect of permitting what are now subdivisions without the approval of the relevant Local Government authority and the compliance with now applicable planning law ...'

... From our experience, it has been the practice of the Director when he has an application before him to register such a plan to give the Council of the area in which the land is situated notice that the plan has been lodged and of his intention to register same at the expiration of a stated period. That is to permit the Council sufficient time to obtain an interlocutory injunction to restrain the registration of the plan if the Council so wishes. It is our unofficial understanding (although it may be incorrect) that the Director would welcome such action with a view to re-agitating the decision in LEE's case. To date, however, no Council has, to our knowledge, sought such an injunction.

... clause 13 of the LEP provides:

'(1) Nothing in this plan prohibits subdivision by adjustment or relocation of common boundaries provided that:

- (a) *no additional allotments are created;*
- (b) *no allotment becomes as a consequence of the adjustment, capable of subdivision under this plan; and*
- (c) *the number of undersized allotments resulting from the subdivision does not exceed the existing number of undersized allotments*

- (2) ...
- (3)
- (4)'

The subdivision which the applicant relies upon, pursuant to clause 13, is reflected in Plan 'D'. Whilst, for reasons which we will shortly enunciate, we do not believe that the applicant even gets to the provisos contained in clauses (a), (b), (c), we note that whilst there are presently 10 allotments shown in Plan 'C', that Plan 'D' proposes the creation of 11 allotments, albeit that Lot 11 will be for a sewer pumping station.

The use of the word 'adjustment' connotes an arrangement or regulation of boundaries by a small amount. The use of the word 'relocation' permits the removal of the boundaries to an entirely different place. It could well be said that were it not for the use of the word 'common' in clause 13(1), that what is shown in Plan 'D' represents a relocation of boundaries. However, there is no way, in our opinion, that it can be said that the boundaries which have been relocated as represented in Plan 'D' are 'common' boundaries. The only common boundaries between Plan 'C' and Plan 'D' are those provided by the alignments of Havelock and Garfield Streets and Old Hawkesbury Road. There are no other boundaries in Plan 'D' particularly in relation to Lots 1, 2, 5-11 which could be said to be 'common' with those boundaries shown in Plan 'C'.

We add that we have taken the opportunity of discussing the proposal with Mr P D McClellan QC in conference. We produced the plans to him together with the LEP and he has expressed the view that while he understands the alternative argument, the better argument is as we have indicated above.

In our opinion, the subdivision as reflected in Plan 'D' cannot be effected relying upon clause 13 of the LEP."

Adjusting and/or relocating boundaries is a planning "tool" that has been used for many years. This is a useful tool in that it has resulted in many better planning situations than previously existed with original configuration of lots. In this respect, it is proposed to seek further advice from Council's Solicitor as to how the LEP might reasonably be amended to permit use of the planning "tool" to continue.

In the meantime and because of the legal advice, it would appear that the subject proposal cannot be approved and, accordingly, conditions of approval have not been formulated for Council's consideration at this time.

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°s 22795 and 22754.

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder, and that the Statement of Bank Balances as shown in Form 2 showing the position of the Bank Accounts be received.

General Fund Nos.	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	-	-	-
			\$4,268,136.43

2. COMMUNITY BUILDINGS - MCGRATHS HILL AND PITT TOWN. GT200/1/CP

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

- 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

Councillor P E Rogers declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

- 1. 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.
- 2. That the Committee endorse the action of this sale being completed prior to the Ordinary meeting.

6. SEWERAGE FACILITIES FOR GLOSSODIA, FREEMANS REACH AND WILBERFORCE. GF047/003 PT02/GM

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

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

✓ COMMITTEE'S RECOMMENDATION

PRIOR TO SUPPORTING the recommendation in the General Purpose Committee Business Paper a report be submitted to the Ordinary meeting outlining the budgetary situation and future allocations.

X

GENERAL MANAGER'S SUPPLEMENTARY REPORTS

ORDINARY MEETING - 14TH DECEMBER 1993

REPORTS FOR DETERMINATION

23. FEDERAL DIESEL FUEL EXCISE. GP030/007 PT04/EO

The Federal Government currently imposes a fuel excise on diesel fuel (presently about .30c per litre) and it appears that there may be an opportunity to claim a rebate where the fuel is used to run equipment in the establishment and maintenance of parks, gardens, sporting grounds, golf courses and recreational reserves.

An approach has been made by Ernst & Young, a firm of Accountants, who advised that the company has been pursuing this issue with the Australian Customs Service and has offered to lodge claims for rebate on Council's behalf in return for a fee not exceeding 25% of the refund. They are advising that there will be no commitment regarding future rebate claims and should the company be unsuccessful in resolving the issue favourably, there will be no cost to Council.

It appears that rebates may be available extending back to August 1986 (7 years) and during this time, it is estimated that between \$80,000 and \$100,000 would have been expended on fuel for plant operating within these guidelines. This would equate to a rebate of approximately 50% (\$40,000 - \$50,000) and after deducting the 25% fee for Ernst & Young, it could result in a nett refund to Council of between \$30,000 - \$37,500.

To obtain the maximum entitlement for the past 7 years, claims must be lodged before 31 December 1993 as on 1 January 1994, new refund provisions will reduce the entitlement to a maximum of 3 years for claims lodged after 31 December 1993.

✓ IT IS RECOMMENDED THAT the offer from Ernst & Young be accepted to lodge a claim for diesel fuel rebate on behalf of Hawkesbury City Council prior to 31 December 1993 on a fee for service basis of 25% (twenty five) of the refund obtained.

24. TRAFFIC STUDY - NORTH RICHMOND. GT230/019
PT03/EO

Council has requested that staff undertake a Traffic Study of North Richmond. It has recently been advised that the owner of the North Richmond Shopping Centre, Mr Emil Binetter, has arranged for consultants, Project Planning Associates Pty Ltd, to undertake a Traffic Study of the North Richmond Shopping Centre. The Consultant's Brief involves preparation of a Plan of Traffic Management for the section of Bells Line of Road between the Hawkesbury River Bridge and Grose Vale Road.

The consultants were requested to provide a quotation to expand the current Study to include the area generally between the Hawkesbury River & Redbank Creek and between Elizabeth Street & Beaumont Avenue, and particularly address:-

- Traffic congestion on Bells Line of Road during the weekday evening peak period.
- Traffic congestion at the Grose Vale Road/Riverview Street intersection.
- Provision of a right turn green arrow in the traffic signal phasing for the movement from Grose Vale Road to the east on Bells Line of Road.
- General accessibility to the shopping centre.

It is understood that the initial Study for Mr Binetter is to cost \$6,500 and the consultants have advised that the additional work required in the expanded area of the Study would cost \$4,000. It is considered that the fee quoted for this work is reasonable and if Council is amenable to this proposal, it is proposed that the traffic counts be carried out this week prior to the Christmas Holiday period. It is proposed that the Study be funded from the 1994 Capital Works Program.

✓ IT IS RECOMMENDED THAT Project Planning Associates Pty Ltd be requested to undertake a Traffic Study of North Richmond in association with that commissioned by Mr Emil Binetter at a cost to Council of \$4,000 (four thousand). Funding for the work to be provided from the 1994 Capital Works Program.

25. "PARADISE POINT" DEVELOPMENT PROPOSAL - N° 79
GREENS ROAD, LOWER PORTLAND - DAVID HOOKER
DA243/93; DA244/93; DA245/93/ED

Council is referred to Item 8 in the Planning and Development section of this business paper. In providing additional information, advice in relation to Section 94 contributions for community facilities and open space embellishment was inadvertently omitted.

The Department of Planning has issued a circular in relation to manufactured home estates and has advised Councils that Section 94 contributions can be levied if appropriate Section 94 development contribution plans are in place. In this instance, Council adopted a Section 94 plan in June 1993 and, as such, it is reasonable to examine the development's requirement to contribute to both local and district facilities.

An occupancy rate of 3 people per dwelling has been adopted for the purposes of calculating Section 94 contributions. This rate conforms with the applicant's estimates for population in designing a sewage treatment system for the site. On this basis, the manufacture home estate when developed will have a population of 120 people.

Adequate local recreational facilities have been provided on site and, therefore, the local rate for recreational buildings and park improvements have not been levied. District level recreational buildings and park improvements have been levied.

Accordingly, a Section 94 contribution rate of \$644.51 has been calculated per person. This results in a total Section 94 contribution of \$77,341.20.

It should be noted that the Del Rio application for a manufactured home site was approved in March 1993. In this particular case, no Section 94 contributions were required because the applicant provided sufficient open space land as well as access to an existing community building on the adjoining caravan park. Also the current Section 94 contributions plan had not been adopted and, consequently, there was no requirement to contribute to district facilities at that time.

The following is an excerpt of advice received by the Hawkesbury/Nepean Catchment Management Trust in relation to the development applications for the site:

"... As you will appreciate the Trust has not had time to consider the applications in detail and consequently the comments are based on information contained in the development applications and supporting documents and the report to the General Purpose Committee on 30th November 1993 and the report on the matter to the Ordinary meeting on 14th December 1993. The Trust has also been furnished with correspondence from Mr. D. Hooker and a full-time Trustee has inspected the site.

As a principle comment the Trust does not support the proposals based on the information provided. Furthermore the Trust does not consider that the Council has sufficient information to determine the applications.

The Trust considers that there needs to be more information provided on:

***Flooding** - In this regard the Trust has noted the applicants consultants comments, the Council's Floodplain Committees comments and a 1978 aerial photograph of the site in flood. Information needs to address these comments, the stability of the riverbank and take into account soon to be released flooding information.*

***Soil Erosion Control** - More details are required on the methods by which soil erosion will be prevented.*

***Sewage Treatment** - The adequateness of proposed sewage plant is difficult to evaluate. Advice should be sought from the EPA.*

***Occupation of Manufactured Homes** - The Trust is concerned that these may be occupied by permanent residents. The key issues are access, safety and a lack of community services in the locality.*

The Trust also notes that the proposal includes the extraction and filling of a large area and in this regard considers that the proposal may be a designated development. The Trust suggests that Council seek legal advice on this matter."

A letter has also been received from the Colo River Action Group, an excerpt of which is:

"We object in writing to the above development on three main grounds:

- 1. Flooding and the rivers systems*
- 2. Zoning*
- 3. Over-expansion of local needs and overtaking of infrastructure.*

Local residents are very aware of the degree of flooding of the subject land, and immediate area. We have seen the extent of water that covers the flood plain that is the proposed development site. The 'Lake' goes under and any use of it for sewerage treatment is courting disaster as is the large need for excavation and fill. Some floods have totally changed the landscape there with either large sand deposits or scouring as witnessed by the bank collapse and cave-in of Greens Road after the last flood. Greens Road is cut off in most floods...

Council would be negligent in its duty to allow even one of these applications on the Hawkesbury floodplain to be approved on this ground alone.

