

Dennie

Hawkesbury City Council
Business Paper
Ordinary Meeting

Meeting Date 13 July 1993

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

MAYORAL MINUTE

ORDINARY MEETING - 13TH JULY, 1993

Councillors :

1. NEW LOCAL GOVERNMENT LEGISLATION - SENIOR STAFF GL10/3 PT6

The new Local Government Legislation introduces major operational and conceptual changes which will impact on both Elected Members and staff. It is necessary that all those involved and importantly, our community, understand the changes and what they mean.

Strategic implementation tasks are to occur between now and 1996.

The Act requires councils to identify senior staff and appoint them by external merit-based appointment by June 30th 1995 : to 5 year performance based contracts. It preserves those appointments made on this basis during the last 3 years. At Hawkesbury this applies only to the Divisional Manager Engineering Operations, Mr Chris Daley. All other Divisional Managers were appointed initially by external- based appointment, however, not to their current positions. The General Manager was appointed by external merit-based appointment, however this occurred outside the 3 year period. This, as did a number of other councils, sought inclusion in the Act, of appropriate measures to allow each council the right to determine its own procedures for selecting staff on a merit-based process. This unfortunately and to the detriment of the Government's approach to Local Government, did not occur.

The Act allows councils to identify what they consider are senior staff. The guideline established is a remuneration rate in the new Award. I am informed that this would allow around 25 current staff members to fall within the senior staff positions and therefore require their jobs being advertised and selection made on a merit basis. The General Manager is of the opinion, with which I concur, that senior staff definition should only fall to positions of Divisional Managers and the General Manager. The General Manager is of the view that while he can retain the position until mid-1995, this does not show the leadership and stability that would be required to implement the major changes in the Act over the full implementation period. These changes are undoubtedly the greatest change to occur to Local Government since its inception in the last century. Accordingly, he has recommended to me in the circumstances, that the position of General Manager now be advertised in accordance with the provisions of the Act and a merit based appointment made to a 5 year performance based contract. It is most unfortunate that the Government has seen it necessary to place councils in this position and in the circumstances I concur with the General Manager, that the

interests of this council and the community it serves are best met by settling the senior staff positions as quickly as possible.

✓ It is proposed to advertise the position next week and I would recommend that the Council select a committee to undertake the interviews and make the subsequent appointment.

✓ I suggest the Committee could comprise the Mayor, the Deputy Mayor and 3 other Members, similar to the one which undertook the appointments last year.

Councillor Wendy Sledge
MAYOR

Sledge ✓
Stubbs ✓
Colbert ✓
Williams withdrawn
Keegan ✓
Sheather ✓

MAN
KINSON
HARRIS
BOYD-BOLAND
PALMER
MCCORMACK
HUNT
EDLMAN
EDLAND
WILL
PORRESTER
GREGORY
MILES
HUNT
KAVARD
BATEMAN
MARTIN
BOYD-BOLAND
KENNY
BARTROP
KNIGHT
GRAHAM
KITCHING
MANN
BEER
FERGUSON
FORD
FITZSIMONS
PAUSEY
GRIFFITHS
BELLING
BLUTH
COLE
COLEBRANDER
MACKENZIE
MATKOVICH
HARROWELL

CONSULTANTS
LEA ADDISON
GRAHAM IRELAND
ARTHUR MANNING
HARRY MURRAY
SENIOR ASSOCIATES
PAUL ANDERSON
BRUCE BULFORD
ROBERT CAMERON
JOHN CANNINGS
JEREMY COCKLE
JOHN COLLINS
VICKI CRAWSHAW
ROD CUNICH
ANNABELLE DUFFY
LINDY HUNT
GARETH JOHNSON
JAN KIRKHAM
DAVID MALLON
DEAN NEWELL
OWEN NICOL
CECILIA RICE
IRENE RUSAK
MARY-JANE SALIER
ANNE SANDEMAN
BRIAN THOMAS
RICHARD WILLCOCK

ABBOTT TOUT RUSSELL KENNEDY

SOLICITORS



LEVEL 50
MLC CENTRE
19-29 MARTIN PLACE
SYDNEY NSW 2000
DX 129 SYDNEY
FAX: (02) 231 8585
TELEX: AA22397
TEL: (02) 231 8555

YOUR REF: DA117/90;68A/268/72/GF - Plan/DR
OUR REF: LRF.185965
WRITER'S TEL: 231 8682

28 December, 1990

The City Manager
Hawkesbury City Council
DX 8601
WINDSOR

HAWKESBURY CITY COUNCIL	
FOLIO	
SUBJECT	130/54
Date	31 DEC 1990
FILE REF.	DA117/90
OFFICER	
LOCATION CODE	MTP
MICROFICHE	HARD COPY

Dear Sir

QUARRY CRUSHING PLANT - EAST KURRAJONG ROAD SECTION 2 EAST KURRAJONG

We refer to our instructions in this matter wherein we are asked to advise Council as to whether the use of a crushing plant on the above site in association with the current extractive industry, although not forming part of the original 1972 application for consent, could now be utilised without further development consent being required.

We are instructed that on 28 August 1973, Colo Shire Council granted interim development consent for the development in the following terms:

"It is recommended that interim development consent for the development of Portions 106 and 107 Singleton Road, East Kurrajong by the quarrying and removal of sandstone be issued subject to the fifteen conditions above except that Condition 2 read ...".

We understand that the consent was granted by Council pursuant to IDO2 Shire of Colo gazetted on 10 December 1971 which was repealed by the gazettal of IDO3 on 2 May 1975.

IDO2 contains no definition of "extractive industry". However, pursuant to Clause (2)(2) of the IDO, the model provisions gazetted on 17 July 1970 are adopted for the purposes of the IDO.

LRF\11521 1 TH

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

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

PARRAMATTA
28 GEORGE STREET
PARRAMATTA NSW 2150
TEL: (02) 633 9111

HURSTVILLE
4-8 WOODVILLE STREET
HURSTVILLE NSW 2220
TEL: (02) 570 2144

GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 13TH JULY, 1993

REPORTS FOR INFORMATION

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

Council is referred to Item 10 in the Planning & Development section of this business paper. Subsequent to the Committee's site inspection, the applicant has submitted revised plans for Council's consideration. The revised plans show a residential subdivision pattern containing 17 lots with areas ranging from 495m² to 1086m², with the average being approximately 650m²-750m² and a residual open space allotment. The proposal also includes the opening of two new roads.

The plan indicates that only six of the lots are substantially above the 1:100 year flood frequency level of 16.8 metres such as would comply with the direction for rezoning urban land. Other constraints of noise, Regional Environmental Plan No.9, and servicing have not been further addressed.

Objectors to the original proposal were given an indication at the inspection on site that any further submission, in accordance with the Committee's recommendation should that ultimately be adopted by Council, would be referred to them for their consideration prior to Council's determination of the proposal.

21. REZONING PROPOSAL - RURAL/RESIDENTIAL SUBDIVISION - LOTS 1 TO 4 AND 6 TO 13, DP803222 ROYERDALE PLACE, EAST KURRAJONG. LEP5/93 PT01

Council is referred to Item 6 in the Planning and Development section of this business paper. The Committee requested a further report on this proposal including its social impact. The documentation provided with the application has not addressed the social impact in specific terms. The social impact of a proposal can take many forms, however, in relation to a subdivision in a rural context, can probably be categorised by the following issues:

Water supply - The proposal is to have potable water supplied by roof catchment and onsite storage.

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- . **Sewerage** - The proposal is to have either septic tank and absorption trenches or "enviro cycle" type systems depending on locality and final soil analysis.
- . **Bushfire Risk** - The land is in a medium bushfire risk area with the proposal providing for bushfire vehicle access tracks off the end of the cul-de-sacs, with the bushfire tankers also having access to water storage facilities at bore locations on the land.
- . **Garbage Disposal** - It is considered that Council's garbage collection could be extended to serve the subdivision should it proceed.

The above matters have been addressed, to a certain extent, in documentation submitted by the applicants provided thus far.

The following are also social matters which have not been addressed in the documentation.

- . **Community Facilities** - There are no community facilities proposed within the subdivision nor are there any within reasonable proximity. However, this is not untoward in rural subdivisions and whether 70 residential lots requires separate community facilities would appear to be doubtful.
- . **Bus Service** - Bus service in the locality is by private operators. Should the demand exist then, no doubt, the service could be extended to the subdivision, however, this is a matter for the company involved. Based on past experiences, the bus company is likely to extend the service into the subdivision when the lots are approaching a fully developed state.
- . **Schools** - There are no schools in close proximity. The nearest primary school is East Kurrajong located on East Kurrajong Road, Section 1, with the nearest high school being at Freemans Reach or, possibly, Windsor. A 70 lot rural subdivision development would not generate sufficient demand for its own school facilities.
- . **Medical facilities** - It is not known whether there are any general practitioners practising from the immediate locality. It is presumed that the residents of the estate would be required to travel to Wilberforce or further for these facilities.

POLICE
~~MSB-1070~~
In general terms, it is difficult to assess the social impact of this proposal as, presumably, residents buying into the estate would know of the general lack of facilities prior to their purchase.

Another social impact is that on adjoining landowners should the proposal proceed. In general terms, proposals such as this increase the rateable value of adjoining similar land.

By way of general comment, the proposal could be said to be making better utilisation of agricultural land in that it returns the flood liable components of the 10 hectare lots into one ownership for annexure to "Hadden Farm" where currently this land is alienated by virtue of there being a number of lots formally part of Hadden Farm but now separated. On the other hand, there needs to be some justification as to why 70 lots, as proposed, is a justifiable amount given that Council's Local Environmental Plan requires alteration.

What is normally required in these situations is that should Council believe that there is a prima facie case to further consider the proposal, then it should resolve to prepare the draft Local Environmental Plan to enable statutory investigations to take place with government authorities, etc. Should the results of these investigations be not favourable to the applicant or, even if they are, should Council not wish the proposal to proceed, then it has an opportunity within this statutory process of indicating that it does not support the rezoning.

However, should Council not favour the proposal from the outset, then it should indicate, so as to alleviate any further burden on the applicant and Council's staff in further investigations.

The recommendation to the General Purpose Committee to support preparation of the Draft Local Environmental Plan was merely an indication that prima facie there is a case to be made for the subdivision with a number of matters requiring further investigation. Council previously supported subdivision of this locality although it is noted that the proposal is to create lots smaller than previously supported by Council. It is also noted that the Department of Planning required an environmental study prior to any subdivision proceeding and that the applicant has carried out a number of studies of his own volition.

22. REZONING TO SPECIAL BUSINESS 3(b), EXCLUDING
MOTOR VEHICLE DISPLAY, SALES AND REPAIRS - LOT 2,
DP709165, N^o 506 WILBERFORCE ROAD, WILBERFORCE -
APPLICANT/OWNER: GARY WHITE PROPERTY CENTRE.
LEP4/93 PT01

The Committee required a report to this meeting on matters raised by Mr White in his address to the Committee and also the typed notes which were handed by Mr White to each of the Councillors at that meeting. This report quotes Mr White's notes in full and provides comments after each paragraph of Mr White's notes.

"A reasonable person could reasonably assume that discussions with the Manager of Environment and Development would be true and conscionable."

Comment

It is not understood what is referred to here.

"He would reasonably expect that the essence of the conversation be maintained at all times with the offer and acceptance of advice and assistance not intended to deceive or cause detriment."

Comment

It is not understood what is referred to here.

"He could reasonably trust, that before paying the second lot of DA fees and asking the question 'you blokes are not leading me up the garden path are you', with the answer being 'no', that this is to be true."

Comment

The second lot of DA fees referred to are presumably the fees related to the rezoning application and also the previous development application for a car repair station and agricultural machinery and motor vehicle repairs. This was withdrawn on the basis of discussions with the Divisional Manager Environment and Development and senior Environmental Health Officer, Andrew Dean, whereby it was indicated to Mr White that the development was unlikely to succeed for a number of reasons.

The statement about "being led up the garden path" and the response are not recalled by the Divisional Manager or Mr Dean. It is recalled, however, that it was indicated to Mr White that whilst there was some chance of success of the rezoning with Council, it was not a 'fait accompli' and a number of matters required addressing. Indeed, subsequent to that conversation the following letter was forwarded to Mr White:-

"Reference is made to your application seeking Council's consent to the establishment of an agricultural machinery and car repair station and to your subsequent conversation with Council's Glenn Falson and Andrew Dean.

It is confirmed that you now no longer wish to utilise the land for the agricultural machinery or car repair centre, however, that you wish to utilise the existing Real Estate office for some other commercial purpose. In this respect, you are to further liaise with Mr Falson as to the types of uses you wish to provide.

You did indicate that you had a tenant who desired to use the facilities for the repair of office machinery and who would provide a facsimile and photocopying service, however, it is confirmed that such is not allowable within the zone and would require a rezoning of the property.

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

However, the current zoning allows an array of professional uses, which are listed within Council's Local Environmental Plan, and it may be that one of these would be more suitable, in the short term, pending any submission by you and deliberation by Council on rezoning."

"He could reasonably wonder why his application for a 3(a) zoning, as advised, was changed to a 3(b) without his notification nor consent, and why in the Business Papers, reference is made to existing rights in a residential zone, when one of the arguments for the suitability of my site, is that I am positioned alongside a hotel, that is a permitted use within a 7(d1) zoning and thus I am suitable for a hotel car park or bottle shop etc., and on that basis am comparable to no other location in Wilberforce at present, thus making my site unique and giving it a commercial character."

Comment

It is conceded that there has been some confusion with the zone required being either 3(a) or 3(b). The application indicates requirement to rezone to "3(a) (Business Special) with the exclusion of motor vehicle display, sales and repairs, to prevent commercial uses, but allowing only one commercial premise at any particular time". It was considered that this proposed use was more within the definition of "commercial premises" as opposed to a "shop". Hence, rezoning the site to 3(b) was what was really intended. Whilst this may have been an incorrect assumption, it is considered that the arguments put forward for not supporting a 3(b) zone apply equally to not supporting a 3(a) zone.

The argument is not accepted that just because Mr White's property adjoins a hotel/motel, that he has a right to rezone his land for commercial purposes. There are other commercial type landuses in Wilberforce, eg. doctors surgery, Australian Pioneer Village and Animal Park, which are commercial within their respective zones. This does not justify rezoning land adjoining these uses for commercial purposes. Further, whilst the site may be suitable for a hotel car park or a bottle shop (provided it is ancillary to the main use, ie. the hotel), Mr White's site would have to be consolidated with the adjoining land.

"He could reasonably prove that he acted in good faith to his own detriment, even selling off the adjoining property and could prove that under the circumstances his actions were justifiable and non-rescindable."

Comment

It is not understood what is referred to here.

"He could reasonably question the use of the term fragmentation when it is alongside existing development and the only approach to the shopping centre that has existing development. The rezoning of the Service Station was not seen as fragmentation. He would argue that his proposed rezoning is an orderly use of an established location, having unique characteristics."

Comment

The term "fragmentation" in the report to Council was an indication that rezoning would encourage further fragmentation of the Wilberforce commercial area. Whilst it is true that the site adjoins existing commercial development, the main commercial area of Wilberforce is centred around the Wilberforce Shopping Centre and the general store. Rezoning Mr White's land would reinforce the idea that the immediate area is a commercial area, and would thus cause further fragmentation.

The rezoning of land for a service station opposite was not seen as fragmentation, as the rezoning was to allow for the redevelopment and expansion of an existing service station and would have improved vehicular access from and egress onto Wilberforce Road and also improve parking and manoeuvring on the site, etc.

"He was reasonably dismayed when being recommended for refusal in a report, by a junior planner, that shows abnormalities, inaccuracies and misrepresentations."

Comment

The planner compiling the report of course was the Divisional Manager Environment and Development. It is not conceded that he is in fact a "junior planner" nor that there have been abnormalities, inaccuracies and misrepresentations in the report. Should Mr White not be referring to Mr Falson, then it is assumed that he may be referring to Ms Elizabeth Hanlon, who has had a number of discussions with Mr White concerning this and other matters pertaining to his land. Ms Hanlon also is a senior planner within Council's employ and has had considerable experience in assessing both rezoning and development applications.

"Including references to:-

- *creating precedents;*
- *not having unique qualities;*
- *existing use rights;*
- *residential zonings (2a);*
- *and inference that I am operating as a real estate agent and nothing more."*

Comment

The reference to Residential 2(a) zones should have also included Environmental Protection 7(d1) zones, however, this does not change the inference in the report.

"Mr Falson would be the first to agree that in the past I have accepted conditions and covenants that if contested, the Council had no power to impose or enforce."

Comment

It is not understood what is referred to here.

"As you are aware, or should be, the Land and Environment Court has stated that the granting of consent does not necessarily create a precedent, as all applications are to be considered on their individual merits. It must be remembered that a rezoning does not automatically give consent for a particular use and any proposed use is the subject of another Development Application".

Comment

It is accepted that applications should be considered on their merits, however, it would be difficult for Council to refuse a similar application unless there was some particular characteristic which made Mr White's site unique. It is considered that there is nothing unique about the property in terms of the rezoning. It is contended that regardless of precedence that the rezoning would encourage further fragmentation of the Wilberforce commercial area. It is not sufficient for merits of this proposal to be left for the subsequent development application if it is considered, at the rezoning stage, that there are problems.

"And finally a reasonable person could reasonably assume, the Manager of Environment and Development would have greater experience in practical planning than his more junior staff and would not advise and assist with a rezoning application, if he thought it was out of character, undesirable, did not have considerable merit or was not going to get his favourable support."

Comment

There was never any indication given to Mr White of the success or otherwise or support or otherwise by staff of his rezoning application, and indeed the letter by the Divisional Manager to Mr White is quite clear in this respect. It should be noted that there was no further discussions by Mr White with Mr Falson prior to his submission of the local environmental plan application, and subsequent to the letter sent by Mr Falson to Mr White.

"If Council cannot see the logic of my dismay, then by the stupidity of my actions in being honestly trusting, I have left myself with no other avenue but to seek the assistance of the

'DEPARTMENT OF LOCAL GOVERNMENT'

on this and other matters. "

Comment

Mr White can and should be encouraged to seek his own advice in respect of these matters and to take whatever action he considers warranted. However, there is not considered to be any action that he can take on this matter, and it is not known what "other matters" that he refers to.

GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 13TH JULY, 1993

REPORTS FOR DETERMINATION

25. TENDER FOR SUPPLY AND DELIVER OF CRUSHED SANDSTONE. GT020/171 PT1

Advice of tenders received is reported separately to this meeting.

The specification for the supply of material for the reconstruction of The Driftway requires a minimum compressive strength of 3 M.p.a. It should be noted that the pavement material will require cement stabilisation to achieve the required strength.

Accordingly, the quantity of cement required for effective stabilisation is a determining factor in the assessment.

A detailed geotechnical assessment of samples taken from the four lowest tenderers has been carried out by Regional Geotechnics and it was found that, technically the material submitted by Abax required the lowest cement content in achieving the required compressive strength.

IT IS RECOMMENDED THAT the tender in the sum of \$7.65 (seven point six five)/tonne submitted by Abax Contracting Pty Ltd for the supply of material for the reconstruction of The Driftway be accepted, and the necessary documents be completed under the Seal of Council.

REPORTS FOR INFORMATION

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Comment

It is conceded that there has been some confusion with the zone required being either 3(a) or 3(b). The application indicates requirement to rezone to "3(a) (Business Special) with the exclusion of motor vehicle display, sales and repairs, to prevent commercial uses, but allowing only one commercial premise at any particular time". It was considered that this proposed use was more within the definition of "commercial premises" as opposed to a "shop". Hence, rezoning the site to 3(b) was what was really intended. Whilst this may have been an incorrect assumption, it is considered that the arguments put forward for not supporting a 3(b) zone apply equally to not supporting a 3(a) zone.

The argument is not accepted that just because Mr White's property adjoins a hotel/motel, that he has a right to rezone his land for commercial purposes. There are other commercial type landuses in Wilberforce, eg. doctors surgery, Australian Pioneer Village and Animal Park, which are commercial within their respective zones. This does not justify rezoning land adjoining these uses for commercial purposes. Further, whilst the site may be suitable for a hotel car park or a bottle shop (provided it is ancillary to the main use, ie. the hotel), Mr White's site would have to be consolidated with the adjoining land.

"He could reasonably prove that he acted in good faith to his own detriment, even selling off the adjoining property and could prove that under the circumstances his actions were justifiable and non-rescindable."

Comment

It is not understood what is referred to here.

"He could reasonably question the use of the term fragmentation when it is alongside existing development and the only approach to the shopping centre that has existing development. The rezoning of the Service Station was not seen as fragmentation. He would argue that his proposed rezoning is an orderly use of an established location, having unique characteristics."

Comment

The term "fragmentation" in the report to Council was an indication that rezoning would encourage further fragmentation of the Wilberforce commercial area. Whilst it is true that the site adjoins existing commercial development, the main commercial area of Wilberforce is centred around the Wilberforce Shopping Centre and the

general store. Rezoning Mr White's land would reinforce the idea that the immediate area is a commercial area, and would thus cause further fragmentation.

The rezoning of land for a service station opposite was not seen as fragmentation, as the rezoning was to allow for the redevelopment and expansion of an existing service station and would have improved vehicular access from and egress onto Wilberforce Road and also improve parking and manoeuvring on the site, etc.

"He was reasonably dismayed when being recommended for refusal in a report, by a junior planner, that shows abnormalities, inaccuracies and misrepresentations."

Comment

The planner compiling the report of course was the Divisional Manager Environment and Development. It is not conceded that he is in fact a "junior planner" nor that there have been abnormalities, inaccuracies and misrepresentations in the report. Should Mr White not be referring to Mr Falson, then it is assumed that he may be referring to Ms Elizabeth Hanlon, who has had a number of discussions with Mr White concerning this and other matters pertaining to his land. Ms Hanlon also is a senior planner within Council's employ and has had considerable experience in assessing both rezoning and development applications.

"Including references to:-

- creating precedents;*
- not having unique qualities;*
- existing use rights;*
- residential zonings (2a);*
- and inference that I am operating as a real estate agent and nothing more."*

Comment

The reference to Residential 2(a) zones should have also included Environmental Protection 7(d1) zones, however, this does not change the inference in the report.

"Mr Falson would be the first to agree that in the past I have accepted conditions and covenants that if contested, the Council had no power to impose or enforce."

Comment

It is not understood what is referred to here.

"As you are aware; or should be, the Land and Environment Court has stated

that the granting of consent does not necessarily create a precedent, as all applications are to be considered on their individual merits. It must be remembered that a rezoning does not automatically give consent for a particular use and any proposed use is the subject of another Development Application".

Comment

It is accepted that applications should be considered on their merits, however, it would be difficult for Council to refuse a similar application unless there was some particular characteristic which made Mr White's site unique. It is considered that there is nothing unique about the property in terms of the rezoning. It is contended that regardless of precedence that the rezoning would encourage further fragmentation of the Wilberforce commercial area. It is not sufficient for merits of this proposal to be left for the subsequent development application if it is considered, at the rezoning stage, that there are problems.

"And finally a reasonable person could reasonably assume, the Manager of Environment and Development would have greater experience in practical planning than his more junior staff and would not advise and assist with a rezoning application, if he thought it was out of character, undesirable, did not have considerable merit or was not going to get his favourable support."

Comment

There was never any indication given to Mr White of the success or otherwise or support or otherwise by staff of his rezoning application, and indeed the letter by the Divisional Manager to Mr White is quite clear in this respect. It should be noted that there was no further discussions by Mr White with Mr Falson prior to his submission of the local environmental plan application, and subsequent to the letter sent by Mr Falson to Mr White.

"If Council cannot see the logic of my dismay, then by the stupidity of my actions in being honestly trusting, I have left myself with no other avenue but to seek the assistance of the

'DEPARTMENT OF LOCAL GOVERNMENT'

on this and other matters."

Comment

Mr White can and should be encouraged to seek his own advice in respect of these matters and to take whatever action he considers warranted. However, there is not considered to be any action that he can take on this matter, and it is not known what "other matters" that he refers to.

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

A plan is currently being prepared with a view to closing Woodlands Road at its intersection with Sackville Road. It is proposed to report this matter to the July General Purpose Committee with any necessary alterations to conditions relating to the Sports and Recreation Club development.

24. DISTRICT RECREATION FACILITY, SOUTH WINDSOR - GRANT APPLICATION. GP080/001 PT03, GP080/002 PT03, GR30/23 PT01, P1829/810 PT01

Item 9 on Page 8 of the Reports for Determination Section recommends application be made for Capital Assistance funding for the above project. The report is submitted in error and will only be resubmitted when the Council finally determines its position in this matter.

In terms of funding, it was not meant that this would come from the yearly Capital Assistance Funds that assist a number of local sporting bodies, but rather from once off funding that, it is understood, is available for major regional projects.

Ald Books. 14926 - v. 17 - 7 12 6: 1777

* $Y_n(12) \nearrow \cup GPC$

* L. Tolson's property: 3 000000.

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h. J. I. Gairing Road -

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...

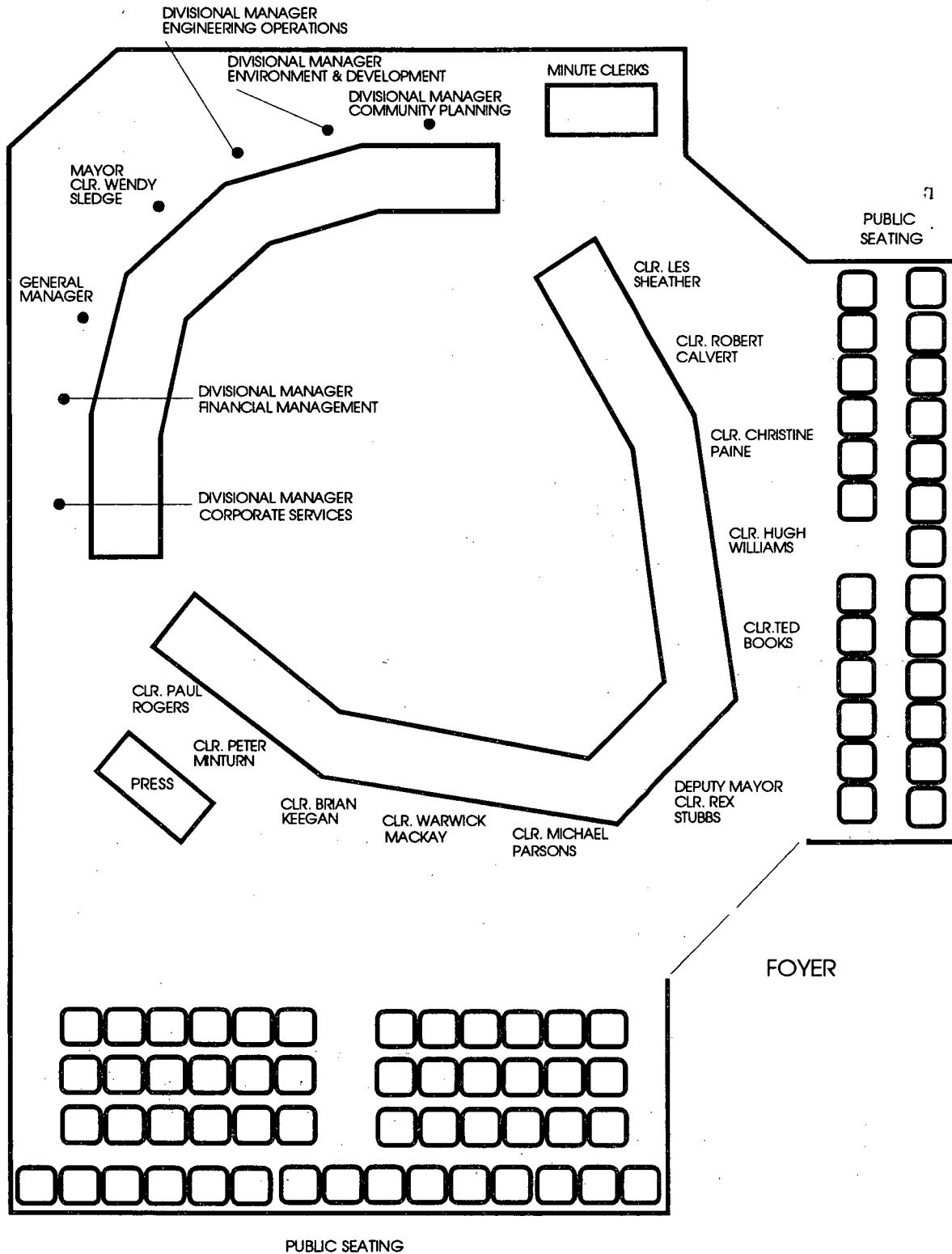
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 - 8TH JUNE, 1993

SPECIAL MEETING - 1ST JULY, 1993

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 8th June 1993, commencing at 7.30pm.