Zoning 7D Environmental Protection (Scenic) means just that. The three applications do not conform to protection of the environment nor to preserving scenic qualities.

It was Council's wisdom to enforce this zoning with 100 acre subdivisions in this scenic rural area. The approval of the proposed developments with their mobile homes, caravans, motels, tavern, store, large sewerage treatment works would make a mockery of that decision...

The residential over-expansion of the area by this development creates unnecessary difficulties and pressures for local people. Our antiquated telephone system can barely cope. Our historic one teacher school could not meet the needs which will bring pressure on Freemans Reach and other areas in the Hawkesbury region.

The problems created by overstraining medical services, our temperamental local electricity service, roads on both sides of the river and the ferry, garbage and waste disposal, fresh water needs, transport and other infrastructure is too obvious to enlarge on.

We urge you to reject all three applications and advise that we do not wish to let these unsound applications escalate as they have in the past.

In fairness to the applicant, the local community and Council, do not let the tyranny of small decisions destroy the area."

IT IS RECOMMENDED THAT the letters from the Hawkesbury Nepean Catchment Management Trust and Colo River Action Group be received and that, if development application DA243/93 (Manufactured Homes Estate for 40 Sites) is approved, then the following condition should be added to the others recommended in the body of the report.

"A contribution of \$77,341 (seventy seven thousand three hundred and forty one dollars) being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval."

REPORTS FOR INFORMATION

4. NORTH RICHMOND SPORTING FIELDS - CRICKET NETS. PK009 PT03/EO

A report was requested regarding the relocation of the practice cricket nets at North Richmond Oval following an inspection during the General Purpose Committee Meeting.

It had been proposed by the Management Committee of the North Richmond Oval that the practice nets be removed. This was programmed to take place during 1993, however, the Sports Council and North Richmond Cricket Club made representations not to remove the practice nets until such time as funds had been made available to replace them at an alternative site generally in the middle of the northern boundary of the oval.

North Richmond Cricket Club advises that the club has 10 junior and 5 senior sides registered for the 1993/94 season and the use of the nets is imperative.

The Sports Council has included the construction of a new set of practice nets in the proposal for Capital Projects in 1994 and it is proposed that these works be undertaken as part of the 1994 Parks Improvement Program.

It is understood that the cricket club undertook repairs to the practise nets during August of this year.

5. DISCOUNT DEPARTMENT STORE BASED SHOPPING CENTRES. LEP10/93, LEP18/93, LEP19/93/ED

Shaddick Baker & Paull, Solicitors, acting on behalf of Mr. Rob Tolson of Hawkesbury City Centre, have written as follows:

"... We refer to the telephone conversation this morning between yourself and the writer and understand that the Federal Government will be granting monies to Council for the purpose of investigating opportunities for further employment within the Hawkesbury City.

It occurred to us that since a discount department store based shopping centre within the City will provide a substantial number of new jobs, such monies could be very prudently and fruitfully applied by Council in commissioning and obtaining a Retail Strategy Study for the whole of the Hawkesbury City. We note that such a study has been the subject of lengthy debate in Council in recent times.

There are now before Council three applications for rezoning for the purpose of developing discount department store based shopping centres, one at Clarendon and two at Richmond. These applications have raised many important and emotive issues within the community and the outcome of the applications will have a far reaching effect upon the City.

Having regard to these facts, we respectfully submit as we have in the past submitted that it is important that each of the applications be fairly dealt with on its merits.

May we therefore respectfully suggest that at the ordinary Council Meeting on 14 December, 1993 council resolve:

- 1. to allow the three applications for rezoning for Shopping Centre developments to proceed to draft LEP stage;*
- 2. to commission a Retail Strategy Study by an independent consultant for the whole of the Hawkesbury City including the three subject sites;*
- 3. to defer further consideration of any of those sites until receipt of the Retail Strategy Study; and*
- 4. upon receipt of the Retail Strategy Study to consider the merits of each of the three sites having regard to the results of that Study.*

The adoption by Council of this course of action would be beneficial to Councillors in assisting them to reach the correct decision in this matter and would be fair to all three applicants.

We should be most obliged if you would bring the contents of this letter to the attention of the Council at the ordinary meeting on 14 December, 1993."

CORRESPONDENCE FOR INFORMATION

3. RICHMOND MALL REDEVELOPMENT - DISCOUNT
DEPARTMENT STORE - A & A LEDERER PTY LTD.
LEP19/93/ED

"I would like to inform you of the progress of the above project.

We have definite agreements now with Target Australia Pty. Ltd., and Franklins Supermarket as tenants, and Westfield Holdings Ltd. who will undertake the design and redevelopment.

Originally we planned parking for 588 cars. We have now extended the parking for 783 cars as follows:

<i>Basement Carpark</i>	<i>-</i>	<i>355 car space</i>
<i>Roof Carpark</i>	<i>-</i>	<i>397 car space</i>
<i>Ground Floor</i>	<i>-</i>	<i>31 car space</i>
		<i>-----</i>
<i>TOTAL</i>	<i>-</i>	<i>783 car space</i>
		<i>_____ "</i>

MAYORAL MINUTE

ORDINARY MEETING - 14TH DECEMBER 1993

Councillors:

1. PROPOSED ESTABLISHMENT OF A SISTER CITY 'FRIENDSHIP PARK' - BICENTENNIAL PARK, HAM COMMON. GC282/003 PT01/WS

Councillors will be aware of a long standing proposal by Hawkesbury's Sister City, Tamba - Japan, to establish an attraction in the area, signifying the relationship between the two cities.

Previous proposals have included a Japanese Tea-House development which would operate on a commercial basis and a substantial Japanese Garden on public reserve land similar to the standard of the Cowra Gardens.

There have been a number of difficulties associated with each of these proposals which have restricted either coming to fruition.

Last month, representatives of Tamba City visited the district and again reiterated their desire to see a project proceed which would act as tangible evidence of the relationship that exists under the Sister City arrangement. An alternate proposal was discussed in principle which provides for the establishment of a 'Friendship Park' within the Bicentennial Park - Ham Common. I do believe, however, that should this proposal proceed, it would be appropriate to give recognition to both formal arrangements and acknowledge the Sister City link between Hawkesbury and both Tamba City, Japan and Temple City in the United States of America.

In general terms, the proposal includes an extension of the existing cycleway/pedestrian path with suitable landscaping and is largely consistent with the management plan for the completion of improvements of the eastern portion of the Reserve. A plan of the proposal is displayed this evening.

The total project including the cycleway has been estimated at \$92,000 noting that the majority of works would have been undertaken in conjunction with the completion of Bicentennial Park. At this time the car park has been deleted so as to encourage visitation to the Tourist Centre and tea house.

Both Sister Cities would formally be invited to become involved with the proposal and at this time Tamba City have indicated their preparedness to contribute by way of an authentic Japanese style entrance gate, some stone lanterns and architectural expertise that may be required. In terms of Temple City, recognition could be given by providing a landscaping feature including a grove of camellia shrubs, which is the City's emblem.

Hawkesbury's Sister City Committee have endorsed in principle the proposal of establishing a 'Friendship Park' and I do consider that it would be timely for the project to proceed and be formally opened in conjunction with the 1994 Bicentennial Celebrations next year. I am mindful of the fact that it is anticipated that representatives from both Temple City and Tamba City will be visiting, it being noted that Tamba City has already indicated that there may be in the order of 100 visitors and performers attending for the official ceremony in October.

Councillors, I commend the proposal to you and seek your support.

IT IS RECOMMENDED THAT:-

1. That a 'Friendship Park' be formally established within the eastern area of Bicentennial Park - Ham Common, generally in accordance with the plans prepared by Mr Pont, Architect, on the basis outlined in this Mayoral Minute.
2. That representatives of Temple City and Tamba City be advised of Council's decision in this matter.

Councillor Wendy Sledge
Mayor

QUESTIONS WITHOUT NOTICE

1. Councillor Rogers asked whether the conditions of consent for the guesthouse at 82A Kurrajong Road have been complied with.
2. Councillor Rogers asked for a report in relation to the funding options available for Heritage Items, and advised he has forwarded a Commonwealth Flyer setting out new funding proposals to the Valuer Rebate System of some \$2,000,000 (two million dollars) available for Heritage Items.
3. Councillor Rogers asked what action has been taken in relation to the Police activity for the "Key to the City" Ceremony in June next year.

The General Manager advised that the Officer in Charge of Protocol has made contact. This can be reported to Council after liaising with the Officer in Charge.

4. Councillor Rogers advised that there are a number of concerns in relation to the traffic considerations in North Richmond near the BP Petrol Station. He would like this monitored so that the conditions that were imposed have been complied with.

The Divisional Manager Engineering Operations advised that it is being investigated and the Roads and Traffic Authority were spoken to and they are also monitoring the situation. The Authority is looking at the options that are available, including a narrower median strip where the large median strip was taken out, leaving the painted area but having the narrower median so that manoeuvring from the BP Service Station is still controlled.

5. Councillor Minturn asked who controls the Pure Air Act or Smoke Pollution within Council?

The Divisional Manager Environment and Development advised it is a matter that Council does have some power over, as does the Environmental Protection Authority.

Councillor Minturn advised that he has had an enquiry regarding some burning off, the brigade had been rung and were put through to Councillor Minturn. Bush Fire Control say it is not a Fire Control problem it is a Council problem.

The Divisional Manager Environment and Development advised that he will investigate the problem and forward an answer to Councillor Minturn.

6. Councillor Minturn asked if it was possible to have Kurrajong Park cleaned up before the 15th, as Carols are to be held in the Park.
7. Councillor Parsons asked if someone from Council could contact the Presidents of the various local Chambers of Commerce and request that if they are going to give support to various things or send letters of support that they be resolutions of the Chambers. It is very difficult when debating on issues and be told that the Chamber supports it and there is nothing to substantiate this.

The Mayor advised Councillor Parsons that this is a matter for the members of the Chambers.

Councillor Keegan advised that he will take this matter up with the Windsor Chamber of Commerce at a meeting on the 13th.

8. Councillor Parsons asked about cleaning in the Council Chambers.
9. Councillor Sheather asked why, for two months running, has the Business Paper been late.

The General Manager advised that the printer broke down, it does not always happen, but it has happened on these two occasions, also on one occasion Council moved to new computer software.

10. Councillor Sheather advised that the maps in the back do not correspond with the items in the Business Paper.
11. Councillor Sheather advised that there has been signs nailed on to the young trees outside the grocery store at the Wilberforce Shops. Could this be looked at?
12. Councillor Books asked if he could move a motion regarding industrial premises, Terrace Road, North Richmond?

The Mayor advised that this is not a matter of urgency, and suggest a report to the Ordinary meeting regarding the cricket net in the Hawkesbury Sporting Club Park.

Councillor Books agreed to the report.

13. Councillor Paine advised that she is receiving several phone calls each day regarding an old car in Tebbutt Street.
14. Councillor Paine asked how far off is the draft copy of the Richmond Traffic Study Report?

The Divisional Manager Environment and Development advised that he thought it would have been available by now, he will ask the Consultant and forward the answer to Councillor Paine.

The meeting terminated at 9.20pm.

REPORTS FOR DETERMINATION

**1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER
SEAL OF COUNCIL. GC283/014 PT02, GC283/093 PT02, GG021/035
PT06/CS**

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

Commercial Lease	Option to lease Shop 2 McGraths Hill Shopping Centre (Take Away/Mixed Business) for 3 (three) years at a commencing annual rental of \$9,620 (nine thousand six hundred and twenty dollars) plus 28.30% (twenty eight point three zero percent) of rates and taxes based on the ratio of floor area to the shopping centre complex.
Residential Lease	Lease of 141 March Street, Richmond to Mr J Simpson & Ms T Jonstrup for a period of 26 (twenty six) weeks at a weekly rental of \$150 (one hundred and fifty dollars) plus outgoings including telephone and electricity.
Agreement	Agreement for Block Grant of Assistance to Council for Proposed Regional Roads 1993/94 - Roads & Traffic Authority.
Contracts	Contract for Employment - C S Daley G M McCully.

2. HAWKESBURY MUSEUM AND TOURIST INFORMATION CENTRE - DONATION. GF008/014/CS

A request has been made by the Hawkesbury District Tourist Association for a donation for the running costs of the Museum.

In previous years a donation of \$500 has been made towards the Museum's running costs, and sufficient funds are available for a donation in this year's Budget.

IT IS RECOMMENDED THAT a donation of \$500 (five hundred dollars) be made to the Hawkesbury Museum and Tourist Information Centre towards running costs for 1993.

3. HAWKESBURY HERITAGE DISCOVERY TOURS - REQUEST FOR USE OF COUNCIL CREST. GP090/007 PT3/CS

A request has been received from Mr John Miller, who is proposing to establish Hawkesbury Heritage Discovery Tours, seeking endorsement to utilise the Council Crest in association with the proposed business name and any promotional literature.

The intention of the business is to provide a professional guide service to visitors to the area on tourist coaches, in a small vehicle and/or for walking tours. In supporting the proposal, the area in general and the organisation itself, will receive wide exposure. Additionally, the proposed business potentially will assist the local economy and should be encouraged.

Council's Solicitors advise that with any agreement of this nature, the Council should retain the right to rescind at anytime and for any reason, its endorsement of the use of the Crest. Also, the applicant should be advised that he is not to represent to any persons/organisations that he has any direct link and/or benefit from Council sponsorship, through having permission to utilise the Crest.

✓ IT IS RECOMMENDED THAT permission be granted to Mr John Miller to use the Council Crest in association with the letterhead and promotional literature of Hawkesbury Heritage Discovery Tours, subject to the following conditions:-

- (i) Council having the right to rescind the Agreement at any time and for any reason.
- (ii) Mr Miller or any representatives of the Company are not to represent to any persons/organisations that there is any link between the Council and the company or any sponsorship paid to the Company by the Council.

4. FEES AND CHARGES - 1 JANUARY 1994 TO 30 JUNE 1994. GF9/2/FM

Provided with the Business Paper is a booklet of 1994 Draft Fees and Charges. The proposed Fees and Charges were submitted by the Divisional Managers and have been compiled to reflect the following:-

1. The user-pay principle.
2. Trends of Consumer Price Index.
3. Council resolutions during the year.
4. Local Government Act, Department of Local Government Guidelines or otherwise.

✓ IT IS RECOMMENDED THAT the Draft Fees and Charges for the period 1st January 1994 to 30th June 1994, as presented, be adopted.

5. 71 BOOMERANG DRIVE, GLOSSODIA - LOT 166 DP217504.
GC285/026 PT01/CS

Councillors are advised that an offer has been received in respect of the purchase of the subject vacant land.

The property was acquired by Colo Shire Council on 24 August 1976 for the purpose of commercial development and access. As Council will be aware, commercial development has subsequently occurred with the completion of the Glossodia Shopping Centre and Community Centre in Golden Valley Drive. The property is now essentially surplus to Council requirements and has been identified for sale in the 1994 Estimates.

The property covers 2ha and is zoned Residential 2(a), however, other than boundary adjustments, the current planning scheme will not permit subdivision into smaller lots. Parts of the property act as a natural watercourse and the property is subject to a number of drainage easements.

Market opinion and confirmation by Council's consultant valuer indicates a return in the order of \$120,000 to \$130,000 could reasonably be expected having regard to the current condition of the property and the limitations imposed by the drainage easements. An offer of \$135,000 has been made by Mr & Mrs Mamo through Wilkinsons Real Estate. Commission on the sale of \$3,800 is payable.

As the property is now surplus, and having regard to the favourable offer made by Mr & Mrs Mamo, it is considered that the sale of the property is now prudent. Revenue from the sale can be used to purchase other revenue producing assets. Mr & Mrs Mamo have however requested an extended settlement of three months. They have indicated that should Council approve their offer, exchange will occur on 15 December 1993. The offer made by Mr & Mrs Mamo is therefore supported.

IT IS RECOMMENDED THAT:-

1. Lot 166 DP217504, 71 Boomerang Drive, Glossodia be sold to Mr Charlie and Mrs Samantha Mamo for \$135,000 (one hundred and thirty five thousand).
2. The Common Seal of Council be affixed to all necessary documents.
3. Settlement shall occur on or before 15 March 1993.

6. LOAN BORROWING PROGRAM 1993/94. GF014/005 PT04/FM

The Department of Local Government has advised that Council's borrowing limit for the 1993/94 loan borrowing program, based on per capita calculation, is \$897,134. Following Council's determination on 4 May 1993 to become substantially debt free, the Department was advised that new loans and renewal loans would not be required for the 1993/94 loan borrowing period.

Interest rates for loan borrowing to local government has now reduced to the lowest figure for many years. Interest rates are currently in the range of 7.5% to 8% and it is considered that this is a good opportunity to gain access to funding for entrepreneurial activities to develop or acquire assets which will provide an ongoing revenue and increase the revenue base whilst interest rates are relatively low. The funds borrowed should be for acquisition of revenue producing assets, future revenue potential from development activities or an urban redevelopment program.

Possible options for entrepreneurial activities could include:

- residential development to the north of Bligh Park
- office block in Mileham Street
- redevelopment of Hobartville residential area
- residential development George and Hanover Streets, Wilberforce
- infill development Richmond area resulting from improved drainage
- residential development adjacent to the Richmond Swimming Centre
- development of commercial site at the corner of Colonial Drive and Rifle Range Road, Bligh Park

Indications are that the full loan allocation available to NSW local government will not be taken up by councils in the 1993/94 Loan Program. It is most likely that further funds will be made available in the early part of next year. Given that interest rates are currently at their lowest for approximately two decades, it is most opportune to obtain this source of funds. It would then be appropriate to charge the loan repayments to the entrepreneurial project and thereby not create an impost on ordinary revenue.

In the event that loan funds become available in 1993/94, it is suggested a program of \$2 million be developed and a future plan be investigated for further funding to be committed to subsequent loan programs.

IT IS RECOMMENDED THAT application be made to the Department of Local Government for a Loan Borrowing Program in 1993/94 of \$2 million for entrepreneurial activities and that a long term plan be developed for future borrowing programs. Further, that the debt service costs of the loan be charged to the entrepreneurial activity for which it was borrowed.

7. PIONEER ROAD, WISEMANS FERRY - PROPOSED ROAD CLOSURE. GR080/016 PT02/CS

Application has been received for the closure of Pioneer Road at Wisemans Ferry. It is noted that this portion of Pioneer Road is located within the Del Rio Resort. A plan of the proposed closure will be displayed at the meeting.

In accordance with the Roads Act 1993 and Council Policy, the proposal has been publicly advertised and adjoining landholders notified. No objections have been received.

It is noted that the applicants, being the owners of the Del Rio Resort, Bebrovo Holdings Pty Ltd, formerly Bayville Pty Ltd, have been granted a series of other road closures within the Del Rio Resort.

Councillors are advised that the formation of the Bicentenary Road required the acquisition of land from the owners of Del Rio Resort, with Council at its meeting of 13 November 1984 adopting the recommendation that:-

"That Council agree, in lieu of payment of compensation for land acquisition of a road through Portions 57 and 61, Parish of Wonga ... to the closure of the remainder of the public roads in the subdivision DP211935 when such roads become unnecessary."

Having regard to Council's previous decision and the absence of objections, the closure is supported, subject to Rights of Carriageway being retained to ensure access to a privately owned lot within Del Rio (Lot 32) and the creation of a Right of Carriageway to service a proposed manufactured homes estate (Lot 77) at the end of the public road near the entrance to Del Rio.

It is noted that the subject road is unformed, flood liable and surplus to any requirements.

✓ IT IS RECOMMENDED THAT:-

1. Council, as the appropriate Roads Authority, make application to the Department of Conservation & Land Management for the closure of Pioneer Road, Wisemans Ferry as shown in Survey Plan 526/93 prepared by Britten and Associates and dated 3 September 1993.

2. The applicant, being Bebrovo Holdings Pty Ltd, be required to enter into a Deed of Agreement to ensure that:
 - a. The closed road is consolidated with the adjoining lots.
 - b. A Right of Carriageway be retained to ensure continuing access for Lot 32 DP211935.
 - c. A Right of Carriageway be created over the closed road to ensure access is available to service the proposed manufactured homes estate.
3. All necessary documents be completed under Seal of Council.

8. MOBILE FOOD VAN - BELLBIRD HILL LOOKOUT. PK140 PT1/CS

Council at its meeting of 5 May 1992 agreed to allow Ms Isabel O'Dell and Mr Godfrey Wenness to operate a mobile food van at the Bellbird Hill Lookout, Bells Line of Road, Kurrajong Heights.

The arrangement provides for payment of an initial weekly rental of \$50.00 or 3% of gross turnover, whichever is the greater. Also, the applicants are required to clean the public toilets located at the lookout at their own expense and as they utilise power from the amenities building, they pay 100% of electricity accounts for the premises. The cost saving to this organisation of having the operators clean the amenities is estimated at \$40 per week and electricity costs approximately \$6 per week. The initial tenure was for a period of twelve months, with the agreement to be reviewed annually.