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

The Reverend George Stubbs, Windsor District Baptist Church, representing the Hawkesbury Ministers Fraternal, gave the opening prayer at the commencement of the meeting.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 183 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that the Minutes of the Ordinary Meeting of Council held on 11th May 1993, having been circulated amongst the members of Council, be confirmed.
- 184 RESOLVED on the motion of Alderman Calvert seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 21st May 1993, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

Nil

SECTION 2 - NOTICE OF MOTION

By Alderman P.E.Rogers :

- 185 RESOLVED on the motion of Alderman Rogers seconded by Alderman Parsons that:-
1. Council employees both indoor and outdoor who attend to members of the public be required to wear a name badge at all times whilst on duty.
 2. The style and format of the name badge shall contain the Hawkesbury City Council Official Crest in colour together with the employee's name with the words under the employee's name "Hawkesbury City Council".

3. That Council's employees shall have, at his or her option, the opportunity to the use of either the first name or surname only or the use of both with or without the usual salutations Mr, Mrs, Miss or Ms as appropriate.

By Alderman H. Williams
Alderman P.E. Rogers :

Moved by Alderman Williams seconded by Alderman Rogers that conditions be placed on the use of Governor Phillip Park so as to ensure that noise generated on the river by activities dependent upon the use will meet EPA standards when it passes from the river to the land.

The motion was lost.

By Alderman R.G. Calvert :

- 186 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that a report be prepared on the adequacies or otherwise of current water storage requirements relative to fire suppression."

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

7. WINDSOR TOWN ENTRY. GR120/004 PT04

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

Local Traffic Committee12. PITT TOWN PUBLIC SCHOOL, BUCKINGHAM STREET,
PITT TOWN - TRAFFIC CONDITIONS - R BURNS. 0268/R

- 188 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the 'No Standing' signs be replaced with a 'No Parking' sign for the full width of the school frontage, and minor tree trimming be carried out as required to improve visibility within Buckingham Street, Pitt Town. ✓

SECTION 2 - PLANNING AND DEVELOPMENT2. EXTENSION TO RETAIL PLANT NURSERY - LOT 2,
DP236785, N^o 393 WINDSOR ROAD, VINEYARD - C ALOI.
DA276/92

Alderman Calvert declared an interest in this matter.

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

Alderman Calvert declared an interest in this matter.

- 189 RESOLVED on the motion of Alderman Paine seconded by Alderman Sheather that Council refuse the application to rezone the land known as Lots 6 & 7, DP235303 and Lot 209, DP752061 for the purpose of building a petroleum storage and distribution centre for the following reasons:- X
- a) the inability of the local roads to cope with the increased number of trucks;
 - b) the adverse effect on the amenity of the area;
 - c) insufficient information received from the Environmental Protection Authority, the State Rail and the Fire Brigade; and
 - d) not in the public interest.

Aldermen Mackay, Books and Parsons asked that their names be recorded as being against the motion.

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

190 RESOLVED on the motion of Alderman Calvert seconded by Alderman Books that the application be approved subject to the following conditions :

1. The development shall be carried out generally in accordance with the plan dated January 1993, except where amended by the plan dated March 1993.
2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. Payment of a sewer headworks contribution to Council of \$18,615 (eighteen thousand six hundred and fifteen dollars). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
4. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
5. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
6. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. The drainage shown on the DA plan is not approved.
7. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application. Manoeuvrability for vehicles utilising the parking spaces associated with Unit 2 being creased to 6.7m (six point seven).

8. 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.
9. A contribution of \$8,635 (eight thousand six hundred and thirty five dollars) being a contribution for open space and community facilities as a consequence of dual occupancy development.
10. 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.
11. New boundary fences shall be provided at the applicants expense. Details to be submitted with the Building Application. Such fencing behind the building line shall be to a height of 1.8m (one point eight).
12. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
13. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and material to be submitted with the Building Applications.

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

Alderman R P Stubbs, Deputy Mayor, declared an interest in this matter.

Item N° 9 of the Town Clerk/General Manager's Supplementary Report - Correspondence for Information - was considered in conjunction with Item 8 above.

Alderman Rogers tabled a letter from A B Hanna of 78 Bathurst Street, Pitt Town, which was read by the Town Clerk/General Manager and which is quoted below:-

"DA76/93, 304 PITT TOWN BOTTOMS ROAD, PITT TOWN

I did not receive notification of the Development Application 76/93.

I request that further consideration of this Development Application be deferred until the next General Purpose Committee Meeting.

The model planes have been flown in the area for many years and never bothered us. But quite recently some very noisy planes are flying in that area and if the field is extended, is this noise what we have to put up with in the future."

Moved by Alderman Rogers seconded by Alderman Sheather that the matter be deferred for further consideration to the next General Purpose Committee of Council.

191 AN AMENDMENT was moved by Alderman Calvert seconded by Alderman Keegan that:-

A. THE SEPP 1 objection not be supported in relation to the spectator structures and the applicant be advised of the reasons.

B. The application be approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with the model and supporting documentation submitted on 29th March, 1993.
2. All car parking associated with the use being accommodated on-site.
3. Details of any fill to be carried out on the site to be submitted for consideration and approval prior to commencement of the works.
4. The removal of any material, including soil and sand, is prohibited.
5. The use of internal combustion motor powered model boats and cars is prohibited.
6. The total number of motor powered planes, including remote and line controlled, shall not exceed 6 (six).
7. The development shall be conducted in such a manner so as not to interfere with the existing amenity by any increase of noise above current levels.
8. This consent does not permit the establishment of spectator enclosures.
9. The operation be limited to 9.00am to 5.00pm.
10. The operation of competition days be limited to a maximum of 5 (five) meetings per year.

The amendment was carried.

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

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

192 RESOLVED on the motion of Alderman Mackay seconded by Alderman Keegan that the amended application be approved subject to the following conditions:

1. The development shall be carried out in accordance with the plans and supporting documentation submitted with the application except as amended by other conditions of consent.
2. Submission of a building application, plans and specifications complying with Ordinance 70, and the materials to be of a non-reflective nature.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building and maintained.
5. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3 (three) metres in height shall be removed without approval under the Tree Preservation Order. Such approval to be sought subsequent to the pegging of building works.
6. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. The payment of a road damage deposit of \$1,000 (one thousand dollars) prior to moving on site of the train carriages. The deposit shall be refundable should there be no damage to the local road system as a result of transport of the carriages.

8. The construction of the shelters over the railway carriages shall take place as soon as possible after placement of the carriages and, in any case, not longer than 3 (three) months from their placement date. The applicant is advised that should the shelters not be so constructed, the train carriages will be required to be removed.

9. No railway paraphernalia be brought to the site until the shed is erected.

10. PROPOSED SUBDIVISION - LOT 1 DP 557035, LOT 2 DP615915, LOT 171 DP 527991 HORANS LANE, GROSE VALE, REDVIEW PTY. LTD SA72/91

Alderman Books declared an interest in this matter.

Moved by Alderman Calvert seconded by Alderman Mackay that Council not support this proposal.

The motion was lost.

193 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that the Department of Planning be requested to concur to the subdivision of the land under State Environmental Planning N^o 1 into 16 (sixteen) allotments based on the density availability of the adjoining Rural 1(c1) zone.

Aldermen Calvert, Mackay, Paine and Rogers asked that their names be recorded as being against the motion.

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

194 RESOLVED on the motion of Alderman Paine seconded by Alderman Keegan that the application be approved.

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

Item N^o 11 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was dealt with in conjunction with Item 12 above.

- 195 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that Council go into Committee of the Whole.

COMMITTEE OF THE WHOLE

- 196 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that Open Council be resumed.

The Town Clerk/General Manager reported that whilst in Committee of the Whole, the Council RESOLVED to seek and was given advice on the evaluation of consultancies.

- 197 RESOLVED on the motion of Alderman Rogers seconded by Alderman Keegan that the report be adopted.

Moved by Alderman Calvert seconded by Alderman H Williams that Council not support the application for a rezoning.

An amendment was moved by Alderman Sheather seconded by Alderman Keegan that subject to the landholder agreeing to pay all the costs Nexus Environmental Planning be engaged to prepare the Local Environmental Study for Paradise Point - Greens Road, Lower Portland, at the cost of \$15,860 (fifteen thousand eight hundred and sixty dollars) deleting stormwater, sedimentation and archaeological report.

The amendment was lost.

- 198 A **FORESHADOWED AMENDMENT** was moved by Alderman Parsons seconded by Alderman Keegan that Council has reconsidered the matter in light of current information and considers that a Local Environmental Study is not needed, and accordingly forwards the matter to the Department of Planning for support. X

The foreshadowed amendment was carried.

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

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

Alderman Sheather asked that his name be recorded against the motion.

16. SECTION 94 CONTRIBUTIONS PLAN. GT200/001 PT04

199 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that:-

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

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

200 RESOLVED on the motion of Alderman Paine seconded by Alderman Mackay that the information be received.

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

Item N° 19 of the Town Clerk/General Manager's Supplementary Report - Reports for Information - was considered in conjunction with Item 18 above.

201 RESOLVED on the motion of Alderman Calvert seconded by Alderman Parsons that the application be deferred.

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

Alderman W J Mackay tabled a letter from the Wilberforce Primary School P & C Association, which was read in full by the Town Clerk/General Manager, and which is quoted below:-

"DEVELOPMENT APPLICATION ON EXISTING & EXPANDED SITE OF WILBERFORCE PUBLIC SCHOOL - COUNCIL AGENDA - 8TH JUNE 1993

On Monday 7th June 1993, at Wilberforce Public School, a General Meeting of the Parents & Citizens Association was attended by a large number of concerned parents and community members.

The meeting was addressed by the following representatives from the Department of School Education:-

*Mr Greg Christie, Director of Admin. & Finance.
Mr Ross Clarkson, Project Officer, Capital Works.
Mr Ian Chambers, Director of Schools (Colo Cluster).*

Also in attendance, Mr Simon White Architect, Public Works Department and Mr Gary Baldry, and Mr Stuart Dixon, representatives from Hawkesbury City Council.

Considerable concern was expressed by P & C members in respect of the long delay by Hawkesbury City Council in approving the development application.

It was moved at this meeting that the City Aldermen be informed as a matter of urgency that the Wilberforce Community supports the development plans in full, as drafted by the Department of School Education, and requests that this matter be dealt with as soon as practicable, to allow tenders to be called and work to proceed on this project.

It is to be noted that the \$2.8 million dollars has been set aside for these works and will provide a valuable boost to local business and trades in the current difficult economic climate, if allowed to proceed without any further delay.

It is the respectful request of our representative group that you convey our views to all City Aldermen prior to any further decision being made on this important school and community project."

- 202 ✓ RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that Development Consent be issued with a deletion of requirement of retention of the existing weatherboard school building and the letter from the Wilberforce P & C Association be received.

SECTION 3 - FINANCE

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

Alderman Stubbs declared an interest in Cheque N° 18731.

- 203 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the Report of the General Purpose Committee Meeting held on 1st June 1993, as recorded on Pages 1 to 24 of the Minutes of the General Purpose Committee, be adopted, with the exception of:-

Section 1 - Works

7. Windsor Town Entry GR120/004 Pt04

Local Traffic Committee

12. Pitt Town Public School - Buckingham Street, Pitt Town - Traffic Conditions - R Burns 0268/R

Section 2 - Planning and Development

4. Petroleum Storage and Distribution Centre - Lots 6 & 7 DP 235303; Lot 209, DP752061 and Part Railway Road North, Mulgrave - R R Montano Pty Limited and Caltex Oil (Australia) Pty Limited. LEP15/91, DA224/92

6. Proposed Development of Villa Units - Lot A, DP369136 N° 7 Ham Street, South Windsor - R & L Butcher DA15/93

8. Extension of a Recreation Establishment - Lot 1, DP741427 and Lot 1, DP80529 N^o 304 Pitt Town Bottoms Road, Pitt Town - Hawkesbury Model Aircraft Society. DA76/93

9. Storage Facilities for Private Railway Collection, Including 3 Carriages - Lot 3 DP817163, Turpentine Grove, Kurrajong - Mr J Cooper DA19/93

11. Lopping of Tree, Shading and Root Invasion of Garden and Shade House - Lot 1, DP17880 N^o1 Macquarie Street, Windsor - Mr P O Allen P1834/10, P1341/1090

12. Paradise Point - Local Environmental Study - Portions 18 and 19 Greens Road, Lower Portland. LEP16/91 Pt12

18. Home Activity - Car Detailing Lot 12, DP791952 N^o 552A Bells Line of Road, Kurmond - D Scott and W Wright DA310/92

22. Wilberforce Primary School - Use of Old School Building. DA334/92

which have already been considered by Council - Minutes N^o 187, 188, 189, 190, 191, 192, 194, 198, 201 and 202.

SECTION 4 - REPORTS FOR DETERMINATION

1. STAFF MATTERS. DDEO

- 204 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the resignation be accepted and a reference be issued under the Common Seal of Council. ✓

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/010 PT02

- 205 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the Seal of Council be affixed to the following document:- ✓

Lease Mrs M Della-Torre exercising the 3 (three) year option to Lease Shop 6 Hobartville Shopping Centre at a commencing annual rental of \$8,400 (eight thousand four hundred dollars) plus outgoings. Annual rental review to Consumer Price Index. Shop operates as TV/Video repair shop.

3. ANNUAL STATEMENTS OF ACCOUNTS 1992. GF001/001 PT03

206 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that:-

1. The report on the 1992 Annual Statements of Accounts and the movements in the Reserves be received.
2. The amount of \$15,448.33 (fifteen thousand four hundred and forty eight dollars and thirty three cents) be abandoned in accordance with the Local Government Act, 1919.
3. The Seal of the Council be affixed to the Certificate of Valuations and Rate Book for the year ended 31 December 1992.

4. COMMUNITY RADIO STATION 2VTR-FM. GC283/051 PT02

207 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that representations be made to the Minister and the Australian Broadcasting Authority seeking permission for Community Radio Station 2VTR-FM to be able to broadcast over the whole of the Hawkesbury local government area. Further, that the Windsor transmission site is most unsuitable from a community information view point, and that the advice the station must wait until 1995 to have an application for change made is totally unacceptable considering the time it has now been with the Government.

5. MACQUARIE TOWNS FESTIVAL - STREET CLOSURE - MACQUARIE TOWNS FESTIVAL COMMITTEE INC. GC030/007 PT04

208 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that subject to appropriate arrangements being made with affected residents regarding access, approval be granted to the application by the

Macquarie Towns Festival Inc for closure of the following roads during stipulated times on 16th October, 1993 to conduct the annual Macquarie Towns Festival Parade:-

- (a) Windsor Street, between Chapel and Bosworth Streets, from 10.20am - 11.00am;
- (b) Windsor Street, between Bosworth and East Market Streets, from 6.00am - noon;
- (c) the area bounded by Chapel, Francis, Windsor Streets and Smith Park, from 9.30am - 10.45am.
- (d) Chapel Street, between Windsor and March Streets, from 9.30am - 10.45am.

Moved by Alderman Paine seconded by Alderman Williams that the 2 (two) Committees - Macquarie Towns Festival Committee Inc., and the 1994 Bicentennial Celebrations Committee - meet to amalgamate for the year 1994.

The motion was lost.

6. CONSTRUCTION OF AMENITIES BUILDING, COLONIAL DRIVE, BLIGH PARK; NORTH RICHMOND PRE-SCHOOL AND WILBERFORCE CHILD CARE CENTRE - COMBINED TENDER. GT020/160 PT01

- 209 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that none of the combined tenders be accepted.

7. CONSTRUCTION OF PRE-SCHOOL BUILDING, CNR SINGLETON AND KING ROADS, WILBERFORCE. GT020/161 PT01

- 210 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the tender of Melkonian Constructions Pty Ltd. in the sum of \$171,000 (one hundred and seventy one thousand dollars) for the construction of a pre-school building at the corner of Singleton Road and King Road, Wilberforce, be accepted and the necessary documents be executed under Seal of Council.

8. CONSTRUCTION OF AMENITIES BUILDING, COLONIAL DRIVE, BLIGH PARK. GT020/159 PT01

- 211 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the tender of Denning Constructions Pty Ltd., in the sum of \$149,500 (one hundred and forty nine thousand five hundred dollars) for the construction of an amenities building, Colonial Reserve, Colonial Drive, Bligh Park, be accepted and the necessary documents be executed under Seal of Council.

9. TENDER FOR EXTENSION OF PRE-SCHOOL BUILDING, 26 ELIZABETH STREET, NORTH RICHMOND. GT020/160 PT01

- 212 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the tender of Kildonan Constructions Pty Ltd., in the sum of \$83,100 (eighty three thousand and one hundred dollars) for the extensions of the pre-school building, 26 Elizabeth Street, North Richmond, be accepted and the necessary documents be executed under Seal of Council.

10. HERITAGE ADVISORY COMMITTEE MEETING - 19TH MAY 1993. GH020/003 PT03

- 213 RESOLVED on the motion of Alderman Mackay seconded by Alderman Parsons that consideration of Item 6 of the Heritage Advisory Committee Minutes of 19th May, 1993, be deferred until the next General Purpose Committee meeting.

SECTION 5 - REPORTS FOR INFORMATION

1. WATER CONSERVATION CAMPAIGN. GE020/012 PT02
2. LIBRARY COUNCIL OF NSW - LIBRARY DEVELOPMENT GRANTS 1992/93. GG021/002 PT01
3. THE FIRST WRITING MARATHON IN THE HAWKESBURY. GL020/048 PT01
4. FOOD INDUSTRY TRAINING PROGRAM. GE020/009
5. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8TH JUNE, 1993. C50-1

6. WASTE STUDY - COMMUNITY PARTICIPATION IN WASTE MANAGEMENT. GW010/011 PT08
7. MAIN STREET PROGRAM. GT070/018 PT1

Moved by Alderman Rogers seconded by Alderman Williams that:-

1. The information be received.
2. That a further report be prepared which is to consider the outcome of the 7 July 1993 meeting and that report also consider the options associated with the creation of the position of a full-time co-ordinator and the funding of that position by State/Local Government, Private Sector including the City's Chambers of Commerce, Windsor and Richmond, and also the City's respective business forums.

- 214 AN AMENDMENT was moved by Alderman Sheather seconded by Alderman Calvert that the information be received.

The amendment was carried.

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

8. IMPENDING CHANGES TO LIQUOR ACT 1982. GL010/002 PT06
9. OPERATION OF LANDFILL/RESHAPING OF RIVERBANKS - LOT 2, DP56025; LOTS 79 & 140, DP86240 CORNWALLIS ROAD, WINDSOR - MR T J ALLEN. DA0083/91

Alderman Books declared an interest in this matter.

10. REDEMPTION OF LOANS TO COMMONWEALTH BANK. GF014/001 PT13
11. TENDER FOR THE MAINTENANCE OF RURAL ROADS. GT020/163 PT01
12. FERRY OPERATION - WISEMANS FERRY, A S BARRON & P E POPE. GC270/025 PT2
13. BICYCLE PATHS. 243/R PT04, 1627/R PT02, 359/R PT02

215 RESOLVED on the motion of Alderman Rogers seconded by Alderman Calvert that:-

1. The information be received.
2. A further report be prepared in consideration of this year's budget estimate session to consider the implementation of concrete cycle pedestrian tracks from Kurrajong Village to McGraths Hill passing through Kurmond, North Richmond, Richmond, Clarendon and Windsor using either existing pedestrian tracks or other scenic tracks, and including the addition of side tracks to points of interest, including the satellite villages of Wilberforce and Bligh Park, etc., and that the report consider further funding options, the timeframe for the implementation and should also consider the implementation of the State Government's reviewed bicycle plan.

14. COMMERCIAL ROAD, VINEYARD - TRAFFIC CONDITIONS - PETITION. 361/R

15. CONSTRUCTION OF DAM - 27 AIRSTRIP ROAD, PITT TOWN. P112/70, BA134/93

Alderman Books declared an interest in this matter.

216 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that the information in Item 15 and Item 17 be received.

217 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the reports in this section be received with exception of Item 7 - See Minute N° 215.

SECTION 6 - REPORTS OF COMMITTEES

Nil

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. WSROC - AUSTRALIAN REPUBLIC. GL010/004 PT02

218 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that the information be received.

- 219 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that as a matter of great urgency Council communicate with the Chairman of the Commonwealth Government Republic Advisory Committee, Mr Malcolm Turnbull, on or before the 14th July, 1993 and indicate that Council has identified as a matter of Priority N^o 1, a need for the views of Local Government to be fully and fairly represented as the third tier of Government in Australia, being the "People's Government", in any and all matters relating to the public debate about the establishment of a Republic.

Further that Council seeks a guarantee from the Republic Advisory Committee that the role of Local Government shall be preserved and maintained under any proposal for the creation of a Republic.

Further Council seeks a guarantee from the Republic Advisory Committee that the representatives of Local Government shall be invited to participate in all future Committees of the Commonwealth Government which shall in the future consider the proposal for the creation of a Republic.

2. MINISTER FOR THE ENVIRONMENT, C HARTCHER, MP - HAWKESBURY RIVER AND SOUTH CREEK WATER QUALITY. GR060/011 PT03
3. GENERAL CIRCULAR N^o 5/93 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT22
4. GENERAL CIRCULAR N^o 6/93 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT22
5. BEQUEST TO HAWKESBURY CITY COUNCIL LIBRARY FROM THE LATE DOUGLAS GORDON BOWD - G W BOWD, SON. GL020/031 PT03
6. TYRE LANDFILL OPERATION - N^o 3 HENDRENS ROAD, EBENEZER - ENVIRONMENT PROTECTION AUTHORITY. DA347/92
7. VINEYARD REZONING - MRS J GOUGH FOR COMMITTEE ELECTED BY SMALLER LAND HOLDERS OF VINEYARD. LEP017/90
8. MINISTER FOR CONSERVATION & LAND MANAGEMENT & MINISTER FOR ENERGY - HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT TRUST. GR060/067 PT01

Alderman Sheather tabled a letter from the Nepean-Hawkesbury Catchment Management Council, which he quoted, in part, as set out below:-

- "1. To seek an additional local government or community representative as one of the eight land holder/user*

representatives and also the NP & WS to be one of the eight land holder/user representatives.

2. *That the Department of Water Resources, Department of Public Works and NSW Agriculture be ex-officio members of the Trust with the Department of Planning.*
3. *That the Consultative Committee, as proposed by the Task Force Report, be disbanded in view of the expansion of the Trust to include additional government agencies as ex-officio members and the expansion of the NHC MC from five to eight community representatives.*
4. *That the community representatives on the NHC MC be expanded from five to eight.*
5. *That the NHC MC reaffirm its previous decision that the Trust area should be the total headwaters and catchment of the Nepean-Hawkesbury River as recommended by the Task Force.*
6. *That the NHC MC is seriously concerned about the condition of the Nepean-Hawkesbury River and the Trust legislation should be as strong and effective as possible.*
7. *That in regard to Item 6 the matters in the "Additional functions of Trust" should include the word "shall" instead of "may" to give strength to the Trust and to make it more effective in the Catchment.*
8. *That the actions, procedures, achievements, membership and areas of operation should be reviewed after two years, that is in July 1995.*
9. *That the NHC MC is of the opinion that the Trust have a concurrence role in consideration of all development that could have an adverse effect on the Nepean-Hawkesbury River Catchment and also to have powers under the Environmental Planning and Assessment Act 1979 and Clean Waters Act (Environmental and Penalties Act 1989) for unauthorised use or work that adversely affects the Nepean-Hawkesbury River Catchment."*

220 RESOLVED on the motion of Alderman Sheather seconded by Alderman Williams that Council support the amendments proposed to the Trust by the Nepean-Hawkesbury Catchment Management Council and that, in regard to a development concurrence role, the Trust be required to consult with all agencies, including Local Government, regarding an appropriate advisory/concurrence role for development matters.

- 221 RESOLVED on the motion of Alderman Parsons seconded by Alderman Mackay that the correspondence in this section be received, with the exception of Item 8 - See Minute N^o 220 - and replies be forwarded where necessary.

SECTION 8 - OTHER REPORTS

1994 BICENTENNIAL CELEBRATIONS COMMITTEE

- 222 RESOLVED on the motion of Alderman Keegan seconded by Alderman Mackay that prior to the development and adoption by Council of the budget for the 1994 Bicentennial Celebrations, funding to the extent of \$1,000 (one thousand) be made available to the Bicentennial Celebrations Committee for out-of-pocket expenses subject to the approval of the Divisional Manager Financial Management.
- 223 RESOLVED on the motion of Alderman Keegan seconded by Alderman Mackay that the Minutes of the 1994 Bicentennial Celebrations Committee Meeting held on 12th May 1993, as recorded on Pages 1 to 3 be received.

TOURISM HAWKESBURY INC.

- 224 RESOLVED on the motion of Alderman Stubbs seconded by Alderman B N Keegan that the Minutes of the Tourism Hawkesbury Inc. Meeting held on 13th May 1993, as recorded on Pages 1 to 2 be received.

HERITAGE ADVISORY COMMITTEE

- 225 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the Minutes of the Heritage Advisory Committee Meeting held on 19th May 1993, as recorded on Pages 1 to 3 be received.