The operators have experienced trading difficulties since the commencement of the agreement, averaging \$268 gross takings per weekend, as reflected by financial statements for the initial twelve months of operation. As a result, Ms O'Dell and Mr Wenness have now requested the \$50 per week rental be waived, however, they propose to continue with cleaning the amenities facilities, paying the electricity accounts and keeping the viewing platform and car park in a clean and tidy condition

on the weekends. The value of these undertakings to the organisation is approximately \$46 per week and at the same time, the public benefits by having refreshments available at one of the area's most scenic locations. It is considered that given the current average gross takings of \$268 per weekend, it is not unreasonable to expect some rental return from the operators. Subsequently, it is suggested the rental be reviewed to \$100 per month for a period of six (6) months, with the amount to be reviewed again at the end of that time on the submission of financial statements. It is noted that should the proposal for a Forest Walking Trail at Bellbird Hill, as reported to the last meeting, proceed, the market for refreshments at the lookout should improve.

IT IS RECOMMENDED THAT the rental for the operating of a mobile food van at the Bellbird Hill Lookout by Ms Isabel O'Dell and Mr Godfrey Wenness be reviewed to \$100 (one hundred) per month from 1 January 1994, subject to the following terms and conditions:-

1. The rental to be reviewed again in 6 (six) months time, on the submission of financial statements.
2. The operators continue to clean the amenities facilities at the lookout and maintain the area in the general vicinity of the viewing platform and carpark in a neat and tidy condition.
3. The operators continue to pay 100% (one hundred percent) of electricity accounts for the amenities building at the lookout.

9. 1994 BICENTENNIAL ACTIVITIES. GH020/010 PT02/CS

At the General Purpose Committee Meeting conducted on 30th November, consideration was given to a report submitted concerning a request on behalf of the 1994 Bicentennial Committee for financial assistance towards the production of a commemorative book for the Bicentenary and the supply of promotional banners to be displayed throughout the commercial centres and main towns of the city area. The Committee's decision was as follows:-

"Prior to supporting the recommendation in the General Purpose Committee Business Paper, a report be submitted to the Ordinary Meeting outlining the budgetary situation in future allocations."

The matter of Council's support has been considered on a number of occasions in conjunction with the draft program of activities that has been developed over a long period of time by members of the 1994 Bicentennial Community Committee.

In recognising the need to adequately resource the co-ordination of the program and the various responsibilities associated with this function, including promotion, advertising, seeking corporate sponsorship, financial management etc., Council at its meeting on 11th May, 1993, considered a notice of motion and resolved to engage additional resources from 1st July, 1993. At its meeting on 13th July, 1993, Council received a further report concerning alternatives for staffing, that is engagement of external consultants to undertake the responsibilities or appointment of casual staff to work in conjunction with the Public Relations Officer in undertaking both the Public Relations and Bicentennial activities. The latter option was adopted.

Listed hereunder is a breakup of expenditure and income for the current year together with the two financial periods, that is the sixth month and twelfth month financial terms for 1994/95:-

Bicentennial Salaries

	<u>1993 July - December</u>	<u>Jan - June 1994</u>	<u>July - December 1994</u>
	\$	\$	\$
Public Relations Officer	9,295	9,295	9,295
Ass Public Relations Officer	4,284	5,616	5,616
Senior Secretary	<u>2,605</u>	<u>2,605</u>	<u>2,605</u>
TOTAL	<u>16,184</u>	<u>17,516</u>	<u>17,516</u>

(This signifies the general percentage of staff time applied to the Bicentennial program).

Expenditure

	<u>1993 July - December</u>	<u>Jan - June 1994</u>	<u>July - December 1994</u>
	\$	\$	\$
Promotions/advertising		11,500.00	9,960.00
Functions/ceremonies		11,000.00	25,000.00
Administration (postage, phone, fax, consumables, stationery, printing) est. \$1,500.00		3,000.00	4,090.00
Tree planting (self funding) 5,191.65		7,780.00	8,010.00

Sponsorship

Income

	<u>Year to Date</u>	<u>Jan - June 1994</u>	<u>July - December 1994</u>
	\$		
Monies held in trust (tree planting) 5,850.00		To be received	To be received
Use of logo 210.00		To be received	To be received

In terms of sponsorship, to date support has been forthcoming as follows; (Dollar value has been indicated).

	\$
* RAAF Richmond (Base Open Day - possibly March, Key to the City Pageant, Flypasts (2), and RAAF Band appearing on a number of occasions.	300,000.00

*	Hawkesbury Gazette and Courier		
	Logo Prize	200	
	Printing Prospectus	2,000	
	Advertising Space	800	
	Sculpture, Governor Macquarie	<u>50,000</u>	53,000.00
*	Pioneer Families (trees)		7,400.00
*	Rohan Petrol, Shell Distributor, Mulgrave (regatta)		1,000.00
*	HJ & NJ Books	)	
	Windsor Turf Supplies	)	
	Australian Mushroom Growers	)	
	Millers Garden Centre	) Advertising	900
*	Windsor Town Centre -		
	Supply of Bicentennial posters		3,000.00
*	Hawkesbury Valley Bus Co -		
	Promotion of logo on 2 buses		700.00
*	Prospect Electricity -		
	Lighting for statue of Governor Macquarie		2,000.00
*	Fitzgerald Printing -		
	Printing of monthly broadsheets		2,000.00

By way of comment, it will be seen that the main cost associated with the total expenditure relates to salaries, although it is noted that the engagement of staff as previously resolved by Council was a more cost effective option than the appointment of external consultants.

The monies allocated for various functions and ceremonies throughout the year are to cover costs associated with staging the various events including the tree planting ceremonies, presentation of the 'Key to the City' to the Police, the official ceremony conducted on the long weekend in October, the Street Parade, the corporate launch and patrons dinner planned for February. These items, which have been included in the 94/95 Budget cover all ancillary costs including labour, plant costs, hire of equipment, security, cleaning etc., as well as specific promotion in addition to the general advertising provision.

It is highlighted that there is income expected firstly in relation to the sale of trees and plants associated with the formal tree planting programs and an amount of almost \$6,000 has been received to date. Further income is expected due to the sale of the Logo to various community organisations and groups. Of particular note is the agreement reached with the local marketing company Magna 2000 to market various items of bicentennial promotional merchandise such as T-Shirts, Hats, Caps, Ties, Tea-Towels, Postcards, Stickers etc., as well as assisting with securing corporate endorsement and sponsorship. This agreement provides for a royalty return to the Committee which is estimated to be conservatively in the order of \$13,000. This income will be directed to offsetting costs associated with the bicentennial program.

In regard to sponsorship, the Company have submitted a proposed strategy and are confident of securing significant corporate financial support through sale of advertising etc.

In terms of the report submitted to the Finance Committee, it is felt that the publication of a book commemorating this most important milestone in the Hawkesbury's history is appropriate and as outlined in the report to the Finance Committee the production of a book is expected to be fully funded through sales.

The proposal to purchase banners for an amount in the order of \$25,000 again is considered appropriate in order to promote the bicentennial and create an atmosphere within the various streetscapes signifying the celebrations.

The matter is now referred to Council for further consideration of the recommendation contained in the report submitted to the Finance Committee as follows:-

1. That Council support the publication of a book for the bicentennial year and provide capital funding in the order of \$60,000. 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 be provided for the manufacture and supply of Bicentenary banners.

IT IS RECOMMENDED THAT the information concerning the financing of the 1994 Bicentennial Celebrations be received and further consideration be given to the recommendation submitted to the Finance Committee as outlined above.

10. EASEMENT FOR DRAINAGE - LOT 560, DP210307 NO 6 BELLBIRD CRESCENT, BOWEN MOUNTAIN. BA0848/93 PT01/EO

Building approval has recently been issued for the construction of a new dwelling at N° 6 Bellbird Crescent, Bowen Mountain.

A natural watercourse traverses Lot 560 and upstream road discharge impacts on the property which is currently not restricted by any easement for drainage.

In an endeavour to address the problem of surface drainage the owners have agreed to grant a three metre wide easement for drainage over the full length of Lot 560.

While no compensation has been requested for the dedication rights, the landowners have requested that Council provide free of charge:-

1. The necessary survey plan and associated legal documentation for the easement.
2. Piped drainage within the easement from the existing road culvert to a point four metres beyond the extent of proposed building construction, a distance of approximately 17 metres, at an estimated cost of \$7,000.

IT IS RECOMMENDED THAT Council:-

1. Create a 3 (three) metre wide easement for drainage over the full length of Lot 560 in DP210307 free of compensation, with all necessary documentation being completed under Seal of Council.
2. Provide the necessary survey and legal documentation and formally pipe the easement over a length of 17 (seventeen) metres from Bellbird Crescent, funding for the works being provided from the drainage reserve.

**11. SEWER EXTENSION - BEDDEK/WEST HILL STREETS,
WINDSOR ROAD AND PITT TOWN ROAD, McGRATHS HILL.
GS047/006 PT01/EO**

It is proposed to extend sewer reticulation mains gravitating to an existing pumping station to service the following properties at McGraths Hill:-

- | | |
|--------------------------------|--------------------|
| . Seventh Day Adventist School | - West Hill Street |
| . Lot 12, DP577614 | - Windsor Road |
| . Pt. Por. 249 | - Windsor Road |
| . Lot A, DP81482 | - Windsor Road |
| . Lot B, DP81482 | - Beddek Street |
| . Lot 13, DP577614 | - Beddek Street |
| . Australia Hotel | - Pitt Town Road |
| . Lots 1,2,3 & 4, DP578831 | - Pitt Town Road |

The works are included in the five year programme approved by the Water Board and funds totalling \$75,000 have been provided for the project.

Construction plans have been prepared, quotations are being called from selected contractors with works expected to be completed early in the new year.

IT IS RECOMMENDED THAT the information be received.

**12. GOVERNOR PHILLIP RESERVE, WINDSOR - NSW WATER
SKI ASSOCIATION - CONTRIBUTION RATE EXCLUSIVE USE.
GR030/038 PT02/EO**

Requesting reduction in contribution rate regarding exclusive use of Governor Phillip Reserve on 14 November 1993 for 1993 Bridge to Bridge Water Ski Classic - from \$1,000 or \$2.00 per admission ticket to \$500 or \$1.00 per admission ticket.

Summary of reasons: difficulty in obtaining sponsorship; reduced number of competitors; reduced number of spectators at Governor Phillip Reserve.

In addressing subject application, consideration should be given to the following:-

1. Other organisations granted exclusive use during 1993, have accepted contribution rate without objection - it is considered inequitable to grant this application, having regard to payment by those other organisations;
2. Exclusive use is granted to an organisation to the detriment of the general public who may wish to patronise the reserve itself, and not the Boat Ramp; those persons would be charged an admission fee by the organisation concerned;
3. In staging the subject event, the Association would be aware of contribution rate as an overhead to be recouped by way of admission/race entry fees.

✓ IT IS RECOMMENDED THAT no alteration be made to the adopted contribution rate for exclusive use of Governor Phillip Reserve on 14 November 1993.