MACQUARIE TOWNS FESTIVAL COMMITTEE INC.

- 226 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the Minutes of the Macquarie Towns Festival Committee Inc. Meeting held on 26th May 1993, as recorded on Pages 1 to 3 be received.

FRIENDS OF THE HAWKESBURY ART COLLECTION COMMITTEE INC.

- 227 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the Minutes of the Friends of the Hawkesbury Art Collection Committee Inc. Meeting held on 27th May 1993, as recorded on Pages 1 to 2 be received.

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

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

See Minute N^o 198.

12. BADGERY'S CREEK - SECOND SYDNEY AIRPORT. GA020/004 PT03

- 228 RESOLVED on the motion of Alderman Rogers seconded by Alderman Calvert that Council advise the Special Minister of State, the Hon Frank Walker, that the completion to full international stage of the Badgery's Creek Airport with a runway of 2,900m (two thousand nine hundred) as supported by the Public Works Committee is fully supported by the Council. Further, that the support of the Federal Member for Macquarie also be sought.

13. ABORIGINAL LAND CLAIM N^o 3444 PUBLIC RESERVE, LOWER PORTLAND. GA010/002

- 229 RESOLVED on the motion of Alderman Sheather seconded by Alderman Keegan that a letter be forwarded to the Crown Solicitor's Office advising that Council objects to the transfer of Title, however the arrangement will remain subject to under condition that continued and unrestricted access is provided for public recreation.

Aldermen Williams and Rogers asked that their names be recorded against the motion.

14. LOCAL GOVERNMENT ASSOCIATION OF NSW - 1993
ANNUAL CONFERENCE. GL040/005 PT03

- 230 RESOLVED on the motion of Alderman Mackay, seconded by Alderman Stubbs that Council nominate its delegates for the 1993 Local Government Conference with Aldermen Sledge, Parsons, Sheather and Books being nominated as Council's delegates.

REPORTS FOR INFORMATION

16. PETROLEUM STORAGE AND DISTRIBUTION CENTRE - PARK ROAD AND RAILWAY ROAD NORTH, MULGRAVE - R.R. MONTANO PTY. LIMITED AND CALTEX OIL (AUSTRALIA) PTY LIMITED. LEP15/91, DA224/92.

See Minute N° 189.

17. CONSTRUCTION OF DAM - LOT 11 AIRSTRIP ROAD, PITT TOWN. P112/70, BA134/93

See Minute N° 216.

18. ANNUAL STATEMENTS OF ACCOUNTS 1992. GF001/001 PT03

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

See Minute N° 201.

- 231 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the reports in this section be received.

CORRESPONDENCE FOR INFORMATION

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

See Minute N^o 191.

- 232 RESOLVED on the motion of Alderman Parsons seconded by Alderman Mackay that the correspondence in this section be received and replies be forwarded where necessary.

QUESTIONS WITHOUT NOTICE

1. Alderman Rogers requested that a report be prepared and presented to Council at the time its Our City Our Future report is considered, such report to investigate the concessions granted to Campbelltown City Council by the State Government in relation to designated areas of new land release areas being exempted from the medium density policy of the State Government and that the report advise on the options and recommendations of the appropriate course of action of the Council noting that no new land releases are proposed at this stage but a review of the Hawkesbury Local Environmental Plan and any alterations or rezoning thereof may affect the density ratios relevant in the assessing of the medium density policy applications for our City. The report should also consider the apparent inequity borne by Western Sydney and approvals of medium density housing in relation to other parts of Sydney, in particular the Inner West, Central CBD, Northern and Eastern Suburbs. The report in particular to pay attention to the community concerns of the City of Hawkesbury on this issue as expressed during the public meetings currently underway on the Our City Our Future. I request a N^o 1 priority on this particular report.
2. Alderman Minturn referred to the rubbish on the side of the road between North Richmond and Chapel Street, Richmond heading east. He stated that the Bush Fire Brigades are using this weekend for detection and suggested that their services might be utilised in this regard.
3. Alderman Keegan stated that he understood from publicity given that there is a particularly bad strain of tuberculosis starting to rear its ugly head again. He referred to the checking of food outlets, etc.

The Divisional Manager Divisional Manager undertook to investigate the position and advise Alderman Keegan accordingly.

4. Alderman Mackay sought advice on Council's powers to encourage people who have heavy trucks parked overnight in residential streets with offensive materials and fumes particularly about 4.00 a.m. to park in industrial areas.

The Town Clerk/General Manager stated that under the Traffic Act it is an offence to park a vehicle in a residential area, where the streets are kerbed and guttered. All they have to do is to report the matter to the Police, who will take the necessary action. Unless it is a land use, and is a Town Planning matter, there is little action that Council can take.

5. Alderman Parsons stated that he had received a letter asking when lines would be adequately marked in Hollands Paddock Carpark.

The Divisional Manager Engineering Operations advised that Hollands Paddock Carpark is subject to a report in the very near future on improvements.

6. Alderman Stubbs asked what is the current approval process for the erection of large illuminated signs similar to the Black Stump sign.

The Divisional Manager Environment and Development stated that it requires an application under Ordinance 55 and may or may not require a development application as well, depending on where it is and whether it advertises a matter pertaining to the land on which the sign is erected. For a general Black Stump sign, it would require an Ordinance 55 application, which was assessed because it related to an advertisement for the use of that land. Were it to be a sign advertising something else not related to that land it would require a development application as well.

7. Alderman Stubbs asked if the Local Traffic Committee could look at the intersections of Bathurst Street, Eldon Street and Grenville Street at Pitt Town as cars are cutting the corners and the Committee may be able to suggest ways of overcoming the problem.
8. Alderman Books referred to rumours that St. Albans bridge is going to be closed for a lengthy period. He asked if it could be totally opposed if this is proposed. He stated that a section of Baileys Bridge is being used whilst work is being carried out.

The Divisional Manager Engineering Operations advised that there are some repairs to be carried out to the bridge. He undertook to ascertain the position and advise Alderman Books.

9. Alderman Williams sought advice as to what stage the Comleroy Road School has reached.

The Divisional Manager Environment & Development advised that he would be submitting a report to the next Committee Meeting. A letter has been received from the Department of School Education basically not agreeing with the majority of conditions external to the site and even some on the site. A major issue is the non agreement for the intersection works which he feels is critical to the application.

10. Alderman Sheather tabled a letter from the Yarramundi Bush Fire Brigade in relation to a matter raised at the last Committee Meeting and asked if some clarification could be forwarded to the author.

11. Alderman Sheather referred to letters to Council from residents concerning Bull Ridge Road and it would seem that the information that was submitted to the last meeting of Council might have been the wrong end of Blaxlands Ridge Road. He asked if the matter could be re-assessed.

The Divisional Manager Engineering Operations stated that all the representations would be assessed and reported to Council before a decision is made.

12. Alderman Sheather referred to the document "The River Running Out of Time" from the Water Board. He stated that this, along with the document that was presented with the initial proposal of the Trust, indicates that septic tank overflow comes from caravan parks from the river. He asked if a report could be submitted to Council indicating if there are common failures of our caravan parks to allow effluent to run directly into the river.

13. Alderman Keegan asked the question as to why this is not "Question Time". He suggested that the Aldermen could put a lot of these matters into context and distributed to the Aldermen.

The Mayor stated that "Yes, it is Question Time".

14. The Mayor stated that a question was asked last month about the SES building, and there is some late information in this regard.

The Town Clerk/General Manager advised that a letter was received last night that Mr. Rozzoli, M.P. has been successful in obtaining approval for the Council to sell the SES building. There are a few conditions, but nothing that can stop the matter now proceeding.

12.55 AM

HAWKESBURY CITY COUNCIL

BUSINESS PAPER

SPECIAL MEETING - 1ST JULY, 1993 7-30 pm

HAWKESBURY CITY COUNCIL



SPECIAL MEETING - 1ST JULY, 1993

General Manager's Report

Mayor and Councillors :

1. LOCAL GOVERNMENT LEGISLATION 1993 GL10/3 PT06

It is expected that the new Local Government Legislation will commence on Thursday July 1st 1993. It is currently dependent upon the final proclamation and approval to a Regulatory Impact Statement process being deferred.

The Legislation introduces operational and conceptional changes which impact on Elected Members and staff.

The Act identifies changing roles between Council and senior staff, promotes a facilitate role for Council and stresses accountability.

THE LEGISLATION

Comprises: -

- Local Government Act 1993
- Impounding Act 1993
- Local Government (consequential provisions) Act 1993
- Roads Act 1993
- Traffic (parking regulation) Amendment Act 1993

This is Page 1 of the Minutes of the SPECIAL NO * MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 1st July, 1993.

General Manager

Mayor

THE LOCAL GOVERNMENT ACT 1993

The purposes of the Act are set out and are as follows:-

- ▶ To provide the legal framework for an effective, efficient, environmentally responsible and open system of Local Government in New South Wales
- ▶ To regulate the relationship between the people and bodies comprising the system of Local Government in New South Wales
- ▶ To encourage and assist the effective participation of local communities in the affairs of Local Government
- ▶ To give Councils:
 - the ability to provide goods, services and facilities; and to carry out activities appropriate to the current and future needs of local communities and of the wider public
 - the responsibility for administering some regulatory systems under the Act
 - a role in the management, improvement and development of the resources of their areas;
- ▶ To require Councils to have regard to the protection of the environment in the carrying out of their responsibilities.

Local Government now has a charter to guide in carrying out functions as set out in the Act. This charter comprises a set of principles which a Council must pursue in carrying out its functions. These principles included new concepts relating to the role Councils play in the community - with reference (amongst others) 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.

Many Councils have observed these, or some of these, in the past, but now and for the first time they are enshrined in legislation for all to see.

A key issue to successful implementation of the Act is the recognition that changes to titles, structures and responsibilities must be matched by an industry acceptance to change and the culture of Local Government.

Immediately seen changes are to names,

- all Elected Members become Councillors and the head of the Council is the Mayor
- all former statutory positions within Councils of Town/Shire Clerk, City/Shire Engineer, Chief Town Planner, Chief Health & Building Surveyor are all removed with the Council being required to appoint a General Manager
- the corporate name of Councils is either City Councils or Councils. In the case of Hawkesbury City Council with Baulkham Hills Shire Council becoming Baulkham Hills Council.

Role and Responsibilities of Mayor and Councillors

The role of the Mayor is:

- to exercise in cases of necessity, the policy-making functions of the government body of the Council between meetings of the Council
- to exercise such other functions of the Council as the Council determines
- to preside at meetings of the Council
- to carry out the civic and ceremonial functions of the mayoral office.

The Act defines the seven roles and responsibilities of 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 delivering of services
- ~ Representing interests

- ~ Providing leadership
- ~ Facilitating communication between Council and the community

There are also specific responsibilities set out in a chapter *"Honesty and Disclosure of Interests"*

Remuneration

A Remuneration Tribunal is to be established on the maximum and minimum amount of fees to be paid to Councillors and Mayors. Councillors are to be categorised for this purpose. The fees are to be paid as an annual fee, payable monthly in arrears. Council must prepare and adopt a policy on expenses and facilities provided to the Mayor and Councillors following a period of public notice. There are transitional regulations that provide existing fees and allowances continue until 30th June 1994.

Staff

The Council is required to appoint one position being that of General Manager. The functions of the General Manager are:-

- Day to day management of the Council
- To exercise such of the functions of the Council as are delegated by the Council to the General Manager
- To appoint staff in accordance with an organisation structure and resources approved by the Council
- To direct and dismiss staff
- To implement the Council's Equal Employment Opportunity Management Plan.

As well, the General Manager has other functions as may be conferred or imposed upon him/her by or under the Local Government Act or any other Act.

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. The Council must, in accordance with the provisions of the Act, specify by resolution the position of General Manager for the 1993 Act.

Senior staff are those identified by the Council in its organisational structure. For the purposes of the Act they are identified as those that receive remuneration no less than the executive management band of the current award.

For the purposes of the Act it is seen that Council should identify senior staff as the five Divisional Managers of Engineering Operations, Environment & Development, Finance, Corporate Services and Community Planning with the General Manager automatically identified.

The General Manager is to designate a member of staff as the Public Officer of the Council. The position may, but need not be, a senior staff position. The functions of the Public Officer are:-

- Deal with requests from the public concerning the Council's affairs
- Has the responsibility of assisting people to gain access to public documents of the Council
- May receive submissions made to the Council
- May accept service of documents on behalf of the Council
- May represent the Council in any legal or other proceedings
- Has such other functions as may be conferred or imposed on the Public Officer by the General Manager or by or under this Act.

The Act includes some important changes to relationships between Councils and communities and to the relationship between Councils and staff. The powers of the Council under the legislation are given to the Council's governing body of Councillors, apart from specific duties for the General Manager and the Public Officer. There is no statutory allocations of power to name positions on the staff of the Council; instead the governing body holds all powers and may delegate them as it sees fit. Every Council must appoint a General Manager who is responsible for the day to day management of the Council and for the staff and financial resources of the Council.

Providing Services and Regulating Activities

There is a distinction between the powers of the Council to allocate resources known as positive powers and those regulatory powers which it exercises. When Councils regulate, they must pay proper regard to due process, fairness and the rights of people. The new legislation defines the extent of Council's regulatory powers and the way they will be exercised. Councils themselves are not able to

decide what will be regulated or not; any new regulatory powers or functions can only be given by the State Parliament.

The positive functions of Councils are broadly expressed, with some very specific constraints and requirements for increased accountability for the community. This is in line with the principle of governments providing goods and services, amenities and facilities to a community, where they need to be able to get on with the business of doing so with a maximum degree of flexibility.

Regulations

There are over 100 Ordinances under the 1919 legislation. These are to be replaced by 10 new regulations covering the following:-

- Approvals
- Contract tendering
- Elections
- Financial management
- Meetings
- Orders
- Penalty Notice offences
- Rates and charges
- Water, sewerage and drainage
- Temporary transitional regulations.

To date, none of these have been issued.

ORGANISATIONAL STRUCTURE AND DELEGATIONS

The Council has continually reviewed its organisational structure and delegations. This has been the subject of most complimentary reviews, including that by the Department of Local Government in 1990. Current staff structure into 5 Divisions and their delegations were approved in the life of this Council.

The Council may, by resolution, delegate functions other than the following:-

- ▷ Making of a rate
- ▷ Determination as to the levying of a rate
- ▷ Making of a charge
- ▷ Fixing of a fee
- ▷ Borrowing of money
- ▷ Voting of money for expenditure on its works, services or operations
- ▷ Compulsory acquisition, purchase, sale, exchange or surrender of any land or other property
- ▷ Acceptance of tenders which are required under the Act to be invited by the Council
- ▷ Adoption of a management plan
- ▷ Adoption of a financial statement included in an annual financial report
- ▷ Decision to classify or reclassify public land under the Act
- ▷ Fixing of an amount or rate, for the carrying out by the Council of work on private land
- ▷ Decision to carry out work on private land for an amount that is less than the amount or rate fixed by the Council for the carrying out of any such work
- ▷ Review of a determination of an application for approval
- ▷ Power of the Council to authorise the use of reasonable force for the purpose of gaining entry to premises under the Act
- ▷ A decision to contribute money or otherwise grant financial assistance to persons under the Act
- ▷ Power of the Council in relation to attendance at meetings under the Act

- ▷ The making of an application or the giving of notice to the Governor or Minister
- ▷ The power of Delegation.

The General Manager may delegate any of the functions of the General Manager other than the power of Delegation. The General Manager may also sub-delegate a function delegated to the General Manager by the Council.

The Council has spent some considerable time in reviewing its Delegations and accordingly, the Delegations currently existing and approved by this Council would be implemented. These will be subject to the review by the Council during its term.

The Department of Local Government has recently issued a paper titled "Perspectives in Local Government", which provides details on the major changes in the 1993 Act, as compared to the Bill, and an outline of matters that need to be addressed in the first year of the new Act. Copy of this is attached to the report.

At this time, to enable the Council to operate, it is necessary to make the appropriate delegations.

IT IS RECOMMENDED THAT:

1. Council, in accordance with the provisions of the Local Government Act, 1993, specify that the General Manager, Garry Mervyn McCully, be the employee of Council to have the functions of the General Manager.
2. Pursuant to Section 377 of the Local Government Act 1993, the Council hereby delegate to Garry Mervyn McCully (the General Manager of the Council or the person appointed to have and exercise the functions of the General Manager of the Council) all of the functions of the Council as specified in the Local Government Act 1993, the Impounding Act 1993, the Local Government (Consequential Provisions) Act 1993, the Roads Act 1993 and the Traffic (Parking Regulation) Amendment Act 1993 other than those functions which it may not delegate as referred to in Section 377 of the Local Government Act 1993 or in any other of the stated Acts.

The Council hereby delegate to Garry Mervyn McCully (the General Manager of the Council or the person appointed to have and exercise the functions of the General Manager of the Council) all of the functions, powers, authorities and duties of the Council pursuant to any other Act.

3. The Council's General Purpose Committee be delegated authority under the provisions of the Local Government Act, 1993, to deal with all matters referred to it.

G.M. McCully
General Manager

Attachments to this Report:

- A Delegation of Authority
- B The System of Local Government in NSW
- C Local Government Relationships
- D What are a Council's Functions?
- E Perspectives in Local Government



HAWKESBURY CITY COUNCIL

A.

DELEGATION OF AUTHORITY

LOCAL GOVERNMENT ACT, 1993

Hawkesbury City Council, in order to provide for the expedient exercise and performance of its powers and duties and the efficient management of its business and responsibilities pursuant to Council's resolution of 1 July 1993, Minute No. ___ hereby delegates under the provisions of the Local Government Act, 1993, to the person specified by resolution of the Council to have the functions of the GENERAL MANAGER and to the person holding the aforementioned position in an acting capacity the exercise of Council's powers, functions, duties and authorities contained in legislation and matters specified in Schedule 1 subject to the limitations specified in Schedule 2. This delegation shall commence on 1 July 1993 and remain in force until specifically altered or revoked in writing.

SCHEDULE 1.

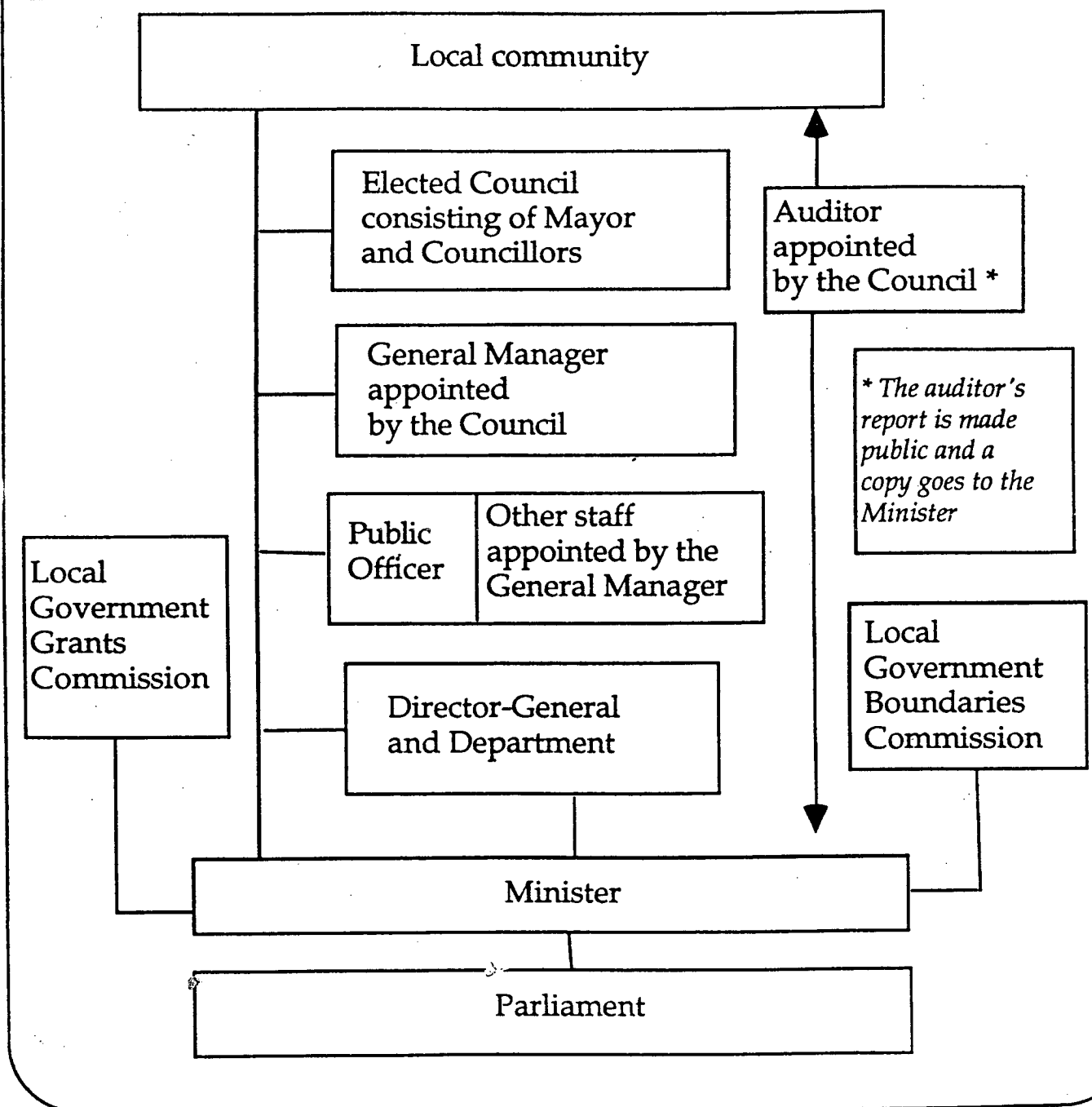
1. The functions of the Council as specified in:
 - (i) the Local Government Act, 1993, and related Acts; and
 - (ii) other Acts under which Council has powers, authorities, duties and functions.

SCHEDULE 2.

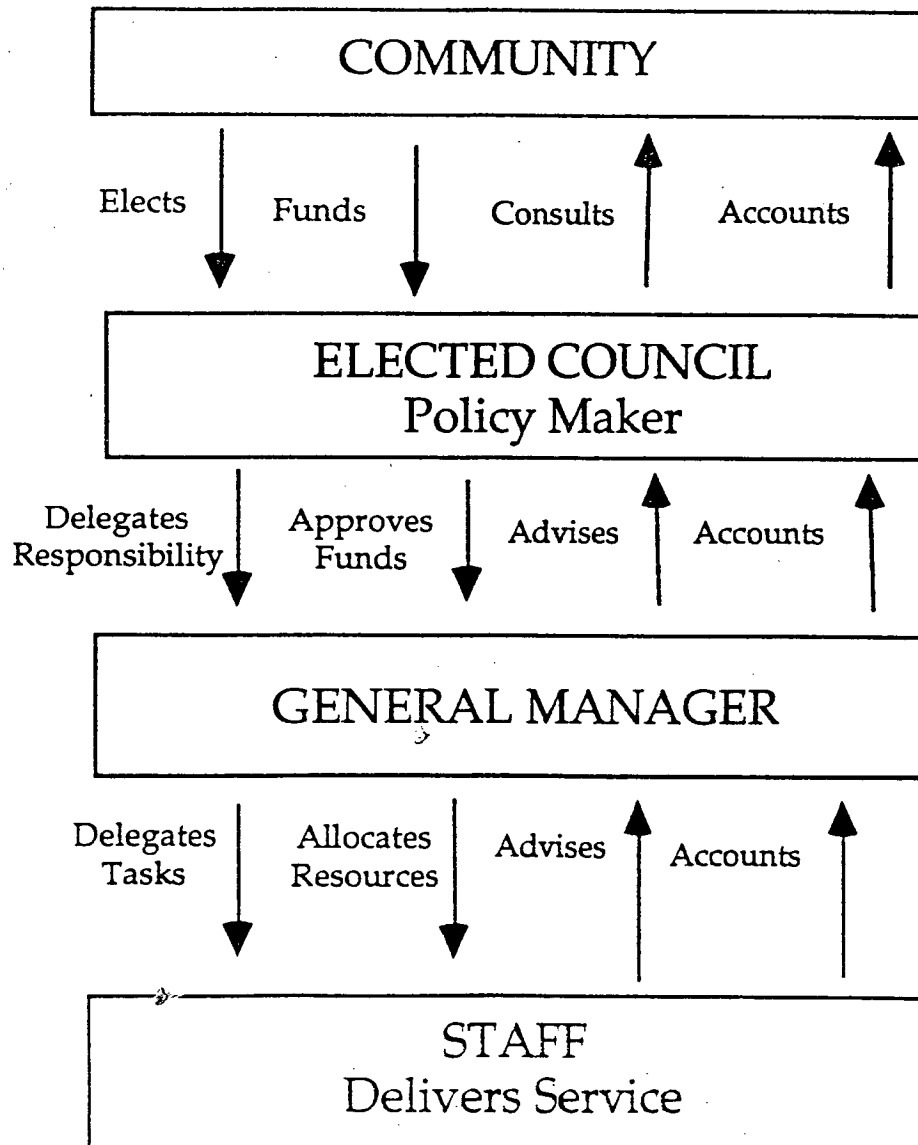
1. Subject to the provisions of the Local Government Act, 1993 and any other legislation relevant to the delegations.
2. Council may, by resolution, direct the General Manager in the exercise of any function herein delegated.
3. The General Manager shall exercise the functions herein delegated in accordance with, and subject to:
 - (a) the provisions of the Local Government Act, 1993, as amended;
 - (b) all and every policy of the Council adopted by Resolution and current at the time of the exercise of the functions herein delegated.

END OF DELEGATION

The System of Local Government in New South Wales



Local Government Relationships



WHAT ARE A COUNCIL'S FUNCTIONS?

A COUNCIL EXERCISES FUNCTIONS UNDER						
THIS ACT						OTHER ACTS
SERVICE FUNCTIONS	REGULATORY FUNCTIONS	ANCILLARY FUNCTIONS	REVENUE FUNCTIONS	ADMINISTRATIVE FUNCTIONS	ENFORCEMENT FUNCTIONS	VARIOUS FUNCTIONS
For example: • Providing community health, recreation, education & information services • Environmental protection • Waste removal & disposal • Land & property, industry & tourism development & assistance For other functions, see the Introduction to Chapter 6	• Approvals • Orders • Building certificates	• Resumption of land • Powers of entry and inspection	• Rates • Charges • Fees • Borrowings • Investments	For example • Employment of staff • Management plans • Financial reporting • Annual reports	For example • Proceedings for breaches of the Act • Prosecution of offences • Recovery of rates and charges	See the Note to section 22

PERSPECTIVES

IN LOCAL GOVERNMENT

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SPECIAL EDITION JUNE 1993

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CHECK LIST

Have you:

- ▷ nominated a General Manager?
- ▷ nominated a Public Officer?
- ▷ reviewed delegations?
- ▷ developed procedures to close a meeting to the public?
- ▷ made sure your applications and orders comply?

The new Local Government legislation is expected to commence, as planned, on July 1, 1993. However this date will depend on final proclamation and approval to the Regulatory Impact Statement process being deferred. (See page 5) As soon as a commencement date is confirmed, the Department will advise all councils immediately. In the meantime this newsletter has been prepared, on that basis, to keep councils informed.

The Department would like to acknowledge the support and assistance provided by the local government sector. The final legislation reflects many ideas and refinements suggested by those who participated in the consultative process.

The next stage is perhaps the most critical. This will involve the implementation of the new provisions over a period of three years.

The Department has established a special implementation unit to assist councils introduce the changes. Specialised training courses have already commenced for AAS27 and other programmes which will be available cover the areas of council management, revenue raising and financial management, land management, employment, the role of elected members and regulatory processes.

A special IMPLEMENTATION TELEPHONE HOTLINE has been set up to provide immediate advice and assistance. This service will be provided in addition to the other activities of the Implementation Unit.

Guidelines and Best Practice Notes will be prepared by the Department for a wide range of matters. Draft Administrative Guidelines on the Approvals System and Land Management will be available soon. Information Papers on Employment and Rating were issued as part of the material provided at the Overview Seminars conducted in February and March and are being updated to reflect changes made during the Parliamentary process.

The Department appreciates that councils will be going through a process of significant change over the next few years. Please do not hesitate to seek our advice and assistance on any issue.

GARRY PAYNE
DIRECTOR-GENERAL

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THE FIRST YEAR OF THE ACT: WHAT TO DO

ALTHOUGH JULY 1 IS EXPECTED TO BE THE STARTING DATE FOR THE NEW ACT, THERE ARE VERY FEW THINGS WHICH NEED TO BE DONE ON THE FIRST DAY. THIS PAGE LISTS A NUMBER OF THE ISSUES WHICH COUNCILS NEED TO ADDRESS DURING THE FIRST YEAR OF THE NEW ACT. EACH COUNCIL WILL NEED TO DEVELOP A PLAN BASED ON ITS REQUIREMENTS.

ELECTIONS:

- ▷ elect a Mayor from among the Councillors (if applicable) (sections 282 and 290) by September 1993 (nb Presidents become Mayors and Aldermen become Councillors automatically from July 1)
- ▷ hold by-elections (if applicable) - includes establishing non-residential roll and occupier and ratepaying lessee rolls (sections 291, 299 and 300)
- ▷ prepare resolution to reduce councillor numbers if greater than 15 (Schedule 7, section 26-30) by July 1, 1994

MANAGEMENT

PLANNING AND REPORTING:

- ▷ report in AAS27 format (Code of Accounting Practice) by May 31, 1994
- ▷ prepare draft management plan (sections 402-406) by May 31, 1994
- ▷ produce annual report (section 428) by May 31, 1994
- ▷ prepare financial reports by February 28, 1994 and have them audited by April 30, 1994 (sections 413-415)
- ▷ prepare and implement EEO management plan (section 345 and Schedule 7, section 43) by June 30, 1994

ACCESS TO INFORMATION:

- ▷ make documents available to the public (section 12)
- ▷ prepare FOI summary by December 31, 1993 and statement of affairs by June 30, 1994 (Schedule 3, section 3 LG(CP)Act)

ADMINISTRATION:

- ▷ hold at least 10 council (or 4 county council) meetings (sections 365 and 396) and make business papers available (section 9)
- ▷ Transitional regulations will save delegations which can be made under the new Act for a short period to allow councils to prepare new delegations.
- ▷ review delegations under other Acts (Schedule 7, section 44) by June 30, 1994
- ▷ review insurance adequacy (section 382)
- ▷ establish procedures for new activities, like requests for protection of privacy (section 739), reviewing delegations (section 380)
- ▷ review tendering procedures (section 55)
- ▷ develop forms for all application and certificate processes
- ▷ review formats for reports, letters, receipts
- ▷ review authorities for entry to premises,

inspections and investigations (sections 191 and 192)

- ▷ review procedures for enforcing the legislation
 - prosecution of offences (section 691)
 - use of penalty notices (section 647)
 - carrying out work after an order has been made (section 678)
 - remedying or restraining breaches (section 673)

- ▷ establish processes for giving public notice (section 705) and holding public hearings (section 734)

- ▷ erect signs, for example on public land (section 632) and in bathing areas (section 633)

PUBLIC LAND:

- ▷ create a public land register (section 53)
- ▷ classify land as community or operational (section 26) by June 30, 1994
- ▷ prepare plans of management (section 36) by July 1, 1994
- ▷ issue certificates of classification for public land if required (section 54)
- ▷ seek Minister's approval for leases and licenses of community land, pending adoption of a plan of management (Schedule 7, section 9) by June 30, 1994

REGULATORY FUNCTIONS:

- ▷ adopt policy on notification of neighbours (section 115) by September 30, 1993
- ▷ maintain record of approvals (section 113)
- ▷ review administrative processes and, where appropriate, adopt integrated assessment and decision making procedures for approvals

- ▷ process existing applications for approval, building certificates, etc under old Act and new applications, etc under new Act (Schedule 7, clause 3)

- ▷ retain existing procedures for subdivision approval (pending new legislation)

HONESTY AND

DISCLOSURE OF INTERESTS:

- ▷ councillors and designated persons must lodge written returns (section 449 and Schedule 7 section 53) by December 31, 1993
- ▷ councillors and advisers must disclose pecuniary interests at meetings (section 451)
- ▷ designated persons must disclose pecuniary interests in matters with which they deal (section 459)

- ▷ prepare or adopt code of conduct (section 440 and Schedule 7, section 52) by June 30, 1994

PAYMENT OF COUNCILLORS:

- ▷ fix annual fees for councillors and Mayors (sections 248 and 249) (existing fees will remain until June 30, 1994. New fees will be determined at the first sitting of the Tribunal by May 1, 1994 and put into practice on July 1, 1994)

- ▷ adopt a policy on expense payments and facilities for Mayors and councillors (section 252)

REVENUE RAISING:

- ▷ fix amounts of rates, charges, fees, rates for carrying out private work (sections 62, 494, 495, 496, 501, 502) including base amounts and minimum amounts, if applicable (sections 499 and 548)

- ▷ categorise land for rating purposes (section 493) by May 31, 1993

- ▷ developer contributions for water and sewerage works to be levied under Local Government Act or Water Supply's Authorities Act (section 64 and Schedule 3 LG(CP)Act)

- ▷ prepare register of investments (section 12)

STAFFING:

- ▷ identify an employee to perform functions of General Manager, pending appointment of General Manager (Schedule 7, section 38) (applies to councils and county councils)
- ▷ determine organisation structure and senior staff positions (section 332) by June 30, 1995
- ▷ advertise General Manager and senior staff positions (section 348) by June 30, 1995

- ▷ nominate public officer (section 342)

Some of the things which councils might do (but don't actually have to do) are:

- ▷ adopt a code of meeting practice (section 362)
- ▷ adopt local approvals and/or orders policies (sections 158-161)
- ▷ hold polls and constitutional referendums, if applicable (sections 14 and 15)
- ▷ change signs, letterheads, seals etc to reflect council's new corporate name
- ▷ review all policies, including operational policies.

WHAT MUST COUNCILS DO? 93/94

Schedule 7 of the Local Government Act 1993 has been specifically developed to help councils with changes under the new legislation. Schedule 7 contains savings and transitional provisions which must be read alongside the main Act to be fully understood. Councils will also find assistance in transition to the new Act through the Transitional Regulation which is being developed. This regulation will cover changes to rating and annual reporting. Schedule 7 covers many issues including the following:

- ▶ management of public land;
- ▶ existing and pending approvals and existing orders;
- ▶ application of building standards;
- ▶ continuation of existing council areas, councillors, Mayors, county councils;
- ▶ alteration in the number of councillors for an area;
- ▶ determining an organisation structure and appointing a general manager and senior staff;
- ▶ compensation to redundant staff;
- ▶ existing delegations made under other Acts; and
- ▶ existing investments.

If something is not covered under this schedule, the Act, or regulations, then there will be no change as stated in clause 3 of Schedule 7. Thus councils do not need to renegotiate arrangements which have been properly made, for example, existing contracts with suppliers. If there is a specific provision in the Act including Schedule 7 or regulations, it has to be implemented.

INQUIRY HOTLINE (02) 793 0682



The Implementation Unit has set up a special telephone line to answer your queries on any aspect of the Implementation of the Act. The number will operate from 9am to 5pm. Please telephone (02) 793 0682 for assistance.

MAJOR CHANGES IN 1993 ACT

COUNCILS' ROLE IN ENVIRONMENTAL PROTECTION

Sections on purposes of the Act and council's charter include specific environmental protection responsibilities.

- ▶ Management plan to detail environmental protection activities.
- ▶ Annual report to include report on the state of the environment of the area and EPA to provide guidelines on preparation of report within 3 months after new Act commences.

MANAGEMENT OF PUBLIC LAND

- ▶ 28 days public notice required for classification and reclassification of public land.
- ▶ Plans of management must identify category of land, performance objectives, targets and assessment measures for community land.

CONTRACTING OUT

- ▶ No statutory requirement to consider contracting out as a mechanism for providing services.

FUNERAL INDUSTRY APPROVALS

- ▶ Operate as an undertaker and operate a mortuary included in the table of activities requiring prior council approval.

MINISTER'S POWER TO GIVE AN ORDER

- ▶ Minister may give an order that is inconsistent with or revokes or modifies a council's order only in situations involving emergency, serious risk to health or safety, State significance or where the order is necessary in the public interest.

NUMBER OF COUNCILLORS

- ▶ Councils must have between 5 and 15 councillors.

ELECTIONS

- ▶ Option of equal value voting not retained.
- ▶ Electoral roll for non-resident ratepayers to be compiled before each election or by-election rather than being maintained continuously.

STAFFING

- ▶ Direct appointment of General Manager and senior staff - councils may make direct appointments within the first 2 years from the date of commencement of the Act, subject to specific criteria.
- ▶ Minimum term for senior staff contracts is 12 months. No need to advertise an appointment of any employee if the appointment is for not more than 12 months.
- ▶ Temporary appointments specifically provided for - up to 12 months.

RATING

- ▶ "Mining" category of ordinary rates created (sections 493, 514, 517).
- ▶ Capacity created to sub-categorise within the "mining" category (section 529 (2) (c)).
- ▶ "Farmland" rate made a mandatory concessional rate in all cases where a council intends to differentiate its ordinary rates (section 530).
- ▶ Minimum rating re-introduced (section 548).
- ▶ Pensioner rates rebates to be provided on a "quarterly" pro-rata basis with both ons and offs catered for ("ons" - section 575 (4); "offs" - section 584).
- ▶ "Rural residential land" definition in Dictionary amended to delete all references to sources of landowners' incomes.

OFFENCE OF NUDE BATHING

- ▶ Does not apply to children under 10 years - offence now consistent with effect of the Children (Criminal Proceedings) Act 1987.

PROCEEDINGS TO REMEDY OR RESTRAIN A BREACH OF THE ACT

- ▶ Any person may bring proceedings in the Land and Environment Court to remedy or restrain a breach of the Act.

POSITION OF THE CROWN

- ▶ No longer any requirement that enforcement proceedings be brought against the Crown only with the consent of the Minister.

IMPLEMENTATION UPDATE

The first of the Department's accredited training programmes on AAS27 is being conducted by Price Waterhouse Urwick (PWU). This programme has been running for some time for operational and senior staff. The course being conducted for elected members has just started and so far is being very well received.

PWU has also been selected to run the Council Management programme covering organisational change, accountability and reporting requirements. This will begin with a series of workshops on managing change in late June, 1993. The full course will then follow in July, 1993.

The Local Government and Shires Association is conducting programmes on the employment provisions of the legislation and the role of elected representatives. These will also begin in July.

The Regulatory Processes Programme will be conducted by the Centre for Local Government Education and Research (University of Technology, Sydney). This will begin in July/August.

Providers are currently being selected to develop and conduct programmes on the Land Management and Revenue Raising and Financial Management provisions of the Act. Both of these programmes are expected to commence in August.

All programs are conducted at strategic locations throughout the state and are designed for councillors, senior and operational staff. Guidelines and procedure manuals are provided to all participants.

If you have any inquiries about the implementation of the new Act then we are ready to answer your call on (02) 793 0682.

If you have any suggestions on how we can assist councils during this period of change please telephone the Implementation Unit on (02) 793 0682.

Workshops locations for the current round of AAS27 courses are listed. Additional workshops will be offered based on demand and special workshops can be arranged anywhere there is a minimum of 20 people to attend.

Any inquiries on the AAS27 workshops should be directed to (02) 891 6788.

AAS27 WORKSHOPS FOR OPERATIONAL STAFF

CITY/TOWN	VENUE	DATES
PENNIANT HILLS	COUNTRY COMFORT INN	7-9 JUNE
SINGLETON	COUNTRY COMFORT INN	8-10 JUNE
SYDNEY	GAZEBO HOTEL	15-17 JUNE
SYDNEY	THE PARK ON OXFORD ST	14-16 JULY
LISMORE	CENTRE POINT MOTEL	3-5 AUG

AAS27 WORKSHOPS for ENGINEERS

CITY/TOWN	VENUE	DATES
PENNIANT HILLS	COUNTRY COMFORT INN	10 JUNE
SINGLETON	COUNTRY COMFORT INN	11 JUNE
SYDNEY	GAZEBO HOTEL	18 JUNE
WOLLONGONG	NOVOTEL NORTH BEACH	22 JUNE
WENTWORTH	TBA	19 JULY
TAMWORTH	POWERHOUSE MOTOR INN	22 JULY

AAS27 WORKSHOPS for ELECTED MEMBERS and SENIOR STAFF

CITY/TOWN	VENUE	DATES
NEWCASTLE	RADISON HOTEL	11 JUNE
WOLLONGONG	NOVOTEL NORTH BEACH	25 JUNE
ORANGE	HERITAGE HOUSE	28 JUNE
GOULBURN	POST HOUSE MOTOR LODGE	30 JUNE
PARRAMATTA	GAZEBO HOTEL (LINDEN ROOM 2 JULY	
SYDNEY	GAZEBO HOTEL (WARATAH ROOM)	3, 6 & 7 JULY
COFFS HARBOUR	COUNTRY COMFORT INN	9 JULY
DUBBO	COUNTRY COMFORT INN	12 JULY
WENTWORTH	TBA	19 JULY
WENTWORTH	TBA	20 JULY
TAMWORTH	POWERHOUSE MOTOR INN	23 JULY
LISMORE	CENTRE POINT MOTEL	2 AUG

Listed below are the proposed dates for the first series of the programme on the Role of the Elected Representative to be conducted by the Local Government & Shires Associations. Any inquiries should be directed to the LG&SA on (02) 299 7711.

WORKSHOPS on the ROLE of the ELECTED REPRESENTATIVE

LOCATION	DATE
ALBURY	FRIDAY 23 JULY
BALLINA	TUESDAY/WEDNESDAY 17-18 AUGUST
COBAR	TUESDAY 27 AUGUST
COFFS HARBOUR	FRIDAY 20 AUGUST
DUBBO	THURSDAY/FRIDAY 29-30 JULY
GRIFFITH	THURSDAY 22 JULY
MOREE	WEDNESDAY 11 AUGUST
TAMWORTH	THURSDAY/FRIDAY 12-13 AUGUST
BANKSTOWN	FRIDAY 23 JULY
MAITLAND	THURSDAY/FRIDAY 12-13 AUGUST
SYDNEY AIRPORT/	
MASCOT	THURSDAY 22 JULY & MONDAY 16 AUGUST
SYDNEY CBD	THURSDAY/FRIDAY/SATURDAY 29-31 JULY
WARWICK FARM	WEDNESDAY 21 JULY
WEST PENNIANT HILLS	WEDNESDAY 11 AUGUST
WOLLONGONG	TUESDAY/WEDNESDAY 17-18 AUGUST

The **Council Management** training program is being conducted on behalf of the Department by Price Waterhouse Urwick. The first phase of the program, a series of **Change Readiness** workshops, will begin in June and run through July. These workshops are designed for councillors, senior staff and line managers.

Workshops can also be arranged for individual councils, if required. For registration or further information, please contact Robin Duignan on (02) 893 6342.

CHANGE READINESS WORKSHOPS FOR COUNCILLORS, SENIOR STAFF AND LINE MANAGERS

DATE	VENUE	CITY/TOWN
JUNE 25	AIRPORT HILTON	SYDNEY
	APOLLO MOTOR INN	MAITLAND
	LACHLAN VALLEY MOTOR INN	COWRA
JUNE 26	AIRPORT HILTON	SYDNEY
	NOAH'S ON THE BEACH	NEWCASTLE
	TUMUT VALLEY VIEW MOTOR INN	TUMUT
JUNE 28	BANKSTOWN INTERNATIONAL	BANKSTOWN
	KIORA HOUSE	MORUYA
JUNE 29	COOGEE SANDS MOTOR INN	COOGEE
	THE MARLBOROUGH	COOMA
JULY 1	RIVERVIEW SEMINAR CENTRE	LANE COVE
	COOTAMUNDRA GARDEN INN	COOTA-
		MUNDRA
JULY 2	NORTHSIDE GARDENS	NORTH
		SYDNEY
	GATEWAY HOTEL	NARRANDERA
JULY 5	MANLY PACIFIC PARK ROYAL	MANLY
	FEDERATION MOTEL	COROWA
JULY 6	PRICE WATERHOUSE TRAINING CENTRE	PARRAMATTA
	TURRY'S	BRAIDWOOD
JULY 8	PRICE WATERHOUSE TRAINING CENTRE	PARRAMATTA
	HOLBROOK RS CLUB	HOLBROOK
JULY 9	AMPOL TRAINING CENTRE	YAGOONA
	LOCKHART EX-SERVICEMANS CLUB	LOCKHART
JULY 12	AIRPORT HILTON	SYDNEY
	BYGALORE MOTOR INN	LEETON
JULY 13	DENILQUIN RSL CLUB	DENILQUIN
	AIRPORT HILTON	SYDNEY
JULY 15	CAMPBELLTOWN CATHOLIC CLUB	CAMP BELL
		TOWN
	BISHOPS LODGE	HAY
JULY 16	PASADINA ON PITTSWATER	PITTSWATER
	BALRANALD MOTOR INN	BALRANALD
JULY 19	PENRITH LEAGUES CLUB	
	WENTWORTH EX-SERVICEMANS CLUB	WENTWORTH
JULY 20	THE WILLOWS MOTOR INN	GOSFORD
	WILCANNIA GOLF CLUB	WILCANNIA
JULY 22	OLD WILLYAMA MOTOR INN	BROKEN HILL
	BUSH & BEACH RETREAT	CRESCENT
		HEAD
	BARRIER MOTOR INN	COBAR
JULY 23	CATTLEMAN'S MOTOR INN	ARMIDALE
	THE MOUNTAIN HERITAGE	
	COUNTRY RETREAT	KATOOMBA
	MAJOR MITCHELL	BOURKE
JULY 26	POPLARS MOTOR INN	COONA-
		SARABRAN
	PARKES INTERNATIONAL MOTOR INN	PARKES
JULY 27	INVERELL RSM CLUB	INVERELL
	TEMORA EX-SERVICEMANS CLUB	TEMORA
JULY 28	BALLINA ISLAND MOTOR INN	BALLINA
JULY 29	FOLLY FOOT	SCONE
JULY 30	COUNTY PARADISE RESORT	MUDGE
	WARREN EX-SERVICEMANS CLUB	WARREN



EMPLOYMENT PROVISIONS and REMUNERATION ISSUES

The Reform Implementation Group will be meeting regularly. It will develop strategies to assist councils address specific issues regarding employment. These include the evaluation of positions to determine appropriate remuneration packages, redundancy issues and superannuation.

The Department will sponsor seminars on these and associated topics over the next few months. This will be done in conjunction with the SES Unit of Premiers Department and the State Authorities Superannuation Board.

REMUNERATION PACKAGES FOR SENIOR STAFF

Remuneration packages for senior staff positions are part of an extensive analysis and evaluation process.

This process begins with the adoption of an organisational structure, which reflects the needs of the area. The position of General Manager and the Senior Staff positions are identified in the structure.

It must be remembered that these are new positions, not just a renaming of existing positions. Thus the development of the remuneration packages does not mean simply annualising the salary and benefits currently provided.

The critical step in establishing an appropriate remuneration package is the *evaluation* of the position, ie, through the analysis of the size and complexity of the job and the knowledge, experience and skills required. The requirements of the position should then be compared to other senior staff positions and to comparable positions in the local government industry, and the public and private sectors, to determine relative dollar value. Only then can the remuneration package be decided.

Employers must closely monitor the costing of various components, eg, the employer's contribution to superannuation and the private use of a motor vehicle. Senior staff should also consider the changes to the Fringe Benefits Tax, effective from April next year.

The Department and the SES Unit will be developing guidelines on remuneration issues. Resource material is also contained in the *Executive Staff Kit*, published by the LG&SA in January, 1993. Two booklets, *SES Remuneration, 1992 Edition* and *SES Superannuation, 1991 Edition*, provide valuable background material on NSW Senior Executive Service arrangements. These booklets are \$10 each and are available from the SES Unit - Tel. (02) 228 5510, Fax (02) 228 3102.

WHAT ABOUT THE NEW REGULATIONS?

A small but important change in the new legislation is the replacement of 'ordinance' with 'regulation'.

The regulations are being finalised to include amendments recently made to the Act. The ten new regulations (and one transitional regulation), will cover the following areas:

- ▶ approvals;
- ▶ tendering;
- ▶ orders;
- ▶ elections;
- ▶ financial management;
- ▶ meetings;
- ▶ penalty notice offences;
- ▶ rates and charges;
- ▶ water, sewerage and drainage;
- ▶ manufactured home estates; and
- ▶ temporary transitional regulations.

Normally a Regulatory Impact Statement process is undertaken before regulations commence. However, for this legislation the Department has proposed that the regulations be introduced from July 1, 1993 and then exposed for comment within the following four months. This has the advantage of producing a period of operational use of the regulations. Councils will be able to use their experience with the new regulations in framing their comments which can then be taken into account during the review process. **Approval is yet to be obtained for this approach.**

The Department has engaged consultants to prepare the necessary Regulatory Impact Statements.

WHEN WILL THE NEW ACT BE AVAILABLE?

Printing of the Local Government Act and Cognate Legislation had to wait until the Governor's Assent was given. This occurred on June 8, 1993. Printing is now expected to take five working days. Copies should be available from June 17.

The Department will provide all councils with two copies of the new legislation. Additional copies will be available for purchase from:
the Government Information Service telephone (02) 743 7200
Goodsell Building, Cnr Hunter and Elizabeth Streets, Sydney
or 130 George Street Parramatta.

SUPERANNUATION



The State Authorities Superannuation Board is currently developing strategies to assist members with their specific concerns about superannuation entitlements.

Negotiations are also continuing regarding extending the Public Sector Executives Superannuation Scheme (PSESS) to Senior Staff.

Councils, as employers, and staff, as employees, are reminded that superannuation, particularly the State Authorities Superannuation Scheme, is very complex and not well understood by many private remuneration consultants.

Councils are advised to defer decisions on contracts, remuneration and superannuation, pending the seminar programme on remuneration and superannuation issues.

THE REGULATORY PROCESSES

APPROVALS AND ORDERS

The approvals and orders provisions in Chapter 7 of the new Local Government Act (LGA) 1993 apply from 1 July 1993.

The changeover from regulation of activities under the 1919 Act to regulation of those activities under the 1993 Act is governed by specific transitional provisions of the 1993 Act and Regulations.

- All existing permits, approvals and licences and existing orders made under the 1919 Act remain in force (see clauses 3, 14 and 18 of Schedule 7 of the LGA 1993).
- All applications for approval (including permits or licences) made before 1 July 1993 and made under the 1919 Act or an Ordinance must be dealt with as if the old Act and any relevant Ordinances were still in force.
- A person may appeal a council decision in accordance with the appeal provisions of the 1993 Act whether the decision was made under the 1993 Act or the 1919 Act (see clause 15 Schedule 7 LGA 1993).

It is intended that the existing requirements prescribed in the 1919 Act and Ordinances as criteria for approvals, permits and licences will be maintained and will be recreated as criteria for approval in the new Approvals Regulation.

This is particularly important for approvals concerning buildings (the BCA will apply) caravan parks and camping grounds (Ordinance 71 standards will apply) and manufactured home estates (the requirements of the Manufactured Home Estates Ordinance will apply).

The 1993 Act changes the system for application of the Building Regulations to parts of the State. From 1 July 1993 any person who proposes to carry out a building activity (prescribed in part 1 of chapter 7 of the Act) must obtain the prior approval of the council unless there is an exemption.

There is a transitional exemption to which part 11 of the current act does not apply. This exemption is for twelve months from July 1, 1993 to June 30, 1994.

After June 30, 1994 council must give approval for all of activities regulated under part 1 of chapter 7 unless 1) an exemption is prescribed in the Approvals Regulation or 2) the council itself provides an exemption in a Local Approvals Policy.

SUBDIVISION APPROVALS

Part 12 (Subdivision Regulation) of the 1919

Act is not repealed by the current package of local government legislation and continues to apply.

Applications for subdivision approval after 30th June 1993 will continue to be administered under provisions of part 12 of the Old Act until the new subdivision legislation commences. This new legislation will be made in the EP & A Act.

BUILDING CERTIFICATES

Applications for Building Certificates (s.317AE of 1919 Act) lodged before 1 July 1993 may be completed in accordance with the old Act. Applications for Building Certificates lodged on or after 1 July 1993 must be processed in accordance with the provisions of part 4 of chapter 7 of the Local Government Act 1993.

DELEGATIONS

The general saving provision (Schedule 7 clause 3) will enable existing delegations to continue in force for things commenced under the old Act.

Councils must restructure all delegations (including any regulatory delegations) in accordance with part 3 of chapter 12 of the new Act from July 1, 1993.

Matters commenced from July 1, 1993 under the new Act must be dealt with in accordance with delegations made in compliance with the requirements of the Act.

Delegations made under other legislation must be restructured by June 30, 1994 (see section 381 and clause 44 Schedule 7 of the LGA 1993).

EXISTING APPROVALS AND ORDERS POLICIES

Applications for approval lodged after 1 July 1993 must be processed in accordance with part 1 of chapter 7 of the Local Government Act 1993.

Section 89 provides (1) that a council may not grant approval for an activity which would not comply with the requirements of a Regulation and must take into consideration any relevant criteria in a local approvals policy adopted under part 3 by the council; and (2) that when no such requirements are prescribed and no relevant criteria are adopted, the council must take into consideration all relevant matters and seek to give effect to the applicant's objectives to the extent that they are compatible with the public interest.

While existing policies (if not inconsistent with the Regulations) will provide a useful interim guide to the public interest, councils must remake existing policies in accordance with

the procedures of part 3 of chapter 7 of the new Act (including public consultation) if they are to be applied as criteria for approval or for the issuing of orders.