13. BICENTENARY PARK - FAT ALBERT II. PK214 PT02/EO

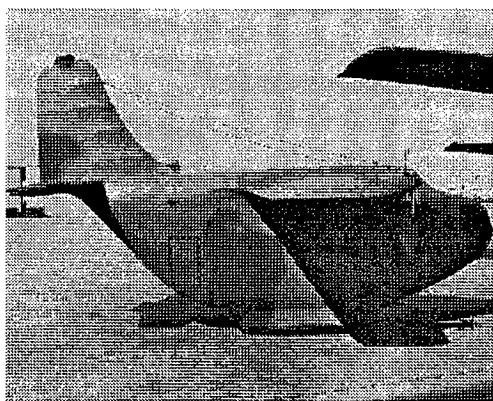
A committee has been convened by Councillor Paul Rogers, including Group Captain P Rasmussen from the RAAF, Ross McKenzie from St Pauls Grammar School and Brian Lane from Richmond High School, Brian Hardiman from Tourism Hawkesbury, Gemma Daley from Hawkesbury Press, Jeff Thomas from Buttsworth Engineering and a staff member, to investigate the possibility of the construction of a Fat Albert look-a-like adjacent to the Hawkesbury Visitors Centre in the Bicentenary Park.

Three meetings of the committee have been held, the last being on 11 November 1993 where it was resolved to seek Council's support for the project.

The project is anticipated to be cost-neutral, with materials being supplied by sponsors and labour from students of local High Schools and the RAAF. The RAAF has provided plans and specifications for the model and are prepared to provide both engineering and construction support, as well as camouflage painting if the project is endorsed by Council. Council's role would be the management of the project and the Gazette will assist in promotion and with a naming competition. It was also suggested that Council might assist in the preparation of "Certificates of Participation" for those students involved in the project.

It is also proposed that the committee apply for the Sydney Morning Herald Australia Day Award for Community Service 1995 for the project, with the application for the award being prepared by students during 1994.

✓ IT IS RECOMMENDED THAT Council support, in principle, the construction of a Fat Albert look-a-like in the Bicentennial Park adjacent to the Hawkesbury Visitors Centre.



14. LOWER PORTLAND FERRY. GT240/010 PT02/EO

A request has been received from Mr J Romano, a partner in J & M Romano, the current ferry contractors at Lower Portland, to withdraw from the contract due to ill health. This request has been supported by a Doctor's Certificate. Mr Romano has requested that his son in law, Mr Glen Heywood, undertake Mr Romano's part in the contract for the remainder of the contract period.

IT IS RECOMMENDED THAT a formal Agreement be undertaken to delete Mr J Romano from the Lower Portland Ferry contract and substitute Mr G Heywood.

RAM

15. LOCAL GOVERNMENT RECYCLING COOPERATIVE LTD.
GW010/026PT4/ED

The Local Government Recycling Cooperative was established to stabilise paper recycling markets. Although local markets have seen price reductions, the Cooperative has negotiated overseas markets which have ensured that each Council in Sydney has been able to sell all of its paper. Currently 24,000 tonnes of paper are exported annually, which is surplus to the local market demand.

Council's recycling contractor does not sell paper to the Cooperative, however the Cooperative has requested that an agreement be signed whereby the Cooperative would be bound to buy paper should the need arise. Through the signing of the agreement, the Cooperative will be able to negotiate with the backing of all of the Sydney supply. The contractor has no objection to the agreement being signed.

IT IS RECOMMENDED THAT the agreement for supply of paper to the Local Government Recycling Cooperative Ltd be completed.

Kennel
16. RETAIL STUDY OF THE HAWKESBURY LOCAL GOVERNMENT AREA. GT225/016/ED

As part of its consideration of the Clarendon Shopping Centre Rezoning, Council resolved to investigate the contents and funding required for a Retail Strategy of the City, including the availability of external funding sources.

Some months ago, a submission was prepared to the Commonwealth Government seeking a grant to prepare a local economic strategy plan for the City which would identify opportunities for sustained economic and employment growth for the area and which would also include a focus on the retail sector.

Advice has now been received that the submission was successful.

In brief, the study will cover the following aspects:-

- * Identify the strengths and weaknesses of the local economy and identify strategies to enhance each sector in an environmentally sensitive manner.
- * Develop a Retail Strategy for the City, with particular emphasis on the major towns of Windsor, Richmond and North Richmond.
- * Determine if there are adequate Commercial, Industrial, Retail and Rural Residential zones within the City and develop a process through the use of planning instruments to implement findings.
- * Identify incentives to encourage businesses/developers to invest or relocate to the area.
- * Develop an effective framework for across the board commitment to the plan.

In applying for the grant, it was estimated that the total project would cost \$50,000. The grant is for \$40,000.

At the present time, a more detailed brief suitable for distribution to consultants is being prepared. A critical area of the study will relate to the retail sector and the formulation of a retail strategy. In regard to the retail sector, it is anticipated that the study will:-

- * Document the existing retail situation including investigation of -
 - number and types of stores;
 - floor space;
 - numbers of people shopping in the local government area;
 - origin of shoppers;
 - shopping patterns;
 - patrons;
 - amount of expenditure; and
 - categorisation of expenditure.
- * Predict population growth and more specifically, the increase in the number of shoppers within the LGA.
- * Analyse the retail situation and trends in surrounding LGA's and to document their effect on existing trading patterns within the Hawkesbury LGA as well as to predict future impacts.
- * Examine the potential for retail expansion adjacent to and within the existing commercial centres of Windsor, Richmond and North Richmond.
- * Examine the potential for retail expansion in other locations within the LGA.
- * Analyse the benefits and costs (social, economic and environmental) of "stand alone" shopping centres within the LGA.
- * Examine and rank the most suitable locations for such "stand alone" shopping centres.
- * Recommend a strategy for retail growth in the Hawkesbury LGA.

Previous experience with studies of this nature have indicated that it is likely to take approximately 10 - 12 weeks to carry out the study.

The results could lead to a local economic development board. Accordingly, it would be appropriate for persons from local businesses and associated communities to be on a steering committee. It is suggested the committee comprise a local business person, one representative from the Chambers of Commerce, University and RAAF (being the district's largest employer), 2 Councillors and appropriate staff.

✓ IT IS RECOMMENDED THAT:-

1. Council vote the sum of \$10,000 (ten thousand) towards the local economic strategy.
2. Council establish a steering committee comprising two Councillors, one representative from local business, the Chambers of Commerce, University, RAAF and appropriate staff.

Williams
Colvert

File noted
Karl. 17/12

17. ENVIRONMENTAL MONITORING COMMITTEE - SCHAFFER QUARRY. DA365/90/ED

Council will be aware that the Land & Environment Court issued consent to the Schaffer Corporation for continuation of extraction for the processing of sandstone at its East Kurrajong site. Condition 33 of the consent issued by the Court is as follows:-

"A committee chaired by Council and comprising representatives from Council, the applicant and the local community shall be established within 3 months of the date of this consent becoming effective. The committee's role shall be to review the following matters:

- a. *Any environmental monitoring results.*
- b. *Any reports prepared in accordance with any of these conditions.*
- c. *Any other issues raised.*

The committee shall meet no more than once every 3 months except for any perceived environmental problem."

It is recommended that the committee be comprised as follows:-

- * 2 representatives from the Schaffer Corporation.
- * 2 representatives from the local community.
- * 2 representatives from Council (1 Councillor and 1 Council Officer).

The most appropriate method for selecting the 2 local community representatives would be to write to all those people who objected to the development application as well as all of the people who live within a 2 kilometre radius of the quarry and advise them that an Environmental Monitoring Committee is being formed. Furthermore, that a meeting will be called early in 1994 at a local venue to select 2 representatives to sit on the committee.

✓ IT IS RECOMMENDED THAT an Environmental Monitoring Committee be formed as discussed in this report.

Sheather

18. WILBERFORCE PRE-SCHOOL - CARE, CONTROL AND MANAGEMENT. GP060/003 PT02/CP

It is anticipated that the new pre-school building will be completed ready for the start of the 1994 school year. The service will relocate from beneath the former Colo Shire Council offices. In accordance with previous Council resolutions regarding the operation of children's centres, it is appropriate that care, control and management of the new facility be delegated to the Management Committee.

✓ IT IS RECOMMENDED THAT care, control and management of the Wilberforce Pre-School be delegated under Section 377 of the Local Government Act to Wilberforce Pre-School Kindergarten Inc.

19. CHILD CARE ACT 1972 (Cth) - REVIEW. GC120/006/CP

The Australian Law Reform Commission is looking at how the Commonwealth regulates and funds child care services under the Children's Services Program of the Department of Health, Housing, Local Government and Community Services.

The Commission has been asked to look at:-

- how to ensure legislation promotes social justice, access and fairness in service provisions
- review of administrative decisions affecting service providers and users of services
- how to protect personal and commercial information held by government agencies and services
- how to ensure proper standards of service accountability without affecting flexibility and innovation in service delivery

A discussion paper has been circulated and comments invited. Council is sponsor for six Long Day Care Centres and the Hawkesbury Family Day Care Scheme (FDC).

Issues

1. Consistency in Funding

There are some advantages to Family Day Care over other services in that the Commonwealth provides some additional subsidies to caregivers. To establish parity without reducing the income of FDC caregivers, additional operational subsidy could be made to other services.

2. Family Participation

The paper recommends legislation to ensure appropriate information is readily available to families using children's services.

Parental participation is encouraged and it is recommended that operational subsidies be conditional upon parental and carers' participation in the management of services. Under Council's current policy, management of long day care services is in the hands of parents with delegation of authority under Section 377 of the Local Government Act. This proposed requirement will have greater impact on privately sponsored children's services.

3. Control of Funding

At present, funding is conditional upon maintaining appropriate records and lodgement of certified claims for operational and fee relief subsidy. At this time, irregularities can only be handled through the Child Care Act 1972 (Cth) and the Crimes Act 1914 (Cth). Proposed legislation will give Commonwealth officers right of entry to registered premises with access to attendance records and copies of claims submitted.

As a result, in the operation of Family Day Care Schemes there could be responsibility placed on individual caregivers rather than on the coordination unit, which in the case of Hawkesbury is managed by Council staff. It is considered that the legislation should clarify the roles and responsibilities of caregivers and coordination units.

4. Protection of Confidential Information

The legislation proposes to protect personal information held by coordination units of Family Day Care and that commercial information available to the Department should be protected by a secrecy provision.

5. Information held by the National Childcare Accreditation Council (NCAC)

When the Quality Improvement and Accreditation System begins operating, the NCAC which is an incorporated association and not a government agency protected by restriction of disclosure by Commonwealth agencies, the question is raised on whether information held by the NCAC should also be protected. It is recommended in the paper that the information supplied to the NCAC must be "collected, used, stored and disclosed in a manner that ensures the confidentiality of the information".

6. Subjecting all Commonwealth Funded Children's Services to a Planning Process

This part of the proposed legislation will, if implemented, have a significant impact on future services. Concern has been expressed that if additional services are allowed to develop without appropriate controls, there will be "an oversupply of places in an area" or "the viability of an existing service undermined by the establishment of a new service". When privately operated services open in an area where non-profit community-based services already function, the position paper suggests "the new service may cater only for 3 to 6 year olds, leaving the community service 'holding the babies' who are more expensive to care for". However, the paper also suggests "the private sector

provides much needed places at a lower cost to the Commonwealth. Subjecting it to a planning process could interfere with growth of the industry and potentially limits parents' choice".

In Hawkesbury City there are the six Council sponsored Long Day Care Centres and the Family Day Care Scheme. Four of the six centres cater for children from six weeks of age. Family Day Care has a high proportion of babies in care. Private centres in Hawkesbury tend to care for children from 2 to 6 years of age. There are extensive waiting lists for children under 2 years of age. This disadvantages, for example, mothers who wish to return to work after maternity leave. It is considered that a needs-based planning process will ensure places are developed to meet local needs and "allow" rather than "limit" parents' choice. The paper has been circulated to Management Committees of children's services in Hawkesbury City and meetings held with Family Care carers and parent users.

✓ IT IS RECOMMENDED THAT a submission be forwarded to the Law Reform Commission recommending that a needs-based planning process be introduced and that Commonwealth funding be conditional upon new children's services meeting identified local priorities.

20. HOME AND COMMUNITY CARE (HACC) FUNDING. GC100/002/CP

Under joint Commonwealth-State agreements, this program funds services to people with disabilities, many of whom are elderly; continuing to live in their own homes, with the level of support provided by community organisations and the Area Health Service. To allow a measure of independence, the HACC program includes:-

- Meals on Wheels
- Community Transport
- Home Care
- Community Options

- Home Maintenance and Modifications
- Neighbour Aid Schemes

In NSW the program is administered by the Department of Community Services. Community consultations are held in each local area prior to each round of funding being announced. Under the agreement, additional funds were to be made available each year to allow for growth in services being provided.

The local forum has forwarded to the Department its recommendations for funding under Round 9 of the program. These included funding for an aged services disabilities worker; provision of respite care and carer support, additional occupational therapy, transport for people with disabilities, a counselling service and additional funding for day care centres and dementia services.

The NSW Government has announced that no additional projects will be funded under Round 9. This matter was discussed at the recent NSW Local Government Association Conference and a late motion from the Executive was endorsed *"That the State Government immediately reverse its decision to allocate available round nine growth money for HACC to superannuation for the Home Care Service of NSW"*.

Without additional funding being allocated, local organisations will find it difficult to keep up with the increasing demand for services to assist both people with disabilities and their carers.

IT IS RECOMMENDED THAT Council write to the Minister for Community Services and the Members for Hawkesbury and Londonderry requesting their assistance in redirecting Round 9 HACC funding to address recommended local priorities.

21. CULTURAL FACILITIES - ARTS. GR030/002 PT02/CP

A report has been requested regarding the provision of a Regional Gallery. It is considered that such a facility should fit into the district and sub-regional policy on cultural development, including the various levels of service and facilities provided and by whom.

A Regional Gallery could act as an Arts Museum, venue for touring exhibitions, a place suitable for performances such as chamber music, small groups and recitals, as well as providing an education role.

It is estimated that the minimum cost of a suitable building, including the necessary climate controls, would be in the order of \$500,000. There are minimal Government Grants available in this area. In terms of operation, there is a subsidy for staff positions such as Director, Conservator and Curator. These diminish over a number of years.

At this time, it is not seen that the Council holds a suitable site for a facility. Accordingly, this would need to be acquired. The site should be in or adjacent to the existing town, with access to transport and being able to attract groups, including tourists and schools.

A Gallery would certainly add to the tourist facilities in the district, particularly when considering the local and attracted interest in arts and craft.

There have recently been discussions with a representative from the St Monicas Catholic Church in Richmond, where there stands at the intersection of Bourke and Windsor Streets, the former Church building that is covered by a Heritage Order. Inspection of the building indicates that it would be suitable as an arts venue, although it could not obtain classification as a Regional Gallery without the implementation of necessary climatic facilities which would be expensive. What could be achieved is a Local Gallery with a venue for workshops and small performances, whilst at the same time preserving and upgrading the existing building. The Church would be prepared to allow the Council to have a 20 year lease over the building at peppercorn rental. In return, Council would undertake some upgrading and ongoing maintenance. Verbal discussions with staff from the Heritage Branch of the Department of Planning have indicated funding could be made available to assist.

An area of the building could be leased as a refreshment room and this would permit an income that could meet the annual operating costs. It is not seen that any staff would be engaged to operate the building, but existing staff would assist in having the operation established.

The Friends of the Hawkesbury Art Collection Committee has a fund raising and support role and should be consulted about the facility and its operation.

Actions at this time regarding arts facilities are suggested as follows:-

- Council, during 1994, should look at the overall development of a Cultural Policy, reviewing the facilities and services it provides in this area on both a district and sub-regional role. The sub-region would include those areas of Baulkham Hills and Hornsby, and include the question of a Regional Art Gallery.
- In principle, agree to the former Church at the corner of Windsor and Bourke Streets being a local arts facility, with the building being leased from the Church at a peppercorn rental for a period of up to 20 years, with the ability to sub-lease the building for refreshment rooms. Funding for the building's repair would be reported as well as comments from the Friends of the Hawkesbury Art Collection.

✓ IT IS RECOMMENDED THAT the information regarding arts facilities be received and that a development application for the proposal be prepared, advertised and presented for determination.

22. SUBDIVISION - ADJUSTMENT OR RELOCATION OF COMMON BOUNDARIES. LEP 20/93/ED

At Item 19 in the reports to the General Purpose Committee is legal advice to the effect that Clause 13 of Council's LEP is not worded in a way which allows existing lots to be completely relocated within a parcel of land.

For a number of years it has been the practice to allow lots to be completely relocated within a parcel providing that the resultant planning situation is better than that existing prior to the adjustment or relocation. This practice is particularly useful in the Hawkesbury area, containing as it does many lots created either in old system title

or under prior planning schemes, and which may now be no longer appropriate for reasons, such as, poor access, difficulty of supply of services, "ribbon" development and general amenity considerations.

It is believed that the LEP should be amended to allow the practice to continue and, in this respect, it is proposed to have Council's Solicitor reword the clause in an appropriate manner.

✓ IT IS RECOMMENDED THAT Council prepare a Draft Local Environmental Plan to amend the wording of Clause 13 in relation to adjustment and relocation of common boundaries.



REPORTS FOR INFORMATION

1. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 14TH DECEMBER 1993. C50-1/CS

File Rep Date	Referred To	Subject	Comment
12 Nov 91	Landscaping DMED	Results of review of landscaping of Council's Housing DCP	Report January GPC
12 Nov 91	Wetlands Management DMED	Review & amendment of HLEP 1989	Awaiting review of REP20 by DOP
13 Apr 93	Amendment of Industrial DCP - Urban Consolidation and "Greenstreet" DMED	Report on detailed aspects & implications of amendments	Report January GPC
11 May 93	Supreme Court Decision - Advisory Cautionary Signs GM	Possible liability & compliance with requirements	Report when decision received
8 Jun 93	Concrete Cycle Pedestrian Tracks DME0	Implementation - Kurrajong Village to McGraths Hill and including Wilberforce and Bligh Park	Report November GPC
13 Jul 93	Godalla Road DME0	Costing on Sealing	Report 1994 Estimates
14 Sep 93	Regional Art Gallery CPJA	Feasibility of location, funding & community involvement	Report November GPC
14 Sep 93	McGraths Hill Community Centre CPJA	Resiting	Report November GPC

This is Page of the Minutes of the ORDINARY N° 6 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH DECEMBER, 1993.

12 Oct 93	Official Openings DME0	Naming of lanes etc	Report November GPC
12 Oct 93	Road Verges DME0	Slashing between Wilberforce and Windsor	Report November GPC
30 Nov 93	Residential Investigation DMED	DCP McGraths Hill	Report March GPC

2. AUSTRALIAN PIONEER VILLAGE RECREATIONAL AND ANIMAL PARK. GA050/007 PT02/CS

As Councillors will be aware, the Australian Pioneer Village traditionally closes for a short period prior to the Christmas/New Year holiday. This period allows for the tenants and staff to take leave if required.

The period of closure for 1993 will be from Monday 20 December to Saturday 25 December inclusive. The Village will re-open on 26 December 1993.

3. DEPARTMENT OF SPORT AND RECREATION CAMP FOR SENIOR RESIDENTS. GP070/008 PT03/CP

A booking has been obtained at the Department of Sport and Recreation Camp at Pt Wolstoncroft for senior residents. The camp will take place from 28 February to 4 March 1994. Participants will take part in a program of leisure and sporting activities and transport to and from Richmond and Windsor will be provided by Community Transport Inc. The Community Development Officer - Arts & Aged and the Community Development Officer - Youth & Recreation will supervise.

REPORTS OF COMMITTEES

CLARENDON COMMITTEE
held on 28th October 1993

Minutes of the Meeting of the Clarendon Committee held at the Council Chambers on 28th October, 1993 commencing at 5.00pm.

PRESENT: Councillor Chris Paine, Lynne Ingham, Paul Rasmussen, Vern Hough, Kerry Bryden, Brian Lindsay.

CONFIRMATION OF MINUTES:

RESOLVED on the motion of Councillor Paine seconded by Group Captain Rasmussen that the Minutes of the Meeting held on 3rd March be confirmed.

GENERAL BUSINESS:

Promotion of Clarendon as the venue for the Equestrian events for the Year 2000 Olympic Games.

A consideration to be looked at is the question of flooding in the Hawkesbury District. The venue itself is flood free but there is the matter of floodfree access.

RESOLVED on the motion of Brian Lindsay, seconded by Kerry Bryden that a report be compiled by Council's Engineer as to the feasibility of providing floodfree access to the Clarendon venue, to be followed by a meeting of the Clarendon Committee with the Mayor.

Group Captain Rasmussen confirmed that the RAAF would receive all transport planes and could provide more than ample parking areas.

NEXT MEETING:

It was agreed that the Committee would meet when it was deemed necessary.

The meeting terminated at 6.45pm.

CORRESPONDENCE FOR INFORMATION

1. METROPOLITAN GREENSPACE PROGRAM 1993/94 - APPLICATION FOR FUNDING. GG021/127 PT03/EO

Advising that Council's application for funding under the 1993/94 Metropolitan Greenspace Program has been successful.

A grant of \$40,000 has been approved for the continuation of the North Richmond Heritage Park Project.