NOTIFICATION OF NEIGHBOURS CONCERNING BUILDING WORKS

From July 1, 1993 councils must comply with the provisions of division 4 of part 1 of chapter 7. This covers giving notice to owners of adjoining land if their enjoyment may be detrimentally affected by building works.

Councils must make a local policy on notification before October 1, 1993.

Councils must prepare a draft policy to inform the community and to comply with procedural requirements. A 42 day period must be allowed between the publication of a draft policy and the adoption of the policy by the council (s.160 LGA 1993).

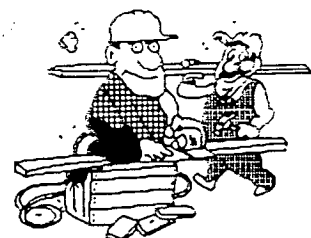
The Act requires that notice must be in the "approved form" and must include a plan in the "approved form" showing the height and external configuration of the building in relation to the site. "Approved form" is defined in the LGA 1993 Dictionary.

While the inclusion of a "notification plan" will assist people's understanding of proposals it will often not be an adequate substitute for the more detailed plans held by the council for inspection by any person (see s. 117 LGA 1993). The notice should clearly state that plans are available at the council for inspection during ordinary office hours and (since some people may be disadvantaged if plans are only available during office hours) at any other places or times which the council has arranged.

Since no "approved form" for the notice or the accompanying plan is currently prescribed by the Regulation or approved by the Director-General, all councils must specify an "approved form" for these documents by resolution.

VALIDATION OF PRIOR BUILDING APPROVALS

Clause 16 of Schedule 7 of the 1993 Act provides that certain council building approvals granted under the 1919 Act which may be in doubt as a result of inadequacies of notification procedure are validated in some circumstances.



ADMINISTRATIVE CHANGES

The administrative procedures governing all council approvals and orders are standardised by the provisions of Chapter 7. All existing regulatory procedures must conform with the requirements of the Act from the July 1, 1993.

This will have a significant administrative impact on all councils. The standard process for all approvals and orders and the resulting review of administrative requirements provides an opportunity to streamline council regulatory procedures.

Efficient administration of minor approvals may require "tear off" acknowledgments (to meet s. 84) and standard reasons for decision (s. 99).

INTEGRATED LAND DEVELOPMENT AND BUILDING APPROVALS

Administrative Guidelines are being prepared (release due August-September) to assist councils to review their approvals systems and, where appropriate, to adopt integrated assessment and decision making practices.

A NEW NAME?



Clause 221 of the Local Government Act 1993 states that a council's corporate name is the 'Council of X' or 'X Council', with X being the name of the council's area. In the case of a city, the corporate name is 'Council of the City of X' or 'X City Council', with X being the name of the city.

Transitional arrangements are covered by Clause 24 of Schedule 7 of the Act.

On commencement of the Act, the corporate names for existing areas will be their previous name, but without the word 'shire' or 'municipality'. Presidents become Mayors and Aldermen become Councillors automatically from the same date.

The corporate name of councils changes automatically on July 1. While councils will wish to replace some signs quickly, it is expected that most signage can be replaced progressively as vehicles, signs etc need renewal.

REGULATION OF BUSINESSES AND ACTIVITIES

The Local Government Act 1993 will end the licensing of businesses and activities by local councils. When the Act commences on 1 July 1993 the licensing of undertakers, parking stations, caravan parks, manufactured home estates, and the use of public reserve land will be replaced by council approvals (section 68 of Act). The registration of mortuaries will also be replaced by a council approval (section 68).

The licensing of other activities and businesses such as boarding houses, hairdressers shops, beauty salons and water carts will be replaced by council regulation through orders. Under this system, councils will be able to inspect premises to ensure that they are in a healthy and safe condition and serve a notice on the owner or proprietor if the premises fail to comply with relevant standards or requirements under the Act (section 124 of Act). Councils will be able to charge for these inspections on a fee for service basis (section 603 of Act).

Some antiquated permits such as the permit to sell by auction at a council cattle market will also disappear. Under the new Act such matters will be left to the Council's own discretion as the operator of the cattle market.

Not all licences will cease on July 1. In particular, the licensing of advertising structures and the granting of permits for advertisements under Ordinance No 55 will continue to operate until the commencement of the new advertising approval system. This is anticipated to be introduced by the Minister for Planning later this year.

Licences issued prior to July 1 will continue to operate until their expiry dates pursuant to clause 3 of Schedule 7 under the Act. Similarly, the consideration of any licensing application lodged before the commencement of the Act may be completed and, if appropriate, a licence issued.

A licence running after July 1, 1993 will not be subject to the approvals requirements of the new Act. Similarly, it will not be open for councils to charge a fee for inspections of those premises during that period because the licence fees cover council's monitoring costs. At the time a licence expires, the premises will become subject to any relevant approval or orders provisions under the Act.

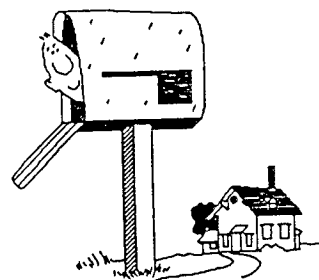
An order made by a council under the Local Government Act 1919 or an ordinance under the Act will continue to be in force under the new Act if it is in force immediately before the new Act commences.

APPLICATION FORMS

Councils will be able to use their own discretion when drafting forms for applications for approval under the new Act. The Approvals Regulation have been drafted so as not to prescribe forms for approvals. Chapter 7 of the Act provides the main details to be included in any approvals forms.

Council must have the appropriate forms prepared by July 1, 1993. These forms must contain all the necessary details described in the Act. In particular, councils must advise applicants of their rights under the law and the regulations and policies which will affect councils decision making.

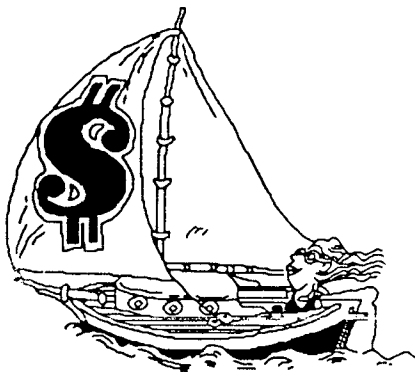
PERSPECTIVES ON RATING



The next special edition of Perspectives will cover rating issues.

ASSET ACCOUNTING MANUAL

As you may be aware from a previous circular, the Department has been developing an Asset Accounting Manual. This is expected to be issued later this month. An advisory group is assisting the Department in the development of this manual. This group consists of representatives from the Local Government Auditors' Association, Local Government Engineers, the Institute of Municipal Management and the Department.



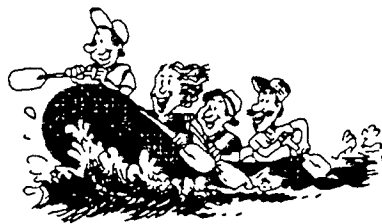
Development of the manual is being based on a similar Victorian manual modified to meet specific requirements of councils in NSW. Once completed, the manual will be available through the Institute of Municipal Management (Melbourne Office) at \$100 plus a \$30 annual subscription fee. For all non government authorities, copies of the manual will cost \$130 plus \$30 annual subscription fee.

It is important to note, however, that the identification and recording of assets controlled by the council should already be well under way. Councils need not wait until receipt of the manual before commencing this task. The update and review of existing fixed asset registers should also be undertaken.

GENERAL MANAGERS

Many councils are anticipating the Act and have commenced recruitment of General Managers and senior staff. The intent of the Act is that councils should firstly recruit a General Manager in accordance with the Act and, in consultation with the General Manager, determine their organisational structure. The General Manager would then recruit the senior staff and consult with the council during the recruitment process.

WATER SUPPLY,



SEWERAGE AND DRAINAGE

The water supply, sewerage and drainage provisions have not varied greatly from the 1993 tabled Bill. Issues of significance include:

- (a) Section 59 - vesting of works - has been streamlined (formerly section 58);
- (b) Section 60 - Minister's approval to works:-
 - i) works associated with a water treatment works no longer require approval (part of former S.59(b));
 - ii) only flood retarding basins prescribed by Regulation will require approval; (formerly S59(d));
 - iii) other flood works will not require approval (formerly S59(e)).

Authority for developer contributions for water supply and sewerage works has been removed from section 94 of the Environmental Planning & Assessment (EP & A) Act. The Water Supply Authority (WSA) Act will now be the primary source of authority, as called up by section 64 (formerly 63) of the Local Government Act, 1993.

The Public Works administration which has responsibility for the water, sewerage and drainage provisions will be issuing a circular on developer contributions, but the following should be noted:

- i) from 1 July 1993, authority for levying developer contributions for water and sewerage works will be section 64 of the Local Government Act (and WSA Act);
- ii) contributions collected via section 94 EP & A Act will be saved and available for application to water and sewerage works;
- iii) the provisions of the EP & A Act will not apply to developer contributions for water and sewerage works from 1 July 1993.

A single Water Sewerage and Drainage Regulation will pick up the remaining relevant technical and administrative provisions of Ordinances 45 (Water Supplies) and 46 (Sewerage).

COUNTY COUNCILS

The Local Government Act 1993 applies to county councils as well as general purpose councils. The only provisions which do not apply to county councils are the constitution of general purpose councils in chapter nine, election provisions for general purpose councils and the power to make and levy ordinary rates.

A new provision in the Act specifically states who may create or dissolve a county council. Proposals to do so must go through a public consultation process. This previously only applied to alterations to the boundaries or unions of county councils. The current legislation covers who may initiate action to alter the constitution of a county council.

Under the new Act, county councils will be constituted by a proclamation of the Governor. The provisions for the constitution of county councils have been reduced to four basic essentials, that is, the name of the county council, its area of operations, the number of persons to be elected and a description of its functions. However a proclamation constituting a county council may also include the same provisions available to general purpose councils under clause 177A.

A number of key provisions relating to county councils have been carried over in a more succinct form. County councils will be bodies corporate. The members of the governing body will be elected from the constituent councils. The chairperson will be elected by county council members from among their number.

Among new provisions being introduced in the Act is the requirement for county councils to employ a General Manager. This will bring them into line with general purpose councils. County councils will also follow the meeting procedures of general purpose councils.

The provisions relating to the making of financial contributions by constituent councils will be removed from the Act. These are complex, prescriptive and not needed. In future, councils would be expected to deal with such matters under negotiated agreements. However, the reserve power for these types of amendments can be prescribed by regulation.

CONVERSION GUIDE

The Department has prepared a Conversion Guide. This lists the sections of the Local Government Act 1993 and relates them to their equivalent or recent provisions in the 1992 and 1993 Bills, the Exposure Draft Bill, and the 1919 Act. The Conversion Guide will be provided to all councils following Assent.

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 1st July, 1993 commencing at 7.30p.m.

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

Apologies for absence were received from Councillors W.J.Mackay, P.E.Rogers and H.Williams.

- 1 RESOLVED on the motion of Councillor Calvert seconded by Councillor Stubbs that the apologies be accepted.

GENERAL MANAGER'S REPORT.

LOCAL GOVERNMENT LEGISLATION 1993 GL10/3 PT06

- 2 RESOLVED on the motion of Councillor Calvert seconded by Councillor Stubbs that :

1. Council, in accordance with the provisions of the Local Government Act, 1993, specify that the General Manager, Garry Mervyn McCully, be the employee of Council to have the functions of the General Manager.
2. Pursuant to Section 377 of the Local Government Act 1993, the Council hereby delegate to Garry Mervyn McCully (the General Manager of the Council or the person appointed to have and exercise the functions of the General Manager of the Council) all of the functions of the Council as specified in the Local Government Act 1993, the Impounding Act 1993, the Local Government (Consequential Provisions) Act 1993, the Roads Act 1993 and the Traffic (Parking Regulation) Amendment Act 1993 other than those functions which it may not delegate as referred to in Section 377 of the Local Government Act 1993 or in any other of the stated Acts.

The Council hereby delegate to Garry Mervyn McCully (the General Manager of the Council or the person appointed to have and exercise the functions of the General Manager of the Council) all of the functions, powers, authorities and duties of the Council pursuant to any other Act.

3. The Council's General Purpose Committee be delegated authority under the provisions of the Local Government Act, 1993, to deal with all matters referred to it.

Councillor Parsons arrived at this stage, the time being 7.33 p.m.

- 3 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Keegan that Council express its disappointment at the delays in the availability of the Act and the Regulations.

The meeting terminated at 7.34 p.m.

Submitted to and confirmed at the meeting of Council held on 13th July, 1993.

..... Mayor

NOTICES OF MOTION

SECTION 2

NOTICES OF MOTION

ORDINARY MEETING - 13TH JULY, 1993

By Councillor M G Parsons :

That an amount of \$5,000 (five thousand) be made available for the construction of a childproof fence adjacent to the Chas Perry Hall at the North Richmond Community Centre.

NOTE : The building and adjoining play equipment are used by playgroups five days a week and by children from the Before and After School Care each school day. Whilst an application has been made for funding under the Area Assistance Scheme, there is only a limited amount available each year from this source.

By Councillor L C Sheather :

That the Roads and Traffic Authority be requested to include the Hawkesbury City Council area in the 1994 "Headlights On" Campaign.

NOTE : This Campaign is conducted generally in areas where variable weather conditions during the winter period (June, July, August) cause hazardous traffic conditions. Motorists are encouraged through media and signposting campaigns to drive with their headlights turned on to increase the visibility of their vehicle.

By Councillor H J M Books :

That Council, as a matter of procedure, include advice in Section 149 Certificates regarding unauthorised land fill where known in respect of properties within the Hawkesbury City area. Prior to this action commencing that legal advice be sought in order to ensure that the Council's interests are fully protected.

NOTE: The proposal is to provide a further deterrent to the ever increasing volume of unauthorised land fill happening in this City's area. It is felt that once it is generally known that this sort of information is being furnished to potential land purchasers that it may assist in arresting this ongoing problem.

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

29TH JUNE, 1993

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 29th June 1993, commencing at 9.30am.

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

Apologies for absence were received from Aldermen W J Mackay and P E Rogers and were accepted.

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

ACTION BE TAKEN under Section 249(a) and Ordinance 30 of the Local Government Act, as amended, to alter the name of Golden Grove, Bligh Park, to Golden Grove Crescent, Bligh Park and to alter the name Golden Grove, Freemans Reach to Golden Grove Close, Freemans Reach.

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

COMMITTEE'S RECOMMENDATION

ACTION BE TAKEN in accordance with the Local Government Act, 1919, as amended to alter the name of Faischi Crescent, South Windsor to Fiaschi Crescent.

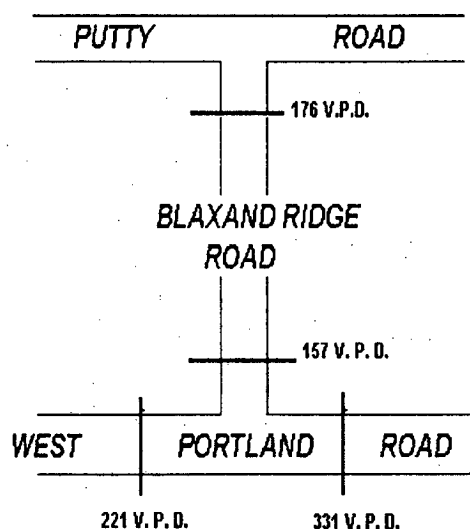
4. BLAXLANDS RIDGE ROAD - PUTTY ROAD TO WEST PORTLAND ROAD. 0209/R PT02

COMMITTEE'S RECOMMENDATION

THE RECONSTRUCTION AND bitumen sealing of Blaxlands Ridge Road between Putty Road and West Portland Road not proceed at this stage.

ADDITIONAL INFORMATION

A traffic count was undertaken on Blaxlands Ridge Road and West Portland Road at the locations shown on the diagram below over a six day period, including one weekend. The figures shown at the locations are vehicles per day. The difference in the volumes between the Putty Road end of Blaxlands Ridge Road and the West Portland Road end would be indicative of vehicles (trucks) accessing the effluent detention ponds.



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

COMMITTEE'S RECOMMENDATION

THE ROADS & Traffic Authority be advised that there is no objection to the use
of Curtis Road and Cuneen Street for the use of B-Double combinations. ✓

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

COMMITTEE'S RECOMMENDATION

THE ACTION TAKEN in the provision of the wombat crossing in Macquarie ✓
Road, Wilberforce adjacent to Wilberforce Public School be endorsed.

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

PRESENT:

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

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

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

CONFIRMATION OF MINUTES:

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

BUSINESS ARISING FROM PREVIOUS MINUTES:

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

Committee's Recommendation

PROVISION BE MADE for double white centre lines on eastern approach of Hunter Street to Balmain Road, as well as traffic dome.

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

Committee's Recommendation

THE SITUATION BE re-assessed upon completion of shop/arcade development being undertaken by J Apostolu (DA1308/92).

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

Committee's Recommendation

THE MATTER BE referred to the Roads and Traffic Authority for investigation, with a view to signposting at 60kph.

REPORTS:

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

Committee's Recommendation

NO OBJECTION IS made to the proposal, subject to the applicant complying with the following:-

1. submitting an amended plan for the Committee's consideration showing location of additional parking to Council requirements;
2. formalising access to Windsor Road for existing fruit market/Chinese restaurant;
3. restricting access to existing motel/storage area via Henry Road;
4. restricting access to proposed convention centre via Henry Road; and

5. completing intersection improvements to Henry and Windsor Roads as required under previous Development Consent N^o 443/1981.

GENERAL BUSINESS:

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

Committee's Recommendation

COUNCIL SUPPORT THE proposal by the Roads and Traffic Authority to streamline administration of Local Traffic Committees.

QUESTIONS WITHOUT NOTICE:

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

Committee's Recommendation

THE MATTER BE referred to the consultant preparing Richmond Traffic Study.

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

Committee's Recommendation

THE MATTER BE deferred pending site inspection.

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

Committee's Recommendation

NO ACTION BE taken due to proximity of existing pedestrian crossing as well as proposed alteration to carriageway.

NEXT MEETING:

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

Meeting terminated at 11.15am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

SECTION 2 - PLANNING & DEVELOPMENT

wp. 15/7.

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

Phills

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

Key Issues

- Minimum area requirement
- Existing dwellings

Recommendation

Refusal

Mr T Cotter, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE COUNCIL SUPPORT the application with one block being 10 (ten) hectares and the other 2 (two) being 9.25 (nine point two five) hectares and forwarded to the Department of Planning for concurrence.

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

wp.
15/7
phs

Owner	:	Mr and Mrs G Arnaout
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	758m ²
Zone	:	Rural 1(c1)
Advertising	:	Advertised with two submissions
Date Received	:	7th May 1993

Key Issues

- Amenity

Recommendation

Approval

Mr C Wilson, on behalf of the neighbour, objector; addressed the Committee.

✓ COMMITTEE'S RECOMMENDATION

X THE APPLICATION NOT be approved.

ADDITIONAL INFORMATION

The suggested reasons for refusal for this matter, and consistent with the indication by the Committee when debating the item, are as follows:-

1. The proposal is one likely to cause interference with the amenity of the locality by reason of the emission of noise, vibration and smell.
2. The applicant has not satisfied Council that he is able to comply with the definition of "home activity".
3. The proposal is not in the public interest as evidenced by objections received.

GARRY BANDAY 15/7

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

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

Key Issues

- Local area amenity
- Visual amenity

Recommendation

Refusal of application to allow the structure to remain.

Ms P Edwards, applicant, and Mr W Derody, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.20pm. Aldermen present at the inspection were Alderman W J Sledge, Mayor, and Aldermen B N Keegan, C A Paine, H Williams, L C Sheather, P J Minturn, R G Calvert and H J M Books.

COMMITTEE'S RECOMMENDATION

APPROVAL BE GRANTED to the structure to remain for a period of 2 (two) years subject to appropriate conditions to be reported to the Ordinary meeting.

ADDITIONAL INFORMATION

Appropriate conditions for this matter are considered to be as follows:-

1. The structure being lowered in height by the removal of the besser block piers.

2. The walls of the structure being painted in a tone that is as close as possible to the tone of the brickwork in the existing dwelling. The roof of the structure being painted in a tone that is as close as possible to the tone of the roof of the existing dwelling. All painting to be of a non-reflective nature.
3. The erection of a simple pergola structure, including vertical lattice work so as to "soften" the view of the structure from adjoining premises.
4. The works required in the above conditions being completed within a period of 6 (six) weeks.
5. The structure being removed from the site within 2 (two) years.

WP. 15/7/93 -
Stumps

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

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

Key Issues

- Amenity

Recommendation

Approval with conditions

Mr Pinfield, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with the plans submitted on 17th March, 1993.
2. Additional Parking shall be provided for 10 (ten) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways, including the connection to the existing seal in Comleroy Road, and aisles to conform to Council's Development Control Plan and to be constructed, drained, and marked. Full details of works shall be submitted for approval with the building application.
3. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
4. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
5. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
6. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application.
7. Landscaping shall be completed prior to commencement of use.
8. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
9. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
10. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
11. The existing driveway shall be used as an entrance only and the proposed driveway shall be used as an exit only. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
12. Operating hours shall be limited to 10.00am to 6.00pm daily.
13. The refreshment room shall only operate when the herb garden and craft shop is open.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

15. This consent is limited for an initial period of 12 months from commencement of operations. An inspection by the Divisional Manager of Environment and Development is to be undertaken prior to commencement of operations to ascertain whether works required as a result of conditions have been satisfactorily undertaken.

Glein 15/7.

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

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

Key Issues

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

Recommendation

Approval

Alderman Calvert declared an interest in this matter.
Mrs L Butcher and Mr Muscat, objectors, addressed the Committee.

Alderman Paine arrived at the meeting at 11.23am.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

2. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

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

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

Key Issues

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

Recommendation

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

Mr A Currall, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE MATTER BE further reported in greater detail to the Ordinary meeting, including an assessment of the social impact, and that a site inspection be carried out.

2 - 8 - 1.50 p.

hp.
Stubbs
21/9
**7. FORTY BED AGED PERSONS HOSTEL, LOT 211, DP806061,
Nº 47 RICHMOND ROAD, WINDSOR - FITZGERALD MEMORIAL
HOSTEL. DA113/93**

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

Key Issues

- Access
- Visual amenity

Recommendation

Approval with conditions

Alderman Sledge declared an interest in this matter and vacated the Chair.

Alderman R P Stubbs, Deputy Mayor, took the Chair.

Mr A O'Grady, Architect, and Ms S Smith, Co-Ordinator of Hawkesbury Meals on Wheels, addressed the Committee on behalf of the application.

✓ **COMMITTEE'S RECOMMENDATION**

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with Plan Nº H2/93/7/3 dated 24th March 1993 and issued 14th May 1993, except where amended by conditions.
2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. Parking shall be provided for 1 (one) ambulance and 7 (seven) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. The entrance to the service yard is to be opened up to provide satisfactory access. Full details of works shall be submitted for approval with the building application.

4. A surcharge path sufficient to carry the 1:100 year storm flow frequency is to be provided across the site.
5. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
6. Design and construction of site drainage shall be carried out in accordance with Council's guidelines for stormwater drainage requirements for commercial, industrial and medium density developments. Details to be submitted for approval with the Building Application and shall include the partially completed drainage line through the site.
7. Claremont Lane shall be constructed of brick paving and concrete edging generally along the line of existing failed paved area. The work shall include a paved footway 1 (one) metre wide utilising a contrasting paving brick at the northern side of the Lane and a paved vehicular passing bay on the southern side together with drainage through the site to off the end of the Lane. There shall also be constructed at the entrance to Claremont Lane, a brick entrance threshold treatment such as to prohibit heavy vehicles. The design of each of the above shall be submitted for approval by the Divisional Manager of Environment and Development with construction to the satisfaction of the Divisional Manager of Engineering Operations.
8. Creation of a drainage easement 2.5 (two point five) metres wide over the existing line of pipes through the site.
9. Construction of a sealed access road from the Lane beside the "Rum Corps" to the proposed car park area. Details to be submitted for approval with the Building Application.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site from the lane beside the "Rum Corps".
11. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
12. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
13. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
14. The spillage of light, if any, shall be controlled so as to not interfere with local amenity.

15. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021. Details are to be prepared by an accredited acoustical consultant to be submitted for approval with the building application.
16. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
17. The amount of landscaped area being increased to a minimum of 1000 (one thousand) square metres. Details of the designated area shall be submitted with the Building Application.

Alderman Sledge resumed the Chair.

Glenn 19/7/1

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

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

Key Issues

- Location
- Design

Recommendation

Approval

Mr W Chan, applicant, and Mr W Howden, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

nb :

Glen. 19/7

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

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

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

Key Issues

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

Recommendation

Approval

Mr K Mitchell, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THE OBJECTION TO the minimum area provisions of Hawkesbury Local Environmental Plan, 1989, and pursuant to State Environmental Planning Policy No.1 be supported and that should the concurrence of the Director of the Department of Planning be granted the application be approved.

- B. A further request be made to the Department of Planning concerning zoning of the Grose Wold area to enable subdivision with lots of minimum area of 4 (four) hectares.

*Item
21/7.
revised plan
to GOC 27/7*

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

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

Key Issues

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

Recommendation

Rezoning not be supported.

Mr K Wallis, the applicant; Mr R Horryck and Mr L Clinch, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.55pm. Aldermen present at the inspection were Alderman W J Sledge, Mayor, and Aldermen B N Keegan, C A Paine, H Williams, L C Sheather, P J Minturn, R G Calvert and H J M Books.

The applicant and objectors addressed the Committee on site.

COMMITTEE'S RECOMMENDATION ✓

THE APPLICANT BE requested to submit a revised proposal for medium density housing on land above the natural 1 : 100 flood contour. Further, that the applicant be advised that filling of the land is not supported. X

C to C ONED

W.P. 19/7. (S/V. 19/7)

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

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

Key Issues

- Amenity
- Traffic

Recommendation

Approval

COMMITTEE'S RECOMMENDATION ✓

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

1. The development shall be carried out in accordance with Plan N^o 9218, dated January 1993.

2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.
4. Parking shall be provided for 25 (twenty five) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
5. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
6. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
7. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
8. Landscaping shall be maintained.
9. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
10. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
11. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
12. The spillage of light, if any, shall be controlled so as not to cause any nuisance.
13. The driveway and parking layout being amended to provide for only 1 (one) entry/exit point. In this respect, the applicant is to liaise with the Divisional Manager of Environment and Development. Details to be submitted for consideration with the Building Application.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

15. Filling of the site to provide a minimum 0.5% (point five) fall to the level of the required kerb and gutter in Woodlands Road. Care is to be taken to protect and retain as many trees as possible by the provision of suitable subsoil drainage. All fill is to be compacted to 98% (ninety eight) standard compaction and verified by test results. Topsoil is to be stockpiled and respread over the finished surface.
16. The existing Telecom cable traversing the site is to be relocated clear of the proposed development in consultation with Telecom Australia.
17. Construction of access and car parking works within the transmission line easement to be carried out to the requirements of Prospect Electricity. The access drive is to be relocated clear of the existing power pole on the site.
18. The service area to be modified to provide suitable manoeuvring for delivery vehicles.
19. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of an 8 (eight) metre wide sealed pavement over the frontage of the site together with any such works as are necessary to make this construction effective.
20. The full construction of a 6 (six) metre wide sealed pavement from Sackville Road to Iron Bark Drive where not covered by the above together with any necessary drainage and including a suitable intersection at Sackville Road.
21. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6 (six metres).
22. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
23. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. A drainage line together with a suitable surcharge path is to be included to carry water from above the site to the culvert under Woodlands Road.