2. GENERAL CIRCULAR Nº 15/93 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT22/GM

1. State Emergency and Rescue Management Survey
2. National Parks and Wildlife Service - Use of Council Facilities
3. Animal Crematoria/cemeteries
4. HACC Round 9 Responses
5. Presidential Tour Meetings - 1994
6. Manufactured Homes Estates in Australia
7. Pecuniary Interest Seminar
8. State Of the Environment Seminar
9. Accommodation Discount Arrangements
10. Rh Dougherty Award for Community Reporting - Winner Announced
11. Vacation Activity Program Survey
12. Rural and Remote Communities
13. Work-related Child Care Report
14. Social Planning Handbook
15. Department of Community Services Funding Agreement
16. International Year of the Family
17. National Campaign for the Arts Australia
18. Post Polio Network Can Offer Support
19. Access and Equity Kit for Local Government
20. Inquiry Into Charges on Councils by the Valuer General
21. Substantiation Requirements for Elected Members
22. Public Hospitals Are Not the Crown
23. Local Government Act - Discussions with the Department of Local Government and Co Operatives
24. Councillor Fees, Expenses and Facilities
25. Code of Conduct
26. Peak-period Pricing At Sydney's Kingsford Smith Airport

- 27. Regional Road Asset Valuation - Clarification
- 28. Petrol Pricing Differential - Association Survey
- 29. National Local Government Productivity Council
- 30. Leave Entitlements
- 31. Executive Staff Kit - Vehicle Running Costs

OTHER REPORTS

1994 BICENTENNIAL CELEBRATIONS COMMITTEE
held on 10th November 1993

HERITAGE ADVISORY COMMITTEE
held on 17th November 1993

FRIENDS OF THE HAWKESBURY ART COLLECTION INC
held on 25th November 1993

MACQUARIE TOWNS FESTIVAL COMMITTEE INC
held on 1st December 1993

Minutes of the 1994 Bicentennial Celebrations Committee held at the Committee Room, George Street, Windsor, on 10 November 1993, commencing at 7.30pm.

PRESENT: Councillor Ted Books, Chairperson; Councillor Warwick Mackay; Mrs Jan Barkley; Ms Sue Vicenzotti; Ms Michelle Nichols; Messrs Robert Pont; Alex Hendrikson; Peter Bruce; Ross Miller; Peter Auld and Flight Lieutenant Grant Buggy.

OBSERVER: Jo Astley, Hawkesbury City Council Public Relations Assistant.

GUESTS: Mr Russ Hodgskin; Mr Bray Myers; Mr Allan Kinnaird; Mr John Hawkins of Windsor Lions Club; Senior Sergeant Phil Close of Windsor Police and Mr Joe Smithers and Mr Andrew Kaye of Magna 2000.

An apology for absence was received from Mr Brian Hardiman, Ms Peta Trahar and Mr Rob Sledge.

CONFIRMATION OF MINUTES:

RESOLVED on the motion of Peter Bruce seconded by Alex Hendrikson that the Minutes of the previous meeting held on Wednesday, 13 October 1993, be confirmed.

ADDRESSES TO THE COMMITTEE:

1. Mr Russ Hodgskin, Mr Bray Myers, Mr Allan Kinnaird and Mr John Hawkins discussed possible involvement in the 1994 Celebrations by Windsor Lions Club, in the areas of catering and annual functions. Windsor Lions will advise of project adopted.
2. Mr Russ Hodgskin and Mr Bray Myers discussed Accommodation Packages for 1994 and agreed to join committee organising such packages (*see October 1993*).
3. Senior Sergeant Phil Close of Windsor Police, as Police liaison contact, discussed the events being considered for 1994 and the planning and applications necessary to hold such events successfully:-
 - (i) Key to the City Parade - to liaise with Sue Vicenzotti.
 - (ii) RAAF Open Day - to liaise with Grant Buggy.
 - (iii) Street Party Events - to liaise with Peter Bruce and Michelle Nichols.
 - (iv) Racemeeting - to liaise with Brian Fletcher, Hawkesbury Race Club.

- (v) October Events - to liaise with Jan Barkley and Councillor Ted Books.

Council to make an application for street closure and advertise in June 1994.

4. Messrs Joe Smithers and Andrew Kaye of Magna 2000 discussed details of their submission and clarified and amended their proposal to allow agreement of both Magna 2000 and 1994 Bicentennial Celebrations Association Inc., in regard to the proposed Business and Corporate Sponsorship Plan.

CORRESPONDENCE:

Received:-

Mr and Mrs C Wear; Mrs Sinclair (*wife of Governor of NSW*); R Green; P J Close, Richmond North Public School; George Rhodes; Mayor Wendy Sledge (2); June Workman; Darug Link Group; Thomas and Jane Rose Family Society; Windsor Lions Club; Dr Sahasrabuddhe; Brian Hardiman; The Thomas Arndell Family Association; Australian Cultural Development Office; W Luxford.

Forwarded:-

Mr G McCully, General Manager Hawkesbury City Council; Pastor Ian Woods; Rotary Club of Richmond; Senior Sergeant Phil Close, Windsor Police; Macquarie Towns Festival Committee; Rural Scene Promotions Pty Ltd; Mr George Rhodes; Richmond North Public School; Dr R Sahasrabuddhe; Mrs R Green; Lions Club of Windsor; University of Western Sydney, Hawkesbury; Percival Publishing Co Pty Ltd; Kingswood Archives and Repository.

RESOLVED on the motion of Robert Pont seconded by Councillor Warwick Mackay that the correspondence be received.

REPORTS:

1. Robert Pont - work on the base for the Macquarie Sculpture has begun in McQuade Park.
2. Sue Vicenzotti -
 - (i) discussions with Spotless Catering, who cater for events such as the Royal Easter Show; comfortable with crowds of 25,000+, 10% commission on all food stall sales, 5% of all vending sales;

- (ii) newsletter Volume 5 October, distributed;
- (iii) treeplanting preparation carried out by Jo Astley;
- (iv) Messrs Abbott Tout, Solicitors, have checked the proposal by Magna 2000. The incorporated status of the 1994 Committee to be included in any document drawn up;
- (v) financial report presented;

RESOLVED on the motion of Councillor Warwick Mackay seconded by Peter Auld that the financial report be accepted.

- (vi) Council's Annual Report will include a Bicentennial statement and a pull-out updated calendar; and
- (vii) discussions held with Hawkesbury Gazette and Courier to establish 1994 publicity commitment:-

Hawkesbury unlimited 1994 magazine, a mini-feature once a week and a count-down section towards the October formalities to be included. Previous Sponsorship agreements to be recorded.

- 3. Peter Bruce - Colonial Carnival (March 1994) organisation is underway following meetings with Mr Wayne Edwards of Macquarie Arms Hotel, Windsor. A similar event is to be planned for Richmond.
- 4. Ross Miller - Richmond Tree Planting will take place in Benson's Lane at the sporting complex and include 70-80 trees.
- 5. Peter Auld - Parts of the mould for the Macquarie Sculpture have already been cast and the main pouring will take place at 1.00pm, Wednesday, 17 November 1994.

GENERAL BUSINESS:

- 1. RESOLVED on the motion of Sue Vicenzotti seconded by Councillor Warwick Mackay that Magna 2000's revised sponsorship proposal be accepted on condition that Messrs Abbott Tout, Solicitors, suggestions be included and the tabled changes be made to the Logo Use Guidelines, also that Magna 2000 be asked to draw up a formal contract to be given to Messrs Abbott Tout, Solicitors, for their opinion.

2. RESOLVED on the motion of Councillor Warwick Mackay seconded by Ross Miller that Magna 2000 be given approval to organise a patron's launch function:-

Magna 2000 to be paid \$2,000 plus 10% of ticket sales on condition that the function be held in 1993 and that remaining dinner profits come to the Committee.

3. RESOLVED on the motion of Alex Hendrikson seconded by Michelle Nichols that Jan Barkley and Sue Vicenzotti be nominated as contact representatives to liaise with Magna 2000 on all matters, including that of logo use and that Logo Use Guideline changes be advertised in the local paper. Only matters of extreme concern in dealings with Magna 2000 to be referred back to the Committee.
4. RESOLVED on the motion of Jan Barkley seconded by Peter Auld that the tabled letter of accreditation as amended, be supplied to Magna 2000 for use in sponsorship negotiations.
5. RESOLVED on the motion of Councillor Warwick Mackay seconded by Grant Buggy that Professor Geoffrey Blainey be invited to launch the patron's dinner.
6. RESOLVED on the motion of Peter Auld seconded by Sue Vicenzotti that a sub-committee be formed to organise the October 1994 official events. Members to nominate at next meeting.
7. Councillor Ted Books explained an offer by the Wilberforce Vintage Boat Club to raise funds to sponsor the 'Return of the Riverboats' event.
- RESOLVED on the motion of Alex Hendrikson seconded by Jan Barkley that the offer be endorsed by the Committee.
8. Car Guessing Competition details so far negotiated by Councillor Ted Books and Winford Motors be given to Magna 2000 for consideration.
9. Bicentennial project of restoration of pews, possibly those originally used in St Matthews Anglican Church, to be undertaken by Alex Hendrikson with presentation to Hawkesbury Historical Society in June 1994.
10. Sue Vicenzotti to approach the University of Western Sydney, Hawkesbury, about use of their facilities as a venue for the Bicentennial Seminar to be held in September 1994.

NEXT MEETING:

The next meeting will be held on Wednesday, 8 December 1993, at 7.30pm.

The meeting terminated at 12.00 midnight.

Minutes of the Heritage Advisory Committee held in the Councillors Room, Council Chambers, Windsor, on Wednesday, 17 November 1993, commencing at 7.30pm.

PRESENT: Mrs J Barkley (Acting Chairman), Professor I Jack, Mr A Hendrikson, Mr B Flakelar, Mr G Edds, Mr M Hatherly & Mr K Berzins

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

CONFIRMATION OF MINUTES:

RESOLVED on the motion of Professor I Jack seconded by Mr B Flaker that the Minutes of the meeting of 15 September 1993, be adopted.

MATTERS ARISING:

1. It was noted that Council had not endorsed a Committee's Recommendation that the RTA be requested to re word the existing Hawkesbury Riversigns on the approach to the North Richmond and Windsor Bridges to incorporate the original Aboriginal name for the Hawkesbury River ie Deerabubbin.

Some discussion followed on the spelling of the name and it was recommended that the Dharruk Land Council be requested to provide the spelling and meaning of the Aboriginal name for the Hawkesbury River in the locality of North Richmond and Windsor.

2. Discussion also occurred on the Macquarie Town signs initiative and it was indicated to the committee that Council had resolved for a report to be prepared on the costing and location of these signs. Council's officers are currently preparing this information with the intent of reporting it to the next General Purpose Committee Meeting.

The committee supported the general notion of providing these signs in McQuade Park and Thompson Square as well as in Richmond Park. Furthermore the committee endorsed that the signs be placed in appropriate locations on appropriate routes to Pitt Town and Wilberforce with possibility of the sign at Pitt Town being located in the park close to the church.

CORRESPONDENCE:

An application for assistance under the Local Heritage Assistance Program has been received from Mr Ray of Hanlons Road, Bilpin to carry out repair work on a stone cottage on their property at Bilpin. The cost of the proposed work is approximately \$6,150 and the committee resolved to assist Mr Ray by contributing a dollar for dollar grant of \$3,075 to help fund the cost of the restoration work. The issue of the grant was subject to the builder submitting details of the pointing mix to be used on

the repair of the stonework as well as agreement to replace the roof rafters and batons as per the original. Resolved on the motion of Mr Graham Edds and seconded by Professor Ian Jack.

A letter has been received from Mrs Galloway of 'Crescentville', N° 80 The Terrace, Windsor, requesting that assistance be obtained so that a one off grant be issued in relation to the employment of a qualified structural engineer to provide a second opinion on whether the camphor laurel trees at the front of her property are causing structural damage to 'Crescentville' which is an item of environmental heritage. Two quotes were submitted and the committee endorsed a payment of \$450 to McBean and Chrisp Consulting Engineers to carry out the work. The report undertaken by the engineers shall also include recommendations of options to tree removal if the trees are found to be causing structural damage to 'Crescentville'. Resolved on the motion of Professor Ian Jack and seconded by Mr Alex Hendrikson.

A letter was also received from Mr & Mrs Curtin of N° 72 The Terrace in relation to a large camphor laurel tree affecting their property with a request that the engineer looking at 'Crescentville' look at the Camphor Laurel tree in New Street at the front of their property at the same time. The committee noted that the Curtin's property was not a heritage item, however, it was suggested that since the engineers would be on location the cost to the Curtins would be substantially reduced. In that regard Mr Berzins undertook to liaise with the engineers to see if an appropriate scale of fees could be arranged for inspection of the camphor laurel tree in front of the Curtin's property.

GENERAL BUSINESS:

1. Mr Graham Edds advised the committee of a recent proposal to rezone land near the railway station at Richmond for commercial purposes (ie for shopping centre). Mr Edds was concerned that the Heritage Advisory Committee, in carrying out investigations for additions to the schedule of items of environmental heritage in the City of Hawkesbury had noted that there were a number of possible items to be included on the March Street frontage on the street block. Accordingly, Mr Edds requested that Council be advised that the committee has examined a number of buildings on this street block March Street for inclusion into Schedule 1 (Items of Environmental Heritage) of Hawkesbury Local Environment Plan 1989 and that some of these potential heritage items are located within the re zoning proposal for a shopping centre. This fact should be taken into consideration in the decision making to rezone the street block. Resolved on the motion of by Graham Edds, seconded by Alex Hendrickson.

2. Mr Max Hatherly advised the committee that the roof fabric of the Windsor School of Arts building on the corner of George Street and Bridge Street was rapidly deteriorating. It was resolved by the committee to write to the owner of the property and advise the owner of possible assistance under the Local Heritage Assistance Program to repair the roof of the building.
3. Mr K Berzins showed the committee maps which indicated potential heritage items which the committee had examined over a six month period. Inventory comments have been prepared for each of these buildings and it was resolved that a report be prepared for Council outlining the committee's work in identifying potential heritage items with the aim of preparing a draft Local Environment Plan to include these potential heritage items in the schedule to Hawkesbury Local Environment Plan 1989. Resolved on the motion of Max Hatherly and seconded by Mr Barry Flakelar.
4. Mrs Jan Barkley indicated that as a result of the committee's investigations on potential heritage items that this information be made available to the library and catalogued in street and street number form so that it could be easily accessed by people wishing to get more information about heritage buildings.
5. Mr Alex Hendrickson made the committee aware of recent damage in the cemetery on the corner of George Street and Richmond Road and requested a report to the next meeting about what steps Council is taking to reinstate the damage. Mr Berzins undertook to report this matter back to the next meeting.
7. Meeting concluded at 10.20pm.

ITEMS FOR ADOPTION:

1. That Council issue a \$450 grant to Mrs Galloway for engineering consultants advice in regard to possible tree root damage to 'Crescentville'.
2. That Council issue a \$3,075 grant on the basis of dollar for dollar funding to Mr Ray for restoration works on the stone cottage on his Hanlons Road property.

NEXT MEETING:

Wednesday, 15 December 1993, at 7.30pm.

Minutes of the Friends of the Hawkesbury Art Collection Inc held in the Committee Room, Council Chambers, Windsor, on 25 November 1993.

PRESENT: Mr G Hansell, Mr B Jones, Mrs J Brownlie, Mrs L Mitchell, Ms E Colquhoun, Mrs M Hulbert, Ms E Manning.

Apologies for absence were received from Mr & Mrs B Wells, Mrs Y West, Clr W Mackay, Clr M Parsons, Mrs M Rea.

RESOLVED on the motion of Mr Jones seconded by Mr Hansell that minutes of the previous meeting be adopted.

TREASURER'S REPORT:

Cheque Account balance - \$982.25.

Term Deposit - \$6,000.

Donations Account - \$115.33 (\$71 specifically for Wallis print).

Stall sales - \$135.70.

Raffle - \$34.

Raffle total to date - \$169.

An amount equal to the cost of framing the two prints purchased so far has been donated by Mr G Hansell.

RESOLVED on the motion of Mrs Mitchell seconded by Ms Colquhoun that the Treasurer's Report be accepted and that a vote of thanks be extended to Mr Hansell.

CORRESPONDENCE - OUT:

Letter of invitation to Councillors for Christmas picnic.

CORRESPONDENCE - IN:

- Tim McCormack offering donation of reduction in price for Wallis print.
- Richmond Literary Institute with details of hire.

GENERAL BUSINESS:

1. The raffle will be drawn at the Christmas picnic and the Treasurer has prizes. Ms Manning and Mrs Mitchell tender apologies for non-attendance. Clr P Rogers has tendered an apology for the picnic and Clr & Mr Paine will probably be attending.
2. Wallis print purchase - A deposit of \$500 has been paid and the Treasurer will contact those who have pledged financial support. A progress payment should be made in the near future. Ms Manning, Mr Jones and Mr Hansell will meet on 29 November at 2pm to draft letters to potential donors. \$500 has been promised from the Quilters and Patchworkers and \$71 is on hand, leaving a balance of \$279 to be raised.

3. Ms Colquhoun has received information that the "Bakers Farm" print similar to the "Saunderson Farm" print has been located in Melbourne and is available for sale. The price is \$285 and the dealer is willing to send it for inspection. RESOLVED on the motion of Mrs Brownlie seconded by Mrs Hulbert that the print be inspected by the Committee with a view to purchase.
4. The two prints already purchased will be placed in the Council strong room for safe keeping until the presentation to the Mayor. As they will be under the care, control and management of the Council, although not as yet Council's property, they will be insured by Council.
5. Bi-centenary events:
 - * Exhibition - the School of Arts Archerfield Room will be booked from the morning of Friday 22 April to 5pm on Sunday 1 May. The cost is \$900 + \$100 security and excess cleaning bond (returnable). \$20 per exhibitor will be collected and paid as deposit.
 - * Bus trip to famous painting sites - Mr Hansell and Mr Jones have visited the sites of famous Hawkesbury paintings. Some are now on private property but access is available close to the sites. It was decided to have one trip to coincide with the Macquarie Towns Art Society Exhibition in May and another trip to coincide with the proposed Historic Hawkesbury Art Exhibition in Windsor Library in September. The 22 seat community bus will be booked.

A glossy brochure will be printed, with a map. These will be an insert for the guided tour only, with details of a private property to be visited. This will be sold by the Tourist Centre for self-driver tours.
 - * As the 4th Thursday of each month is the meeting night of Hawkesbury Historical Society, it was suggested that Councillors Mackay and Parsons be approached with a view to meeting nights being changed to the 3rd Thursday of each month, commencing with the AGM in February. This would enable the Historical Society to join and have a member on the Committee.
 - * A program for 1994 will be prepared at the January meeting with meeting nights for general members.
 - * The question of recognition for donors and benefactors was raised and will be considered in January.

The next meeting will be 27 January 1994.

Minutes of the Macquarie Towns Festival Committee Inc Meeting held in the Committee Room, Council Chambers, Windsor, on 1 December 1993.

PRESENT: Ms L Allen, Mr B Hardiman, Mrs D Shirt, Mrs J Dewhurst, Ms E Manning, Clr R Stubbs, Mr A Hendrikson, Mr C Daley, Ms J McCully.

An apology for absence was received from Fl Lt D Thomas.

RESOLVED on the motion of Ms Allen seconded by Mr Hardiman that apologies be accepted.

RESOLVED on the motion of Ms Allen seconded by Mrs Dewhurst that minutes of the September meeting be adopted.

RESOLVED on the motion of Ms Allen seconded by Mr Hendrikson that record of the meeting of October be adopted.

BUSINESS ARISING FROM MINUTES:

Arndell College, having small children in Parade, may need to join in at Bosworth Street.

Fill-in acts may be necessary at Music in the Park.

TREASURER'S REPORT:

Accounts paid -

Western Sydney Review	\$90
Su-Bret Engraving	\$15
Hills News	\$75
Hawkesbury Newspapers (Regional Publishers)	\$621
Camlec Electrical	\$259
Prestige Portables	\$450
W H & R D South (bus)	\$300
One-FM	\$530
Moving Mannequin Magic	\$80

Cheque account balance as at 26 November 1993 was \$13,230.05.

Outstanding accounts to come via Hawkesbury City Council - approximately \$7,000.

RESOLVED on the motion of Mr Hardiman seconded by Mr Hendrikson that the Treasurer's Report be adopted.

CORRESPONDENCE - IN:

From St Matthews - thanks for donation.
Bicentenary newsletter.
Bicentenary Committee re Music in the Park 1994.
Redsina Collection Agency re account.
Hawkesbury District Hospital - thanks for donation.

GENERAL BUSINESS:

1. Mrs Dewhurst is to attend the Bicentenary meeting on 8 December to inform the committee that we are willing to organise Music in the Park on 1 October 1994. However, we need a timetable of their events to coordinate our sound checks and construction works. There is some concern that the Bicentenary fireworks display is intended for 2 October. Mrs Dewhurst will clarify these matters at the Bicentenary meeting.
2. The Festival Committee will sponsor the 3 prizes at the Great Australian Dunny Race on Australia Day to the value of \$500. It was decided to write to Doug Mulray or Andrew Denton to commentate on the race. There will also be a celebrity paddle boat race.
3. There was discussion regarding the Richmond Chamber of Commerce Parade next year.

The next meeting will be held on 19 January 1994 (3rd Wednesday) as the 4th Wednesday is Australia Day.

Questions

Keegan Report in Press - Lead for
petrol causing cancer. - Write to
relevant Dept - Report back to Council

Paine Noise in Thompsons Square.
Undertake noise readings.
- Didn't it happen previously?

12.30 am.