Phil
19/7/93
12. PROPOSED DEVELOPMENT OF VILLA UNITS, LOT 27,
DP25171 N^o 23 MONTI PLACE, NORTH RICHMOND - MR S
POTTS. DA86/93 PT01

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

Key Issues

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

Recommendation

Refusal

The Town Clerk/General Manager read a letter to the Committee from Mr Steven Potts which is quoted below:-

"I would like to have the above matter deferred to a later meeting because of a number of issues regarding the application that need to be addressed we have not been able to do this in time because the attending inspector (Mr Phillip Johnston) is on annual leave and, therefore, unavailable to discuss proposed changes. I do not want to present a proposal in unacceptable form."

Alderman Sheather tabled a letter from Julie London which the Town Clerk/General Manager read to the Committee and which is quoted below:-

"The removal of a beautiful tree would be a shame. We have abundant bird life in our neighbourhood and this removal would be a disaster."

Privacy

There are people renting existing homes and the position of overlooking is very evident.

We can view the occupants in the kitchen, laundry and shower at the moment.

We have put up a lattice construction and all of above can be viewed over this construction, which is 4ft over existing 5ft fence."

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE matter be deferred.

Going Back up to this GPC 27/7

Glen 19/7

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

COMMITTEE'S RECOMMENDATION

THE INFORMATION ON assessment of applications under the Tree Preservation Order be received.

Col 16/7

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

COMMITTEE'S RECOMMENDATION

THE APPLICATION FOR removal of the tree be refused in that removal of the tree is unnecessary at this time and would set an unreasonable precedent within the area.

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

COMMITTEE'S RECOMMENDATION

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

Glen 19/7
16. 51 BOSWORTH STREET, RICHMOND - HERITAGE
BUILDING - POSSIBLE "WILFUL NEGLECT". GH020/003,
P255/200.

Mr D Shaddick, representing the owners of the building, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.40pm. Aldermen present at the inspection were Alderman W J Sledge, Mayor, and Aldermen B N Keegan, C A Paine, H Williams, L C Sheather, P J Minturn, R G Calvert and H J M Books.

Mr Shaddick addressed the Committee on site.

✓ COMMITTEE'S RECOMMENDATION

✓ COUNCIL NOT SUPPORT the Heritage Advisory Committee's request to have the State Government take action against the landowners because of "wilful neglect".

17. GLASS RECYCLING. GW010/006 PT02

RAY. 19/7

COMMITTEE'S RECOMMENDATION ✓

THE APPROPRIATE CONTRACTOR be given notice that all glass recycling receptacles are to be removed from public places within 60 (sixty) days.

Glen 19/7

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

COMMITTEE'S RECOMMENDATION ✓

A DRAFT LOCAL environmental plan be prepared with the aim of prohibiting the burying of whole motor vehicle tyres within the Hawkesbury Local Government area and that the exhibition process consider the current status and recycling processes available both locally, nationally and internationally. ✓

ELW. 19/7

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

Mr G White, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE MATTER BE further reported to the Ordinary meeting in light of additional information supplied by the applicant. ✓ 26 12/10

Col 16/7/ 20. TREE REMOVAL - AGRICULTURE, LOT 66, DP791125 N^o
1599 COOBAH ROAD, EAST KURRAJONG - MRS V DAVISON.
P335/100 PT02

Alderman Sheather declared an interest in this matter.

✓ COMMITTEE'S RECOMMENDATION

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

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

Glenn 19/7 (Lays)?

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

COMMITTEE'S RECOMMENDATION

✓ A SUBMISSION BE made as per this report with the exclusion of the paragraph under the heading "Management Options".

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

KARC
14/7

Mr Corkery, Mr B Hurdige (Executive Director of NSW Chamber of Mines and Extractive Industries) and Mr J Schaffer (Chairman and Managing Director of Schaffer Corporation), addressed the Committee on behalf of the applicants.

Mr J Murphy (Vice President of CHANGE), Mrs G Crosby, Mrs S Larkin and Mr K Lance, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE DRAFT LOCAL environmental plan as amended be forwarded to the Department of Planning for gazettal and that objectors be sent a detailed letter explaining the legal issues and the likely results of implementation of the LEP.

Alderman Stubbs left the meeting at this stage.

23. WU'S CARPARK. GC010/019 PT01

RAYS
19/7

COMMITTEE'S RECOMMENDATION

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

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

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

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

COMMITTEE'S RECOMMENDATION

COUNCIL REQUEST THE Minister for Planning's consideration to the imposition of all disputed conditions in respect of DA 343/92 and that the school be advised of the situation.

Glen 19/7 (Swamy)

Swamy 19/7
25. HOME ACTIVITY - CAR DETAILING, LOT 12, DP791952, N^o 552A BELLS LINE OF ROAD, KURMOND - D SCOTT AND W WRIGHT. DA310/92

Mr W Wright, the applicant; and Mr F Swavely and Mr D Lebeater, objectors, addressed the Committee.

Town Clerk/General Manager read to the Committee, a letter tabled by Mr Lebeater addressed to the Mayor, which is quoted below in full:-

"RE: GRIMA - LOT 12 DEPOSITED PLAN 791952 BELLS LINE OF ROAD, KURMOND

I am the registered proprietor of Lot 11 in Deposited Plan 791952 being the property known as 552 Bells Line of Road, Kurmond, and which is situated immediately adjacent to the above property.

I am advised that Lot 12 is currently leased by Mr Grima who is the registered proprietor to a tenant who occupies the premises and operates a car detailing business therefrom. I am also of the understanding that the development approval in respect of the operation of that business expires in the near future and that an application has been made by the occupant to extend that development approval.

I wish to register my strong objection to the extension of the development approval now being considered by Council. Complaints have been received by me from an adjoining owner and my tenant in relation to the property. The occupant of Lot 12 clearly carries on a business which is not suitable to the residential nature of the area and has caused considerable damage

and disfigurement to the right of way adjacent to my land as a result of the continuous traffic over the right of way.

These properties are zoned rural 1(c1) and the objectives of the zone are:-

- 1. to primarily provide for "rural residential living style";*
- 2. "to prevent the establishment of traffic generating development along main and arterial roads"; and*
- 3. "to ensure that development maintains the rural character of the locality and to minimise disturbance to the landscape through clearing, earth works and access roads".*

The current activity on the property is unsightly and is causing damage to the access roads. It is clearly not the type of use in respect of which those objectives have been set.

I, therefore, request that Council refuse the application to extend the development approval and advise me accordingly."

COMMITTEE'S RECOMMENDATION ✓

DEVELOPMENT CONSENT N° 310/92 be amended by deleting condition N° 2, further that a landscape plan be submitted to the satisfaction of the Divisional Manager Environment and Development. ✓

Rural. 19/7

26. BLIGH PARK DEVELOPMENT. LEP004/89 PT03 ✓

Alderman Calvert declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE COUNCIL AGREE to the outline concept for the remainder of Bligh Park and Bligh Park North area and advise residents and the Department of School Education accordingly. ✓

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

COMMITTEE'S RECOMMENDATION

COUNCIL SUPPORT IN principle, the rezoning of the land but prepare a Development Control Plan before proceeding.

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

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

29. HOME ACTIVITY - MANUFACTURE AND REPAIR OF
CERAMIC GARDEN POTS, FISH TANKS AND TERRINES AND
CULTIVATION OF BONSAIS - LOT 1, DP 783233, 208
RICHMOND ROAD, CLARENDON - MR D & MRS G MOSS
DA107/93

Mrs G Moss, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

CONSENT BE GRANTED subject to:-

1. The development, being a home activity involving the assembly/repair to fish tanks and terrines, manufacture of ceramic garden pots and the cultivation of bonsais shall be carried out generally in accordance with plans and supporting documentation submitted with the application.
2. No goods shall be stored between the building and the street alignment.
3. Operating hours shall be limited to 10am to 5.00pm, 7 (seven) days a week. Any alteration of these hours will require Council consent.
4. Parking shall be provided for 2 (two) vehicles in accordance with Council's regulations and Parking Policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers, drained and marked. The parking spaces are to be relocated as necessary to provide optimum manoeuvring on the site and ensure all vehicles enter and leave the site in a forward direction.
5. 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)."

Alderman Williams left the meeting at this stage, the time being 6.23 p.m.

SECTION 3 - FINANCE

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

Alderman Keegan declared an interest in Cheque N° 19027.

Alderman Parsons declared an interest in Cheque N°s 18963 and 19304.

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. | 18901 | - | 19637 | 11366521.48 |
| Trust Fund Nos. | 1477 | - | 1496 | 3538401.28 |
| FID General Fund | 469194 | - | - | 467818.43 |
| 98P General Fund | - | - | - | - |
| 98P Bank Trust Fund | - | - | - | - |
| FID Account Trust Fund | - | - | - | - |
| | | | | <hr/> |
| | | | | \$15372741.19 |
| | | | | <hr/> |

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

COMMITTEE'S RECOMMENDATION

THE \$100 (ONE HUNDRED) be reduced to a nominal fee of \$1 (one dollar) per year.

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

COMMITTEE'S RECOMMENDATION

✓ COUNCIL RESOLVE TO advertise its intention to create the public carpark bounded by West Market Street, Bosworth Street, Windsor Road and Francis Street, Richmond as an Alcohol Free Zone.

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

COMMITTEE'S RECOMMENDATION

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

Alderman Williams returned to the meeting at this stage, the time being 6.30 p.m.

5. ALFRESCO STYLE DINING. GIO11/002

COMMITTEE'S RECOMMENDATION

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

AN INVESTIGATION BE undertaken of the "Alfresco" type dining in the Thompson Square area.

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

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received. ✓

9. HAWKESBURY CITY NETBALL ASSOCIATION. GC305/016
PT01

Mrs J Peare (President of the Hawkesbury City Netball Association) addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

X THE INFORMATION BE received.

11. HAWKESBURY INTERAGENCY - COMMUNITY SERVICES.
GC130/016

COMMITTEE'S RECOMMENDATION

J HAWKESBURY INTERAGENCY BE advised that Council is not able to provide additional premises as requested and that representations be made to funding bodies to provide sufficient subsidies to allow organisations to lease suitable premises in accessible locations.

QUESTIONS WITHOUT NOTICE

1. Alderman Keegan asked what happens to the rates collected for retail signage.

The Town Clerk/General Manager advised that it goes into General Fund Income.

2. Alderman Keegan stated that he had received telephone calls regarding the renaming of East Kurrajong Road Section 2, where Council had it around the wrong way.

The Divisional Manager Engineering Operations advised that a report would be coming back to Council in this regard.

The Town Clerk/General Manager advised that the people who wrote the original submission were advised that the other road was Bull Ridge Road, but they wanted it for their road. It was not Council's error.

3. Alderman Parsons stated that he raised at the last General Purpose Committee meeting the question regarding the alcohol free zone in Richmond Park being policed and asked for some information to be faxed back to him. As yet he has heard nothing in this regard.

The Divisional Manager Corporate Services undertook to follow this matter up.

4. Alderman Parsons stated that the Council is running various buses, etc to picture theatres throughout the school holidays and to various activities. The owner of the Richmond Theatre advised that he has spent \$400,000 refurbishing and employing local people and there is no mention of any free buses to the local picture theatre. He asked if this could be addressed.

The Divisional Manager Community Services advised that in the past and in the future there will be excursions from Vacation Care Centres to the local theatre as well.

5. Alderman Parsons referred to the successful negotiations between Council and the Richmond Branch of McDonalds regarding the disabled access and advised that a decision had been made by the management of McDonalds to provide these facilities in all future restaurants in Australia whether required or not by legislation. He asked if the public could be made aware of this through the Mayoral Column.
6. Alderman Books asked if a report could be prepared on traffic management through the main street of South Windsor and the relative costing.
7. Alderman Sheather referred to the Special Meeting Business Paper for this Thursday which refers to a briefing of members on the legislation and advised that he would wish that to happen.
8. Alderman Sheather referred to recent tenders relating to clay content in some of Council's road materials and sought advice in this regard.

The Divisional Manager Engineering Operations stated that there was criticism the last time tenders were called for materials on The Driftway, and the scope was widened so that all materials that were tendered for last time could be included this time. The matter would be reported to the next Ordinary Meeting.

Alderman Sheather stated that cement is weakened by clay and if it is going to be stabilised, one wonders whether there should be an increase in the clay content.

The Divisional Manager Engineering Operations advised that tests are carried out on all materials to see what percentage of cement should be used when stabilising it so that it conforms with the usual standard.

9. The Mayor advised that site inspections would be carried out at 2.30 p.m. on Thursday, 1st July, 1993.

The meeting terminated 6.46 p.m.

REPORTS FOR DETERMINATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER
SEAL OF COUNCIL. GC283/013 PT02, GC283/123 PT01,
GC283/043 PT03, GC283/119 PT02

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

| | |
|---------------------|---|
| Commercial Lease | Lease of Shop 1 (Butchers Shop) McGraths Hill to Mr J Farrugia for a period of 3 (three) years at a commencing annual rental of \$6,760 (six thousand seven hundred and sixty dollars) plus outgoings contribution. Rental to be reviewed annually in line with movements in the Sydney CPI. |
| Commercial Lease | Lease of Shop 1A McGraths Hill for establishment of a hairdressing salon. Lease to Mr Frank and Mrs Maria Barber for a period of 3 (three) years at a commencing yearly rental of \$4,160 (four thousand one hundred and sixty dollars) plus outgoings contribution. Rental to be reviewed annually in line with movements in the Sydney CPI. |
| Assignment of Lease | Assignment of lease in respect of Governors Choice Restaurant. Lease to be assigned from Mrs Kathleen Toovey to Mr Bruce Lenard Pepper. Mrs Toovey is selling her share of the business to Mr Pepper. |
| Residential Lease | Lease of 3 (three) bedroom cottage at 52 Berger Road, South Windsor, to B Griffiths, M McKenzie and W Hill for a period of 6 (six) months at a weekly rental of \$170 (one hundred and seventy dollars). |
| Deed | Providing for Mr Phillip Pope to be deleted from the Wisemans Ferry, Ferry Contract, with Mr Alex Barron continuing on his own account. |

This is Page of the Minutes of the ORDINARY N° 6 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 13TH JULY, 1993.

2. DOORKNOCK APPEALS 1994. GC110/1 PT1

Set out below are dates scheduled for Doorknock Appeals during 1994 :

| <u>Organisation</u> | <u>Date
Required</u> |
|--|--------------------------|
| Australian Red Cross Society - Red Cross Calling | 20th/27th March |
| St. John Ambulance Brigade | 16th/17th April |
| The Salvation Army Red Shield Appeal | 29th May |
| Australian Freedom From Hunger Campaign | 11th September |

IT IS RECOMMENDED THAT Council's current policy apply for 1994 and the above Doorknock Appeals be approved.

3. STAFF MATTERS. EDBM, EDTJ, EOLS

The following resignations have been received:-

- ◆ Brian Malouf, Senior Building and Development Officer, Environment and Development - effective 4th June 1993, to take up another position at Blacktown Council.
- ◆ Tanya Jackson, Clerical Assistant, Environment and Development - effective 2nd July 1993.
- ◆ Laurence Shepherd, Parks and Gardens, Engineering - effective 11th July 1993, retiring due to ill health after 16 years service to Council.

IT IS RECOMMENDED THAT the resignations be accepted and references be issued under the Common Seal of Council.

4. MAIL REMITTANCE PROCESSING, "LOCKBOX". GF007/001 PT02

In order to facilitate payment of rates and other amounts due to Council, an investigation has been undertaken of further options for the payment of such amounts. The current payment options are:-

- . any branch of the Commonwealth Bank
- . any local branch or agency of Australia Post
- . the major Credit Cards by telephone
- . Telebank
- . mail remittance

In conjunction with WSROC councils an examination was made of the ""lockbox"" system for mail remittance processing offered by the Chase Manhattan Bank Australia Ltd. This remittance system provides a facility where payments are posted directly to a "lockbox", (private bag) where they are processed by the bank. Ratepayers and residents utilising this system forward their cheque or credit card payment directly to the "lockbox" and following the processing by the bank, the proceeds are electronically transferred to Council's bank account and details provided electronically to Council's computer system. In the event that attachments or correspondence are included with the payments, these would be forwarded by the bank directly to Council through the Document Exchange on a daily basis.

It is estimated that the "lockbox" system will provide some savings to Council in processing and administrative costs, in addition to providing additional services to the public. Of the current payments made to Council, 22% are received by mail, 30% through the Commonwealth Bank, 16% through Australia Post and the remaining 32% over the counter or by the telephone credit card service. Based upon this information, approximately 17,000 mail remittances would use the "lockbox" system. This figure would be likely to increase with the new requirement provided in the Local Government Act for quarterly billing of rates.

Based on these estimates of usage, the unit cost for each remittance under the "lockbox" system is expected to average 84 cents. In comparison, the average unit cost via the Commonwealth Bank is 88 cents, and for Australia Post is \$1.43. These estimates include Council's staff operating costs.

This system would be of benefit to ratepayers in outlying areas, away from centres of population, non resident ratepayers and local residents who commute to other areas for employment, who may have difficulty in gaining access to Post Office agencies in the Hawkesbury area. To improve the introduction of this system, the

provision of a pre-paid, self addressed envelope is suggested, at an additional cost of 50 cents per unit, covering the cost of postage and envelope, making a total unit cost of \$1.34. This is still favourable in terms of the current costs of \$1.43 utilising Australia Post as Council's agent. The pre-paid postage cost of 47 cents would not be incurred if the envelope was not used.

It is proposed that this system would commence from 1st January, 1994. Prospect Electricity and four other WSROC councils have confirmed their intention to proceed with the "lockbox" system. It is anticipated that the agreement will be for a one year period with a further option of one year.

IT IS RECOMMENDED THAT Council enter into an agreement with the Chase Manhattan Bank Australia Ltd, for the "lockbox" mail remittance processing system, from 1st January, 1994.

5. RENEWAL LOANS OF \$1,518,000 COMMONWEALTH BANK OF AUSTRALIA. GF14/1 PT01

Loans of \$2,067,000 were renewed from the Commonwealth Bank of Australia in July 1989. These loans are due for Renewal in July 1993 for the amount of \$1,518,000.

In accordance with Council's non renewal policy which was adopted at the Special Meeting on 4th May 1993, in regard to the Corporate Plan, the renewal loans with a balance of 1,518,000 should be paid out in full.

IT IS RECOMMENDED THAT the balance of loan numbers 63, 64, 69 and 70 amounting to \$1,518,000 (one million, five hundred and eighteen thousand dollars) be redeemed and not renewed and the funds be provided from the Bligh Park Reserve.

6. AUDITING SERVICES. GF001/002 PT2

Tenders for auditing services were received following Ministerial approval in April 1993. The tenders differed extensively in services and price, making comparability difficult.

With the introduction of the new Local Government Act effective from 1 July 1993, continuing downward trend in prices for auditing services and the disparity of services and price tendered, it is considered to be of benefit to call for fresh tenders requiring, in more detail, the scope of the audit service.

IT IS RECOMMENDED THAT fresh tenders be called for auditing services under Section 422(5) of the new Local Government Act.

7. LOCAL STATE EMERGENCY SERVICE CONTROLLER. GC180/001

The State Emergency Service has written indicating that the appointment of the Local Controller, Councillor Peter Minturn, is due for review.

Councillor Minturn has been the Controller for 10 years and has always enjoyed the respect and support of the SES organisation, the Council and the local community. Accordingly, his re-appointment to the position is fully supported.

IT IS RECOMMENDED THAT Council advise the NSW State Emergency Service that it fully supports Councillor Peter Minturn's re-appointment as Local Controller.

8. SALE TO WILBERFORCE DISTRICT SPORTS AND RECREATION CLUB - N^o 25 WOODLANDS ROAD, WILBERFORCE. GC285/017 PT01

Following ongoing negotiations and discussions with the Wilberforce District Sports and Recreation Club, an offer has been received from the Club for the purchase of N^o 25 Woodlands Road, Wilberforce, for the purpose of erecting a licensed club on the site. Council will note a Development Application has been lodged for the proposal, and is addressed in Item 11 of the General Purpose Committee - Planning and Development Section of this Business Paper.

The offer is in the amount of \$80,000 and conditions associated with the offer include:-

- (i) Interest free term.
- (ii) Principal repayments of \$5,000 per annum.
- (iii) Maximum period of repayment is 16 years, with an option of making an earlier repayment.
- (iv) Council to take a position as a second mortgagee.
- (v) Council to have the right to limit the Club's borrowings on a first mortgage to \$150,000.

The subject property comprises an area of 5547m² and is zoned Part Rural 1(b), Part Open Space Existing 6(a). It adjoins a property used by a scout group and is located opposite Woodlands Park and an industrial area.

Council, at its meeting in March 1991 resolved to support, in principle, a proposal to lease the subject property to the Club. However, various financial institutions have indicated that they require security in the form of title to the property, prior to lending funds for the development of a licensed club. Subsequently, the offer has been submitted for the purchase of the site on a long term repayment basis by the Club. Consultant valuers have reported \$80,000 is the current market value of the property.

The condition relating to Council taking a position as a second mortgagee, could allow the Council in the event of the Club failing, to regain the land by paying out any first mortgage, which as reported is proposed to be limited to \$150,000. In this scenario, the property and its improvements, would be returned to the ownership of Council. It is noted that the estimated value of the improvements,

ie. Club premises and associated facilities, will be in the order of \$350,000. Council's interests in this regard can be protected by the completion of an appropriate Deed of Agreement, prior to settlement taking place. The Deed will need to provide that any Agreement associated with a first mortgage, contain a provision that Council as the second mortgagee, will have the first option to buy out or repay the first mortgage, in the event that the first mortgagee assumes the role of mortgagee in possession if the Club fails. If at this stage, monies are outstanding on the second mortgage to Council, the Council can act as mortgagee in possession and exercise its powers of sale or foreclosure under the mortgage to recover its costs. In the event no repayments are outstanding, the Council could regain ownership of the property after paying out the first mortgage. The situation should also be covered by the Deed.

Clearly, the Club is not in a position to cover the full purchase price for the land at this stage due to the substantial costs associated with the development and establishment of the facility. However, in accepting the Club's offer, Council will be supporting in kind an organisation which aims to serve the residents of Wilberforce, Glossodia, Freemans Reach, Ebenezer and Sackville in general, and sporting groups within the area.

IT IS RECOMMENDED THAT:-

1. The offer from the Wilberforce District Sports and Recreation Club for the purchase of Lot 274, DP813232, N^o 25 Woodlands Road, Wilberforce, be accepted on the basis of the following principle terms and conditions:-
 - (i) A purchase price of \$80,000 (eighty thousand dollars).
 - (ii) Interest free term.
 - (iii) Principle repayments of \$5,000 (five thousand dollars) per annum.
 - (iv) Maximum period of repayment of 16 (sixteen) years with an option of making an earlier repayment.
 - (v) Council to take a position as a second mortgagee.
 - (vi) Council having the right to limit the Club's borrowings on a first mortgage, to \$150,000 (one hundred and fifty thousand dollars).
2. An appropriate Deed of Agreement covering Council's interests in the deal, be completed prior to settlement and all reasonable legal costs associated with the sale and preparation of the Agreement, be met by the Club.

3. The Seal of Council be affixed to all necessary documentation.

9. DISTRICT RECREATION FACILITY, SOUTH WINDSOR -
GRANT APPLICATION. GP080/001 PT03, GP080/002 PT03,
GR30/23 PT01, P1829/810 PT01

Council, at its meeting of 13th April, 1993, adopted in principal, the proposal to develop a district recreation facility at South Windsor. The further development of this proposal is currently being undertaken, including the seeking and advertising for comment from interested parties.

The Hawkesbury Sports Stadium Limited made application to the Federal Department of the Arts Board, the Environment and Territories for funding towards the indoor complex under the 1992/93 Recreation and Sporting Facilities Program. Advice has recently been received that the Sports Stadium was successful in receiving a grant of \$200,000 towards this project.

An application has been prepared for submission to the State Government under the Department of Sport Recreation and Racing's Capital Assistance Program for 1993/94. Considering the number of sporting disciplines and the range of age groups which will benefit from this recreation facility, it is suggested that external grant funding be sought.

IT IS RECOMMENDED THAT application be made to the Department of Sport Recreation and Racing for Capital Assistance funding in the 1993/94 Funding Program.

10. ELECTRONIC BUSINESS PAPER. GC280/001 PT02

As Council will be aware, investigation has been under way as to the introduction of an Electronic Business Paper for Committee and Council Meetings.

Whilst there are a number of software applications available in general format, one particular company, namely Advansys Pty Ltd, currently markets an Automated Business Paper Package, specifically for Local Government and is adapted to each Organisational requirements.

In general terms the concept of the Electronic Business Paper whilst being discussed within the industry for some time, is relatively new in application and software development continues in this regard. The product of the Advansys Company is considered to be the most developed and suitable in terms of this Organisation's requirements.

The Director of the Company, Mr Greg Bell, has undertaken a detailed Systems Analysis Report, which is now to hand.

The report includes a design specification with a focus on the main concepts and components of an Electronic Business Paper System together with a full costing and implementation plan.

It is noted that the Advansys Company is already implementing similar systems for a number of other local government organisations including Lane Cove, Fairfield and Canterbury Councils.

The cost of developing and applying the software required for the automated business paper is \$46,800. The use of general software packages was considered, whilst in terms of cost they may initially appear cheaper than the tailored package provided by Advansys, but the necessary development and modification required would not prove cost effective in the longer term. There would also be a considerable delay in achieving a fully functional product.

Accordingly, the quotation from Advansys Pty Ltd, for the supply and implementation of the automated business paper software is supported.

In terms of hardware requirements, again, various computer notebooks have been examined as to suitability. As previously reported, Toshiba has a new release of notebooks, three models becoming available this month. These have been trialled and it is considered the most appropriate is a Toshiba Model 1900/120.

In terms of general requirement the unit features 120Mb hard disk (which is capable of approximately 2 years of Business Paper storage capacity), passive matrix colour screens and the newly developed ball point mouse.

Including the necessary software licenses, each note book has a value of approximately \$5,300, however, advice from Toshiba is that they expect a price structure review to be announced later this month with price decreases expected. Consistent with the previous philosophy concerning information technology improvements/upgrades, it is proposed to lease the notebooks over a period of 3 years. The advantages in leasing for Council principally are the spread of financial exposure and the ability to upgrade at any time within the lease period. This is particularly beneficial having regard to the advancement of computerised technology. Quotations for leasing of the equipment will be invited and further reported to Council.

A demonstration of the Notebooks can be arranged and it is expected that the units will be delivered next month with a training program arranged for September/October period. In terms of the implementation program, it is anticipated that the Electronic Business Paper will "go live" very early next year.

Funding for the acquisition of the necessary software and hardware is available and previously voted under the information technology program.

IT IS RECOMMENDED THAT:-

1. The quotation from Advansys Pty Ltd for the development and installation of Automated Business Paper software in the amount of \$46,800 (forty six thousand eight hundred dollars) be accepted.
2. That the Common Seal of Council be affixed to the Contract document between Advansys Pty Ltd and Council.

11. FITZGERALD MEMORIAL HOSTEL INCORPORATED - SALE OF LAND. GC285/025

Council will recall at its Special meeting held on 15th February 1993, that it adopted the recommendation to purchase Lot 211, DP806061 on behalf of the Fitzgerald Memorial Hostel in the amount of \$780,000. Lot 211 is an irregular shaped block having an area of 8648m². A plan of the site will be displayed at the meeting.

The proposal originally was to provide for development on part of the site of an aged persons home by the Fitzgerald memorial Hostel Incorporated and a residue of land being available for future development by Council.

Valuers were engaged by the Committee as to the value of that part of the land to be acquired from the Council, and have reported that a fair market value of the land proposed to be acquired by the Committee is \$680,000. The revised desired purchase area is identified on the plan has an area of 6934m².

In addition to the offer of \$680,000, the Committee is further prepared to offer an amount of \$20,000 for use of part of the residue lot which forms, in essence, an undercover parking area which has been cut into the natural hill on the site. Thus, a total purchase price of \$700,000 is offered. The Committee as an optional offer also indicate they are willing to purchase the whole of the site for the same original purchase price by Council of \$780,000. It is considered that Council should consider retention of the 'top' parcel of land for some future opportunity.

In view of the deviation from the original proposal, whereby Council was to retain a significant proportion of the lot for future development, and in view of the acquisition costs born by Council in the purchase on behalf of the Hostel, the offer by the Fitzgerald Memorial Hostel Incorporated to meet all transfer and subdivision costs associated with the sale is considered appropriate:

The residue site proposed to be retained by Council is battleaxed in shape and is served by main road access to Richmond Road via an access handle. In terms of the original purchase price of \$780,000 paid by Council, the residue lot, therefore, attracts a cost value to Council of \$80,000. It is considered that the residue site has some future development potential for Council, particularly if adjoining lots can be acquired and consolidated. A site inspection has indicated that some surrounding housing stock is only in fair condition and may present a suitable opportunity for redevelopment in the future. It is further noted that spoil from the building works conducted on the site has been stockpiled on the residue lot. The material can be utilised in other Council operations and once removed will provide a level building block.

Having regard to the purchase price offered by the Fitzgerald Memorial Hostel Incorporated and the Hostel's offer to meet all transfer and subdivision costs in this matter, the sale to the Fitzgerald Memorial Hostel Incorporated is, therefore, supported.

IT IS RECOMMENDED THAT:-

1. Council sell to the Fitzgerald Memorial Hostel Incorporated that part of Lot 211, DP806061 as identified as having an area of 6934m² with the agreed purchase price to be \$700,000 (seven hundred thousand dollars).
2. The subdivision be affected with all transfer and subdivision costs in this matter to be born by the Fitzgerald Memorial Hostel Incorporated.
3. All necessary documents be completed under Seal of Council.

12. 1994 CELEBRATIONS PROGRAM - STAFFING. GH020/010 PT02

It will be recalled at a recent meeting that consideration was given to a Notice of Motion for the engagement of resources to assist with the co-ordination and administration associated with the proposed 1994 Celebrations.

Two alternatives have been examined, that is employment of resources under contract and engagement of casual staff resources. With regard to the former option, quotations have been sought from promotional/marketing consultants to carry out the task under the terms of a contract arrangement. The applicants have included in their submissions quotations based on the current calendar of events for 1994 and a job specification detailing daily responsibility including community liaison, advertising/promotion and the seeking of sponsorship.

These submissions are as follows:-

1. **Convenors Pty Ltd**

| | |
|---|-----------------|
| Administration, Sponsorship and Promotion | \$58,500 |
| Event Management | <u>\$20,000</u> |
| Total | <u>\$78,500</u> |

2. **Macquarie Marketing**

Organising events as follows:-

| | |
|--------------------|-----------------|
| Five Large Events | \$25,000 |
| Five Medium Events | \$10,000 |
| Six Small Events | <u>\$6,000</u> |
| Total | <u>\$41,000</u> |

The first listed applicant submitted a detailed specification covering all aspects of the role and highlighted various exclusions such as courier, inter-state communications, large scale mail out, design, artwork, printing and purchase of goods.

The second applicant, whilst not detailing exclusions, has indicated that the submission would cover general aspects of event organisation and other issues such as sponsorship, advertising etc. However, any additional work would be undertaken at a cost of \$40 per hour plus postage, stationery, photocopying, etc.

The concept of contract employment together with the above submissions has been discussed with representatives of the 1994 Celebrations Committee. Notwithstanding the expertise that can be offered by Consultants under contract, there are certain advantages in engaging casual staff resources directly by the Council. In this regard and, mindful of the fact that the 1994 Celebrations will significantly overlap with the Council's general public relations operations, a proposal has been examined whereby Council's Public Relations Officer would assume a general responsibility for the co-ordination of both programs, namely the 1994 Celebrations and the Council's general public relations role on the basis of an assistant being engaged for the time frame previously agreed to by Council, that is, a period commencing July 1993 concluding at the end of 1994.

The advantages seen are principally twofold; firstly there is a greater degree of access and control in having "staff" undertake this function and further, it is considered there is greater flexibility in terms of program changes, adjustments and additional functions/activities which will undoubtedly occur. There is great potential under a fixed contract arrangement for costs to escalate.

Bearing in mind the involvement of; the Council, the 1994 Celebrations Committee and the general community, it is felt that the option of "inhouse" staff engagement is desirable given all the circumstances, particularly in terms of liaison and budgetary control.

Whilst the additional responsibilities to be assumed by the Public Relations Officer will need to be recognised in terms of her remuneration, this coupled with the engagement of a part time casual to act as an assistant will be within the salary cost range previously reported to Council.

In terms of the assistant, it is envisaged that this person will be engaged for an average of 2-3 days for the remainder of this year and an average of say 4 days throughout 1994.

IT IS RECOMMENDED THAT action be implemented to effect staffing in order to undertake jointly the roles of Public Relations and the 1994 Bicentennial Celebrations as outlined in this report.

13. TENDER FOR SUPPLY AND DELIVER OF CRUSHED SANDSTONE. GT020/171 PT1

Tenders to supply and deliver approximately 6500 tonnes of crushed sandstone to The Driftway, Londonderry, were invited and closed on Friday, 4 June 1993.

Eleven tenders were received and are listed below in ascending order of tender sum:-

| | <u>\$ Per tonne</u> |
|------------------------------|---------------------|
| Abax Contracting Pty Ltd | 7.65 |
| Halpins Quarrys | 8.00 |
| Turtle Transport Pty Ltd | 8.00 |
| Blackhurst Transport Pty Ltd | 8.00 |
| Swancard | 8.40 |
| Steedman Sandstone | 8.90 |
| Salmi | 9.40 |
| The Readymix Group | 9.45 |
| Western Sand Mining | 9.50 |
| Swancard Pty Ltd | 10.20 |
| Steve Maybury | 13.50 |

Detailed analysis of the four lowest tenderers product, particularly with regard to the suitability/need for cement stabilisation is still being carried out, however, it is anticipated that the results and a recommendation will be available for the Council meeting.

IT IS RECOMMENDED THAT the information be received.

14. MAINTENANCE OF RURAL ROADS. GT020/0173

Tenders for the maintenance of rural roads in the St Albans area based on a three year contract period closed at 2.00pm Friday, 2 July 1993.

A total of thirteen tenders were received as follows:-

| <u>Tenderer</u> | <u>Amount \$</u> |
|--|------------------|
| Waddell Earthmoving | 410,731.00 |
| Dimensional Civil & Landscapes Pty Ltd | 429,794.00 |
| Kokkinis Civil Engineering Pty Ltd | 533,303.00 |

This is Page of the Minutes of the ORDINARY N° 6 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 13TH JULY, 1993.

| | |
|--|---------------|
| Carob Transport Pty Ltd | 537,502.29 |
| Barrie Toefper Earthmoving & Land Management | 533,583.00 |
| M J & M D Skinner | 674,066.00 |
| D & M Hughes Civil Engineering Pty Ltd | 947,850.00 |
| T J & R F Fordham Pty Ltd | 1,004,805.20 |
| Errol Stanley & Lynne Margaret Palmer | 1,496,288.00 |
| Adraw Pty Ltd | 1,750,735.00 |
| J K Williams Contracting Pty Ltd | 1,946,307.00 |
| Winthorp Plant Hire Pty Ltd | 8,748,320.40 |
| Ivan K Tarjan | 10,834,510.00 |

The lowest tender in the sum of \$410,731 has been received from Waddell Earthmoving. This firm has previously carried out maintenance on roads throughout the City in a satisfactory manner and the tender is, therefore, recommended for acceptance.

IT IS RECOMMENDED THAT:-

- a) The tender in the amount of \$410,731 (four hundred and ten thousand, seven hundred and thirty one dollars) for the Maintenance of Rural Roads for a 3 (three) year period submitted by Waddell Earthmoving be accepted.
- b) Necessary documents to be executed under the Seal of Council.

15. McQUADE PARK, WINDSOR - PROPOSED ACQUISITION OF EASEMENT FOR WATERMAIN, WATER BOARD. PK/203 PT08

The Water Board have advised that acquisition of an easement is proposed for the protection and maintenance of an existing 450mm diameter watermain, located in McQuade Park on the western side of the Bowling Club from Tebbutt Street

(opposite Little Church Street), around the Bowling Club to George Street opposite Forbes Street. The proposed easement is generally 3.5m wide.

The Board has offered a consideration of \$500 (as been determined by a Registered Valuer) for the proposed grant of easement and will meet reasonable legal costs associated with the granting of the easement.

Requesting Council's concurrence to proceed with the proposal.

No objection can be seen to the creation of the easement over the existing watermain.

IT IS RECOMMENDED THAT Council concur to the acquisition of an easement over the existing 450mm (four hundred and fifty) diameter watermain in McQuade Park for a consideration of \$500 (five hundred dollars), and reasonable legal costs and the necessary documents be executed under the Seal of Council.

16. GOVERNOR PHILLIP PARK - RIVERBANK RECONSTRUCTION. GT020/143 PT1

Tenders for the reconstruction of the riverbank at the southern end of Governor Phillip Park, utilising steel sheet piling, closed on Friday; 26 February 1993.

Due to a shortfall in available flood damage funding, assessment of the tenders did not proceed until the funding issue was resolved.

Advice has now been received from The Hon K R Rozzoli, MP, advising that Council's initial grant has been revised, increasing the initial grant by \$169,930 which will allow the project to proceed.

The list of tenders received is presented in order of price as follows:-

| <u>Tenderer</u> | <u>Amount \$</u> |
|------------------------------|------------------|
| L F C Contracting Pty Ltd | 359,930.00 |
| Adraw Pty Ltd | 379,464.00 |
| Haslin Constructions Pty Ltd | 479,686.00 |
| Houben Bros | 499,647.00 |
| Nolans Excavations | 571,512.45 |
| Dewram Pty Ltd | 620,334.50 |
| Celgor Pty Ltd | 660,052.40 |

The lowest tender in the sum of \$359,930 has been received from L F C Contracting Pty Ltd. This company is presently constructing the two concrete bridges over the MacDonald River near St Albans and the work is proceeding in a satisfactory manner.

Accordingly, the tender submitted by L F C Contracting is recommended for acceptance.

IT IS RECOMMENDED THAT:-

1. The tender in the sum of \$359,930 (three hundred and fifty nine thousand, nine hundred and thirty dollars) submitted by L F C Contracting for the reconstruction of the riverbank in Governor Phillip Park be accepted.
2. Necessary contract documentation be executed under the Seal of Council.

17. ROADS & TRAFFIC AUTHORITY PROPOSAL FOR ROAD ACCOUNTABILITIES BETWEEN STATE AND LOCAL GOVERNMENT. GG021/006 PT03, GR120/024 PT02

The Roads and Traffic Authority (RTA) commenced a review of road classifications approximately four years ago. This is the first comprehensive review since the Main Roads Board was established, and during that time roads

were added to the system on use patterns, but rarely deleted from the system. More recently roads were classified into two categories - State and Regional - replacing five former categories being State Highways, Main, Secondary, Tourist and Developmental Roads, with the intent that State roads be the responsibility of the RTA and Regional roads to be managed by councils with continued financial assistance from the RTA, however on a simplified basis, with the administration involved being reduced with the introduction of Regional block grants.

In October 1990, a special Premier's Conference resolved that there was a need for clearer accountabilities for the road network, and as such the Regional road classification did not have clearly defined responsibilities. The RTA are now proposing that the Regional road network be declassified and responsibility transferred to local government.

The changes covering all aspects of RTA/council operations is outlined in "RTA Proposal for Road Accountabilities between State and Local Government". A simplified three-tiered classification system of National, State and Local roads is proposed with the responsibilities of each sphere of government aligned to the relevant road class.

The end result of this proposal is a change in responsibility for roads now classified as Regional roads (approximately 23,000 kilometres), where currently this responsibility is shared (RTA is responsible for funding and councils are responsible for management).

The proposal includes a guarantee that the existing levels of funding (approximately \$64,000,000) would be maintained for three years, with the funding in the form of a block grant tied to roads, but not necessarily Regional roads. Councils would have the flexibility to determine where the funds would be expended.

The Roads and Infrastructure Committee of the Local Government Association and Shires Association believes that the funding proposal is inadequate in view of the current deterioration of Regional roads, and that it would result in councils having to assume financial responsibility for eventual replacement of Regional road assets. Local ratepayers would end up cross subsidising through traffic, for which revenue is already raised by the State and Federal Governments through fuel excise and registration.

The Committee resolved that the Associations should totally oppose any devolution of responsibility by the RTA to local government for Regional roads, unless the funding arrangements reflect true costs, ie:-

- a) the costs to bring the roads up to a reasonable standard;
- b) an annual maintenance allowance sufficient to maintain the roads at a reasonable standard; and
- c) an eventual replacement factor.

It has been indicated that the alternative to the proposed arrangement was for Regional roads to remain within the classified roads system, but without any guaranteed funding level. The RTA would treat that part of the network as the secondary tier of the State roads system, and would manage it in the same way as the rest of the State network.

This Council has approximately 90 kilometres of former main roads, which are currently classified as Regional roads. These roads were previously fully funded by the RTA for maintenance and rehabilitation purposes. Council currently receives, in block grant form, an amount which was equivalent only to the maintenance component of previous funding for these roads. Under the proposed system, it would appear that funding for reconstruction of these roads, many of which are reaching the end of their economic life, would be the responsibility of Council.

IT IS RECOMMENDED THAT:-

1. The Roads and Traffic Authority be advised that Council is totally opposed to any devolution of responsibility by the RTA to local government for Regional roads, unless funding arrangements reflect:-
 - a) the cost to bring the roads up to a reasonable standard;
 - b) an annual maintenance amount sufficient to maintain the roads at a reasonable standard; and
 - c) an eventual replacement factor.
2. The Local Member, The Hon K R Rozzoli, MP, be requested to make representations, on behalf of Council, outlining the concerns Council has regarding accountabilities between State and Local Government for roads.

**18. GOVERNOR PHILLIP RESERVE - EXCLUSIVE USE -
BRIDGE TO BRIDGE WATER SKI CLASSIC - NSW WATER SKI
ASSOCIATION LTD. GR030/038 PT02**

Requesting exclusive use of Governor Phillip Reserve on Sunday, 14th November, 1993, to conduct the Association's annual Bridge to Bridge Water Ski Classic and further requesting temporary suspension of the following ferry services during times stipulated:-

| | |
|----------------------------------|-------------------|
| Wisemans Ferry/Webbs Creek Ferry | 12.15pm - 12.30pm |
| Lower Portland Ferry | 12.20pm - 12.35pm |
| Sackville Ferry | 12.25pm - 12.40pm |

The application for exclusive use of Governor Phillip Reserve is supported, subject to the Association paying to Council, the current contribution rate applicable to exclusive use.

Suspension of ferry services are the same as in 1992, and are supported subject to those conditions contained in the recommendation below.

IT IS RECOMMENDED THAT approval be granted to the application by the NSW Water Ski Association Ltd, for:-

1. Exclusive use of Governor Phillip Reserve on Sunday, 14th November, 1993, subject to the Association paying to Council a contribution of \$1,000 (one thousand dollars) or \$2 (two dollars) per admission ticket, whichever is the greater.
2. Suspension of service of those ferries listed below during the times stipulated, subject to the following conditions:-

Ferry Closures

| | |
|--------------------------------------|-------------------|
| Wisemans Ferry/
Webbs Creek Ferry | 12.15pm - 12.30pm |
| Lower Portland Ferry | 12.20pm - 12.35pm |
| Sackville Ferry | 12.25pm - 12.40pm |

- a) advertising of the proposed suspension of service is to be undertaken at the expense of the NSW Water Ski Association in newspapers circulating in areas of the services and 4 (four) weeks prior to the event, such notice to be incorporated in the news sections of those newspapers and to be approximately 1/8 (eighth) page size;
- b) that signs be erected at the Association's cost, in locations as required by the Divisional Manager Engineering Operations and at a size indicated by him, on all roads leading to the ferries, as well as on each ferry, for at least 4 (four) weeks prior to the event;
- c) safety precautions as previously established are to be placed at all ferry locations, such to include a boat and crew downstream from each ferry with suitable equipment to indicate to competitors that a ferry may be operating and with communication between that boat and the ferry vessel; such procedures are to be implemented to the satisfaction of the Maritime Services Board and Council's Divisional Manager Engineering Operations;
- d) that the ferry vessels during the suspension period, will operate at the request of any officer of the NSW Police Department, or in the event of an emergency at the request of any Police, Ambulance or Fire Vehicle officer.

19. TENDER FOR THE CONSTRUCTION OF A YOUTH AND COMMUNITY CENTRE BUILDING - CNR RIFLE RANGE ROAD AND COLONIAL DRIVE, BLIGH PARK. GT020/172 PT1

Tenders for the construction of Youth and Community Centre building on the corner of Rifle Range Road and Colonial Drive, Bligh Park, closed on Tuesday, 6 July 1993. A total of sixteen tenders have been submitted as follows:-

| <u>Tenderer</u> | <u>Amount \$</u> |
|---------------------------------------|------------------|
| Melkonian Constructions | 545,000.00 |
| M K Bruton Constructions | 598,619.00 |
| Supreme Constructions Pty Ltd | 634,150.00 |
| L F C Contracting Pty Ltd | 658,818.00 |
| W M Grace Building & Project Managers | 674,716.00 |
| Adavent Constructions Pty Ltd | 687,000.00 |
| Winterton Constructions Pty Ltd | 689,000.00 |
| Construct Pty Ltd | 710,761.00 |
| Denning Constructions Pty Ltd | 722,300.00 |
| Axis Constructions Pty Ltd | 749,900.00 |
| Radco Constructions Pty Ltd | 750,248.00 |
| Decon Constructions Pty Ltd | 754,799.00 |
| Projcon (NSW) Pty Ltd | 769,871.00 |
| Adraw Pty Ltd | 722,000.00 |
| Australian Project Services Pty Ltd | 785,000.00 |
| Buildcon Civic Pty Ltd | 989,522.00 |

An amount of \$660,000 for community facilities at the corner of Rifle Range Road and Colonial Drive, Bligh Park, has been provided in the Bligh Park Reserve.

The lowest tender in the amount of \$545,000 was submitted by Melkonian Constructions Pty Ltd, 3/12 Cambridge Street, Merrylands 2160, and practical completion within 32 weeks after the day of acceptance of the tender. Melkonian Constructions have completed the Multi-Purpose Child Care Centre at the corner of Alexander Street and Guardian Crescent, Bligh Park, and the construction is of a high standard and within contract time.

IT IS RECOMMENDED THAT the tender of Melkonian Constructions Pty Ltd in the sum of \$545,000 (five hundred and forty five thousand dollars) for the construction of a Youth and Community Centre Building on the corner of Rifle Range Road and Colonial Drive, Bligh Park, be accepted and the necessary documents be executed under Seal of Council.

20. SOUTH CREEK. GR060/006 PT05

A report has been requested on the responses received to requests for funding for the construction of facilities for improvement of water quality of South Creek, and secondly the sources of pollutants.

In respect of water quality, ten Federal and State Authorities were requested to provide funding of \$70,000 for an extensive assessment of the waters and sediment of the Creek, and from this assessment a determination would be made of the most effective means of improving water quality.

Four replies have been received as follows:-

- ◆ Commonwealth Department of Primary Industries and Energy - South Creek has not been included in the NSW Government's submission for assistance this financial year.
- ◆ NSW Department of Planning - water quality is being addressed in the development of the Australian Defence Industries site at St Marys. Letter has been referred to Hawkesbury-Nepean River Advisory Committee, which reports to the Minister for Planning.
- ◆ Water Board - three year study of creeks in North West Sector with CSIRO will commence in the middle of this year (reported to Council's Ordinary meeting on 13 April 1993).
- ◆ Department of Employment, Education and Training - suggesting alternative funding sources. Funding applications have been submitted to Land and Water Resources Research and Development Corporation, and Urban Water Research Association of NSW.

In addition, a funding application has been submitted for an Environmental Trust Grant, which are administered by the NSW Environment Protection Authority.

Follow up correspondence has been forwarded to the six Authorities that have not replied.

The NSW Environment Protection Authority has advised that it recently commissioned a study that attempted to catalogue as many of the pollution threats to the Hawkesbury-Nepean River system as possible, including those sources discharging into South Creek. The study report is currently in draft form and will be finalised as soon as possible, and a copy forwarded.

It is considered that South Creek and the Hawkesbury River would yield significant benefit by a co-ordinated program by EPA and local government to improve polluting discharges into the creek and thus achieve improvements in water quality along the entire creek. The Nepean-Hawkesbury Catchment Management Council has resolved to establish a special sub-committee for South Creek, which is awaiting the report from the EPA. This is possibly the best vehicle to co-ordinate a remedial program.

IT IS RECOMMENDED THAT the report be received. ✓

21. DEVELOPER CONTRIBUTIONS PLAN (SECTION 94) - CITY OF HAWKESBURY. GT200/001 PT07

Council at its Ordinary meeting of 8th June 1993, resolved to exhibit the amended Section 94 Contributions Plan.

Accordingly, the Draft Plan was placed on public exhibition from 9th June 1993, until 7th July 1993.

At the close of the exhibition period, no submissions were received. ✓

IT IS RECOMMENDED THAT the Development Contributions Plan dated June 1993, be adopted as the basis of levying and collecting monies generated under Section 94 of the Environmental Planning and Assessment Act, 1979.

22. EXHIBITION HOMES IN RESIDENTIAL AREAS. GT070/022 PT01

The Department of Planning has prepared a Circular - N° 24 entitled "Exhibition Homes in Residential Areas", requesting that Council consider amending its Local Environmental Plan to allow exhibition homes in residential areas. This Circular was prepared in light of a recent Court of Appeal decision (Council of the Shire of Warringah - V - Jennings Group Ltd) which ruled that exhibition homes were commercial premises, in that they contained offices and, therefore, are considered to be prohibited in all residential zones where commercial premises are prohibited.

Presently, Hawkesbury Local Environmental Plan prohibits commercial premises in all residential zones. In planning terms, it would be considered both inappropriate and impractical to locate exhibition homes in commercial areas given their limited life as display homes and that they soon become normal residential dwellings in time.

✓ IT IS RECOMMENDED THAT Council amend its Local Environmental Plan to make permissible exhibition homes in residential areas.

23. FEDERATION OF NSW POLICE-CITIZENS YOUTH CLUBS - DOORKNOCK APPEAL. GC110/001 PT02

The Chief Superintendent/Branch Commander had written requesting approval for a Doorknock Appeal on the weekend 14/15 August 1993. It is anticipated this Statewide Appeal will be launched by the Minister for Police, the Hon Terry Griffiths. Sixty percent of all monies collected locally will go to Camp Mackay (Kurrajong) Police Citizens Youth Club facility.

IT IS RECOMMENDED THAT approval be given to the NSW Police-Citizens Youth Clubs to hold a Doorknock Appeal on 14/15 August 1993.

24. MANAGEMENT OF COMMUNITY FACILITIES AND SERVICES. GC130/5 PT02

Council had previously delegated the care, control and management of a number of community facilities and buildings under Section 530A of previous legislation. Section 377 of the Local Government Act 1993, N^o 30: states that a council may, by resolution delegate certain functions to "any other person or body". There are restrictions on the functions which may be delegated, which are similar to conditions under previous legislation.

IT IS RECOMMENDED THAT:-

1. Child Care Centres - care, control and management of the following Long Day Child Care Centres be delegated to the respective Incorporated Associations:-

| | | |
|----------------|---|---|
| North Richmond | - | North Richmond Child Care Centre Inc. |
| Greenhills | - | Greenhills Child Care Centre Inc. |
| Glossodia | - | Golden Valley Child Care Centre Inc. |
| Hobartville | - | Hobartville Long Day Child Care Centre Inc. |
| Wilberforce | - | Wilberforce Child Care Centre Inc. |
| McGraths Hill | - | McGraths Hill Child Care Centre Inc. |
2. Pre Schools - care, control and management of Richmond, South Windsor and Wilberforce Pre-Schools be delegated to the individual Management Committees.
3. Children's Centre - care, control and management of the new Bligh Park building be delegated to the Bligh Park Children's Centre Management Committee.
4. Stimulus Centre - care, control and management be delegated to the Stimulus Early Intervention Management Committee.
5. Community/Neighbourhood Centres, Halls and Other Buildings - care, control and management of the following buildings be delegated to the relevant Incorporated Associations and Committees.

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| | | |
|-------------------------------------|---|---|
| Bilpin Hall | - | The Bilpin District Hall Inc. |
| Bligh Park
Neighbourhood Centre- | | Bligh Park Neighbourhood Centre Inc. |
| Glossodia Community-
Centre | | Glossodia Community and Neighbourhood
Centre
Inc. |
| Ham Street
Neighbourhood Centre | - | Ham Street Neighbourhood Centre Inc. |
| McGraths Hill
Community Centre | - | McGraths Hill Community Centre
Management
Committee Inc. |
| North Richmond
Community Centre | - | North Richmond Community Centre Inc. |
| Richmond Neighbourhood-
Centre | | Richmond Community Services Inc. |
| Senior Citizens
Centre | - | Hawkesbury District Senior Citizens Centre
Inc. |
| Blaxland Ridge
Community Centre | - | Blaxland Ridge Community Centre
Management
Committee. |
| St. Albans School
of Arts | - | St. Albans School of Arts Management
Committee |
| Maraylya Hall | - | Maraylya Progress Association |
| Bowman Cottage | - | Bowman Cottage Management Committee |
| Horrie Eley Hall
Colo Heights | - | Colo Heights Neighbourhood Centre and
Reserve Management Committee |

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6. Playing Fields and Parks

Care, control and management of previously determined active playing fields be delegated to the Hawkesbury Sports Council Inc.

Care, control and management of the following parks and reserves be delegated to:-

| | |
|----------------------|--|
| Bowen Mountain Park- | Bowen Mountain Park Management Committee |
|----------------------|--|

| | |
|----------------------|--|
| North Richmond Park- | North Richmond Park Management Committee |
|----------------------|--|

| | |
|--------------|--|
| McMahon Park | - McMahon Park Management Committee Inc. |
|--------------|--|

| | |
|-------------|-------------------------------------|
| Powell Park | - Powell Park Management Committee. |
|-------------|-------------------------------------|

REPORTS FOR INFORMATION

1. CITY HEALTH PLAN. GP070/022 PT01 ✓ *26/49*

A report has been requested on the progress in the preparation of a City Health Plan.

Such a plan should have minimum contents of demographic characteristics; timelines; new directions; mission, goals and objectives; and background, goal, objectives, activities, performance indicators and funding sources for a variety of public health and environmental programs.

It can be appreciated that to collate all of the existing information and prepare the plan will require significant staff time and the WSROC and Department of Health discussions will, no doubt, cover some of the work that Council's staff would be required to do in the absence of a Western Sydney Plan.

It is believed to be appropriate, therefore, that Council's Plan be reported to Council after the draft lease plan for Western Sydney is to hand.

Some of the background information that is not available will be obtained this year, including noise levels with the City and residents' perceptions and concerns for the environment and health.

WSROC and NSW Department of Health are having discussions with staff of Councils regarding the preparation of base plan for western Sydney which will assist in preparation of a plan for the City.

2. RICHMOND GIRL GUIDES - REIMBURSEMENT OF 1993 GARBAGE RATE. PO258/0425 PT02

Council is advised that following personal representation by the State Member for Londonderry, Mr Paul Gibson MP, on behalf of the Richmond Girl Guides, the 1993 Garbage Rate of \$109.72 has been reimbursed to assist in the provision of extra funds for the Association to rectify drainage problems currently affecting the hall on the site.

3. PENRITH SEWAGE TREATMENT PLANT - EIS. GT120/001 PT02

The Penrith Sewage Treatment Plant is operating in excess of its design capacity and whilst the Environment Protection Authority licence conditions are being met, effluent quality can be better.

The Mt Riverview and Glenbrook Sewage Treatment Plants which are also operated by the Water Board are old plants and both have capacity and effluent quality problems. These plants discharge to Lapstone Creek which has its confluence with the Nepean River at Castlereagh. Insufficient area is available at either plant for major upgrading.

The Water Board has considered the options for the three plants and favours the decommissioning of Mt Riverview and Glenbrook and the treatment of sewage from these areas at Penrith as from 1997. Consultants have been engaged to prepare the environmental impact statement for the proposal.

The discharge of effluent in Lapstone Creek provides assimilation prior to entering the Nepean River, and of particular concern with the proposal will be increased nutrient loadings on the mainstream. The Water Board has set a minimum requirement that there shall be no increase in loadings downstream of Yarramundi.

A further report will be submitted following assessment of the EIS which is expected to be released in September.

4. FOOD INDUSTRY TRAINING PROGRAM. GE020/009

The initial Seminar for the Food Industry Training Program was held at the Richmond Ex-Servicemen's Club on the 16th June 1993.

The Seminar was attended by 25 people from various backgrounds, including food shop proprietors; students; school canteen workers and unemployed persons. All those in attendance gave positive feedback and felt that more courses of this nature were required.

Upon completion of the Seminar a questionnaire was answered, and a Certificate of Attainment will be issued to each person to signify their attendance at the Seminar.

A letter of thanks has been sent to the Richmond Ex-Servicemen's Club who provided excellent support for the Seminar proceedings, as well as to those food premises and proprietors which nominated persons to attend.

The Seminar was a great success overall and will be the first of further seminars on specified health and hygiene matters.

5. AREA ASSISTANCE SCHEME. GC020/005

This year eleven community consultations were held for WSAAS (Western Sydney Area Assistance Scheme). The community response was enthusiastic and positive, and resulted in 48 applications for funding being received, with a total value of \$1,127,650.

These applications have been given a priority ranking by the local Ranking Committee and will now be forwarded to the Regional Ranking Committee. Funding announcements are expected in October/November.

6. DEVELOPMENT OF HEALTH SERVICES FOR OLDER PEOPLE. GP070/008 PT03

Wentworth Area Health Service has sponsored a number of public discussions to develop a strategic plan to meet the needs of older people in the Blue Mountains, Penrith and Hawkesbury Local Government Areas.

Four goals have been identified and appropriate strategies formulated:-

1. Improved health of older people through health promotion and preventive health strategies.
2. The provision of treatment services which address older people's health needs.

3. Prevention and treatment services which are accessible, appropriate, accountable and co-ordinated.
4. Services which are provided by a workforce which is motivated skilled and committed.

7. WATER SUPPLY & RESOURCES COMMITTEE. GW20/4 PT3

Forwarding Minutes of the meeting held on Thursday, 29th April 1993, in the 12th Floor Boardroom, 215-217 Clarence Street, Sydney, from 11.00am.

8. MUSHROOM COMPOSTING INDUSTRY. P1362/445 PT02

In recent months in particular, Windsor and South Windsor has been effected by odours from mushroom compost preparation.

Graham Price Pty Ltd has another two years by the decision of the Land & Environment Court in which to abate odour emissions. An application to redevelop the current site or relocate to another site has not been received to date.

Elf Mushrooms, at Mulgrave, received development consent in August 1990 to redevelop by the construction of aerobic tunnels over two stages.

Stage One, consisting of two tunnels and associated storage facilities is expected to be operational within two months. Growing trials will be undertaken and it is anticipated that these trials and the associated compost production fine tuning will be completed by the end of this year.

Full production in aerobic tunnels is planned for mid 1994.

Inspections are being conducted of the current operations.



9. MUSHROOM COMPOSTERS PTY LIMITED. P1609/110 PT07

A Notice of Appeal in the Supreme Court of New South Wales has been served by Sly & Weigall, Solicitors, acting on behalf of Mushroom Composters Pty Limited. The appeal has been served on both Council as First Respondent and Peter Foster, on behalf of the Ebenezer Concerned Residents' Committee, as Second Respondent.

The appeal is against the judgment of Her Honour ^PChief Justice Pearlman handed down on 20 May 1993 in the matter against Graham Price Pty Ltd and Mushroom Composters Pty Ltd for non-compliance with conditions of development consent relating to emission of odour.

10. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - REQUEST FOR RETAIL STRATEGY STUDY. GT070/009 PT03

The following letter has been received from the Chamber:

"Now that the dust has settled on the Clarendon issue it is apparent that Council has no firm plans on retailing in the Hawkesbury. This lack of retail strategy clearly let Council Officers without direction when asked for advice from prospective developers.

As this aspect has now been identified as a need, a resolution of this Chamber on 14th April 1993 seeks to suggest to Council that a 'Retail Strategy Study' be carried out for the Hawkesbury so that when Council Officers re asked for information they would be in a better position to answer. The cost of such a study may well be prohibitive and perhaps this should be considered before proceeding.

Should Council see fit to proceed with this suggestion, then perhaps they could consider formalising the direction of the main township areas, identify suitable sites for redevelopment and consider the parking and traffic problems as it applies to trading.

Such a plan, if able to be produced effectively, would encourage the commercial sectors of the City to see more clearly the longer term goals of Council. This would surely identify areas that need to have improvements and adjustments so that the various trading areas of the City can keep in step with the needs of the public.

This Chamber sincerely hopes that Council will consider taking up this suggestion."

There is some possible merit in the preparation of a retail strategy study, however, such could only properly be carried out by consultants external to the Council, for which there is no current budget allocation. A letter has been sent to the Chamber in this respect and indicating that the matter will be considered by Council in the preparation of its budget for 1994.

11. MEDIUM DENSITY HOUSING - IMPACT ON ADJACENT PROPERTY VALUES. GT150/003 PT02

Council will be aware that, invariably, when it advertises or notifies medium density housing proposals to adjoining and adjacent landowners, one of the prominent objections received is the objectors' perceived negative impact of the proposal on their own property values.

Of interest, therefore, is a recent article appearing in the March Quarter 1993 issue of "Development Now", a publication of the Commonwealth Department of Health, Housing, Local Government and Community Services.

"Australians have traditionally dreamt of owning their own home on a quarter acre block. More recently however the demands for more diversified types of housing have increased in the suburbs of Adelaide. These changes have included moves towards traditional detached houses on smaller lots, smaller detached houses on smaller lots, and a range of other medium density housing. This surge in demand has occurred in both fringe and urban areas. These changes in demand have been brought about by a number of factors including affordability, practicality, changing demographic distribution of our population and changing structures in household formation.

This increase in the proportion of medium density housing in established areas has resulted in a fear from existing property owners that the change to their community will result in loss of investment value to their own properties. As a result the South Australian Office of Planning and Urban Development considered that research on the impact of medium density developments on adjacent property values should be undertaken in order to identify the extent of the impact associated with different types of new medium density developments. Funds were provided to undertake this study under the Housing Development Program through the Commonwealth Department of Health, Housing, Local Government and Community Services.

Methodology

Medium density developments included in the study comprised examples of:

- . *1 Storey semi-detached*
- . *2 Storey semi-detached*
- . *1 Storey Row dwelling*
- . *2 Storey Row dwelling*
- . *1 Storey Group dwelling*
- . *2 Storey Group dwelling*
- . *1 Storey Residential Flat building (Linear)*
- . *Detached House on Backyard of Existing Dwelling*
- . *1960's Flat Block*

The value of the house adjacent to the medium density development in each case was compared to a similar house in the area, removed from the development. The second component of the study was collecting data and undertaking a statistical analysis on the average percent increase in value per year of medium density developments and the rate of increase in values of such housing compared to traditional detached houses. The third and final component was qualitative comprising interviews with owners/residents of all of the selected adjacent properties to the medium density developments.

Findings

The main features of medium density developments that are important in determining the extent and direction of impact on adjacent traditional detached property values are:

- . *height (1 or 2 storey, roof height and pitch)*

- . orientation of dwellings
- . extension down block
- . setback
- . location of window and or balconies
- . location of development to the boundary
- . style and design of development

During the survey it was found that properties adjacent to single storey high quality medium density development generally had similar or higher values than similar houses located further away from the development.

The impact of new medium density developments on surrounding properties tended to be in the order of 0 to 3 per cent, with the impact being both positive and negative varying from site to site and the quality of the development. Older developments such as two poorly design 1960's flat blocks brought about substantial devaluations ranging between 5.6 per cent and 12.5 per cent.

The report also dispels the notation that medium density developments increase in value at a slower rate than more traditional housing. "

It is important, therefore, that features of medium density developments should be of an appropriate style and design. In circumstances where design is sensitive to surrounding housing stock the impact is likely to be static or positive. Medium density housing is now a preferred housing choice for a growing group in society. As this type of housing becomes more prevalent it is important to maintain a high standard to ensure that it is a desirable alternative to the traditional detached dwelling.

12. AUDIT OF THE BOOKS OF FINANCIAL RECORDS FOR THE YEAR ENDING 31ST DECEMBER, 1992. GF001/001 PT02

The Auditor, Leo MacDonald of L.G. MacDonald & Co., has submitted his annual audit report of the books of financial records for the year ended 31st December, 1992. The Auditor has reported in accordance with the provisions of Section 211 of the Local Government Act as follows:-

- "1. Due provision has been made for the repayment of loans.

2. *The value of assets (as far as I can judge) has been in all cases fairly stated.*
3. *Due diligence and care has been shown in the collection and banking of income.*
4. *Expenditure incurred has been duly authorised, vouched and supervised.*
5. *Proper account has been kept of plant, stores and materials.*
6. *None of the moneys or property of the Council (so far as I can judge) has been misappropriated or irregularly dealt with."*

The report will be tabled at the meeting.

13. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 13TH JULY 1993. C50-1

| File
Rep Date | Referred To | Subject | Comment |
|------------------|--------------------------------|---|------------------------------------|
| 8 May 90 | Windsor Town
Centre
DMED | Proposed
Development Plan
- feasibility
including methods of
financing. | Report September
GPC |
| 12 Nov 91 | Landscaping
DMED | Results of review of
landscaping of
Council's Housing DCP | Report September
GPC |
| 12 Nov 91 | Wetlands
Management
DMED | Review & amendment
of HLEP 1989 | Awaiting review
of REP20 by DOP |

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| | | | | |
|-----------|--|--|----------------------------------|-----------|
| 10 Nov 92 | Earth Summit
DMED | Ramifications of
thinking locally in
relation to measures
to achieve sustainable
development | Report
GPC | September |
| 13 Apr 93 | Employment of
additional
trainees
GM | Cost & benefits of
such a program | Report 1994 Budget | |
| 13 Apr 93 | Pontoon Wharf
DME0 | Construction at the
launching ramp at South
Creek including
application under
Public Works Waterways
program. | Report August GPC | |
| 13 Apr 93 | Amendment of
Industrial DCP -
Urban Consolidation
and "Greenstreet"
DMED | Report on detailed
aspects & implications
of amendments. | Report August GPC | |
| 13 Apr 93 | Pontoon Wharf
DME0 | Adjacent to
Australiana Pioneer
Village including
likely subsidies from
Public Works Waterways
Program. | Report August GPC | |
| 11 May 93 | Supreme Court
Decision -
Advisory Cautionary
Signs
GM | Possible liability &
compliance with
requirements. | Report when decision
received | |
| 8 Jun 93 | Fire Suppression
DMED | Adequacies or
otherwise of current
water storage. | Report
GPC | September |

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| | | | | |
|----------|--|---|------------|-----------|
| 8 Jun 93 | Concrete Cycle Pedestrian Tracks DMEO | Implementation - Kurrajong Village to McGraths Hill and including Wilberforce and Bligh Park. | Report GPC | November |
| 8 Jun 93 | Caravan Parks DMED | Common failures to allow effluent to run directly into the river. | Report GPC | September |
| 8 Jun 93 | Exemption - Medium Density Policy DMED | Designated areas of new land release areas. | Report GPC | October |
| 8 Jun 93 | Establishment DMCS | Mayoral Christmas Appeal. | Report GPC | August |
| 8 Jun 93 | Pumpout DMED | Current position & Council's responsibilities. | Report GPC | August |

14. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. GS11/1 PT01

In accordance with the provisions of Clause 45A, Ordinance 26, it is hereby certified that the state of accounts work as at 30th June, 1993, is as follows:-

1. Rates and Charges

| | <u>1992</u> | <u>1993</u> |
|--|----------------|----------------|
| <u>Collectable Rates & Charges</u> | | |
| - Current Year | 15,527,477 | 14,480,506 |
| - Previous Year | <u>852,439</u> | <u>773,853</u> |
| Total Collectable | 16,379,916 | 15,254,359 |

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| | | | |
|---|----------------|-------------------|-------------------|
| Receipts - | Current Year | | |
| | Previous Years | <u>12,214,618</u> | <u>11,492,323</u> |
| | | 4,165,298 | 3,762,036 |
| Percentage of Collections | | 74.57% | 75.34% |
| Rates being settled by instalments
in accordance with Section 160DA
of the Local Government Act | | 2,546,950 | 2,061,689 |
| Rates being settled by negotiated
arrangements | | 1,064,680 | 1,166,869 |
| Number of assessments subject to
arrangements | | 1,066 | 1,414 |
| Number of assessments where Third
Instalment defaulted | | 898 | 1,010 |

In March it was predicted that the shortfall of collections (when compared to the equivalent period for 1992) would be made up during the year. It is accordingly, pleasing to report that collections are now 0.77% more effective than last year, despite a pronounced increase in instalment defaults and arrangements. At the same time, only 207 summonses have been issued this year, compared with 385 issued during the same period in 1992.

This reflects the continued success of negotiation with ratepayers rather than adopting a procedural approach to debt recovery which does not take into account the situations of individuals. The increase in the number of arrangements does however, imply an increased workload in the latter part of this year to main the improved result of collections which will be carried out during and after hours.

2. Cash Book Reconciliation

The Bank reconciliation of all funds and investments has been completed to the 30th June, 1993, and has been reconciled to the General Ledger.

3. Creditors' Accounts

The majority of Creditors' accounts have been paid to 31st May, 1993, with extension and compilation of invoices to the 30th June, 1993, being currently prepared for payment.

4. Debtors' Reconciliation

The Debtors' Trial Balance has been reconciled with General Ledger up to the 30th June, 1993.

5. Stores Reconciliation

The Stores Trial Balance has been reconciled with the General Ledger up to the 30th June, 1993.

15. PROPOSED COMMUNITY ACCESS FACILITY - FORMER TIP SITE, SOUTH WINDSOR. GW001/006 PT01

As the Council will be aware it has previously supported a proposal to lease the former tip site at South Windsor for the purpose of establishing a multi-purpose recreational facility incorporating a Go-Kart/Driver Training Track.

Negotiations have continued for some time with the University of Western Sydney - Hawkesbury, on the understanding that the subject land was in the process of being transferred to the University.

Following consultation with various government departments, it has now been established that the subject land was, in fact, excluded from any land proposed to be transferred to the University and remains under the care, control and management of the Department of Conservation and Land Management. On this basis that Department has been requested to take urgent action to either lease the subject site to the Council or arrange for the transfer of same to Council to enable the proposed recreational development to proceed. In addition, the State Member for Hawkesbury, Mr Rozzoli has been requested to make representations on Council's behalf with a view to expediting consideration of the matter.

16. AUSTRALIAN PIONEER VILLAGE RECREATION AND ANIMAL PARK - QUARTERLY REPORT. GA050/004 PT03

Set out below are the financial details relating to the operation of the Australian Pioneer Village Recreation and Animal Park for the period 1 April 1993, to 30 June 1993.

Income

| | |
|---|-----------------|
| Gate Takings | \$32,569.10 |
| Other (Including Rental and Filming Activities) | <u>6,453.71</u> |
| | \$39,022.81 |

Less

| | |
|------------------------|--------------------|
| Costs Providing Income | <u>\$ 8,000.00</u> |
| | \$31,022.81 |

Overheads

| | |
|---------------------------------------|-----------------------|
| Grounds Maintenance (Including Wages) | \$ 6,563.91 |
| Attendants Wages | 9,872.10 |
| Animal Feed | 3,366.96 |
| Service & Administration Costs | 4,381.54 |
| Promotion | 9,342.65 |
| Printing & Stationery | 4,777.19 |
| Train Maintenance | CR <u>\$ 1,245.99</u> |
| | <u>\$37,059.16</u> |

| | |
|----------|--------------|
| Net Loss | (\$6,036.35) |
|----------|--------------|

Attendances for the Quarter Were:-

| | |
|------------------------------|--------------|
| Adults | 1,311 |
| Children | 4,721 |
| Pensioners | 978 |
| Family (2 Adults/2 Children) | <u>3,300</u> |
| | 10,310 |

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Attendances for the second quarter of 1993 show an increase of 5% over the 1992 level. It is noted that the additional funding provided in the 1993 Budget has permitted entry into new print publications and radio advertising. During June, a trial one week advertising period was conducted on radio One FM. Statistics maintained at the Village indicate that attendances were above average for that week and further that the number of telephone enquiries were also well above that which is traditionally received. With the recent switch of 2WS to the FM band, and the broader geographical and market appeal of 2WS, it is anticipated that this will further improve attendances during the latter part of the year.

Council is advised that the new trading name "The Australian Pioneer Village Recreation & Animal Park", has now been registered. Signs within the Village grounds are being altered to reflect the new name and mailouts have been conducted to advise of the new image. A local print media campaign will also be undertaken. A business package is also being developed to investigate possible sources of sponsorship. Further details will be reported to Council at a later date.

During the second quarter, 810 families also visited the Village, utilising their free Ratepayers Pass which was included in the 1993 Rate Notices. The use of the Pass was well in excess of that in previous years. In addition, many favourable comments were made by the residents visiting the Village.

To further broaden the appeal of the Village, a number of specialty days have been planned. During July the "Hawkesbury Valley Holden Motoring Heritage Day" will be promoted in conjunction with One FM. Christmas in July will also be celebrated at the Oxboro Inn on 30 July.

The Village was also represented at the recent Blacktown Festival and will present a display at the Castle Towers Shopping Centre, Castle Hill during July.

The Friends of the Village continue to provide valuable assistance at the Village in assisting with grounds maintenance and presentation of the buildings.

17. DONATION OF GOVERNMENT GAZETTES. GL020/007 PT12

Windsor Court House has recently donated bound volumes of the Government Gazette ranging from 1825 to 1891 (incomplete) to Hawkesbury City Council Library Service. These will be housed in the Stack area at Windsor Central Library.

A letter of thanks has been forwarded to the Clerk of the Court.

18. ROUSE HILL DEVELOPMENT PATHS. GT090/003 PT07

The NSW Department of Planning has advised the recent decision of the Urban Development Committee which examined the future development paths for the Rouse Hill area.

The following recommendations were accepted on the understanding that Stage 2 development would only be considered after Stage 1, which at the current rate of development would be approximately 15 years into the future:-

- i) development along the Richmond rail line be investigated as the preferred option for Stage 2 development in the RHDA and that this option only be scheduled to start after Stage 1 has been substantially completed (estimated 12-15 years);
- ii) further consideration be given to the scale and timing of Stage 2 development following the completion of the Metropolitan Strategy update;
- iii) further investigations be carried out to identify appropriate staging options for development of the Mungerie Park sub-regional centre.

This advice confirms previous information that would put residential development of the Vineyard area out around 20 years. Current assessment is being made of all issues in this regard so that the Council can be advised and determine a position.

19. LOCAL GOVERNMENT ACT 1993 - CHANGES TO ADMINISTRATION PROCEDURES - SUBMISSION OF BUILDING APPLICATIONS AND DEVELOPMENT APPLICATIONS. GL010/003 PT09

As a result of the introduction of the new Local Government Act 1993, certain changes had to be made to the existing administrative procedures for the processing of Building and Development applications. As an interim measure, whilst a local policy criteria for notification of applications to adjoining owners is being drafted for presentation to the Council prior to public exhibition, the following procedures have been implemented to comply with the new requirements:-

1. Building Applications for Minor Structures -

The system of "over the counter" approvals for minor structures has been modified so that the requirement to notify adjoining property owners can be achieved. Applicants have been given the opportunity to have a copy of the plan for the proposed work endorsed, with non-objection, and signed by the owners of the properties which adjoin the land where the work is to be carried out, or, have the application dealt with in accordance with Part (2) of this report. Subsequently, if the endorsement by adjoining owners is forthcoming, then the Minor Structures Application can be processed in the usual manner.

2. Building Applications (Other than Minor Structures) -

To comply with the notification requirements of the new Act, all applications, where building work is involved which alters the external configurations of the building or where a new structure is proposed, is required to be notified to adjoining property owner, in writing, together with an 'A4' sized representation of the drawings submitted to Council showing the external configurations of the structure and a site plan for their perusal. An invitation is also extended to such persons notified to view the submitted plans and details within a period of 14 days at Council offices.

As was the practise when adjoining owners were previously notified of all applications, the administrative charge of \$70 for the notification process has been reinstated.

3. Development Applications -

Under the terms of the new Act, where an application for Development Consent involves the erection or alteration of a structure as discussed in Part (2) of this report, the applicant can supply the required details on the 'A4' sized document, which will be forwarded to adjoining owners with the normal notification and negate the need for renotification when a building application for the project is received.

As each council is required to produce a 'Notice of Applications' Policy criteria, which may vary from council to council, meetings have been arranged by staff with counterparts from the Building and Development approvals section of surrounding councils to seek uniformity in the approach and requirements of the policy criteria, so that builders and developers are not having to meet differing criteria requirements when dealing with a number of councils in the Western Metropolitan area.

CORRESPONDENCE FOR INFORMATION

1. ADOPTION OF A COMMON LANDFILL POLICY BY COUNCILS - 1992 LOCAL GOVERNMENT ASSOCIATION CONFERENCE - LOCAL GOVERNMENT ASSOCIATION OF NSW. GT070/003 PT01

Referring to Council's letter of 31st May regarding the motion from the 1992 Local Government Association Conference on the adoption of a common landfill policy by councils.

Councils were advised of the motion in General Circular 16/1992 in December 1992. An inquiry was received from Liverpool City Council regarding the legality of such a condition, and was advised by the Association's Legal Officer it was considered valid unless subsequently struck down by a decision of the Land and Environment Court.

The Council of the City of Cessnock supported the proposal, as did Marrickville City Council and no other responses have been received.

2. WOODBURY RESERVE ENTRY ROAD AND UPPER PARKING AREA TAR SEALED - GLOSSODIA PUBLIC SCHOOL - F C HUMPHREY, PRINCIPAL. PK/148 PT02

The Principal, F C Humphrey personally, and on behalf of the Glossodia Public School, expressing wholehearted support for the entry road and upper parking area (leading to the facilities building) of Woodbury Reserve being tar sealed.

3. 7TH NATIONAL JUNIOR WHEEL CHAIR SPORTS - DANNY CLARK. GR030/023

A letter of thanks from Danny Clark (10 years old) of Bligh Park:-

"Mayor and Councillors, thank you for the loan of the Javelin and Shot Put. I won Silver with javelin and Bronze with shot put at the 7th National Junior Wheel Chair Sports. Being able to train was a great benefit. Thank you from Danny."

4. GENERAL CIRCULAR Nº 7/93 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT22

1. Third NSW Rural Health Forum
2. 1993 Planning Law and Practice Short Course
3. "Link Up" - Sydney Public Transport Conference
4. Local Approvals Review Program
5. Local Government Act 1993 - Implementation Workshops - Employment Practices
6. Local Government Act 1993 - Implementation Workshops - Roles and Responsibilities of Elected Representatives
7. Area Assistance Scheme (AAS)
8. RTA Technology Transfer Workshop
9. Under-Aged Drinking
10. 1996 Census of Population and Housing
11. Representation on the NSW Aged Care Advisory Committee
12. Juvenile Justice - Future Directions
13. Consultation Protocol
14. Budget Submission 1993/94
15. Commonwealth/State Fringe Benefits and Concessions Review
16. Fire Brigades Forum
17. Amendments to the Dog Act 1966
18. Rating of Leased Crown Land
19. Section 94 Contributions (Water and Sewerage)
20. Energy Efficiency Code of Practice
21. Hawkesbury-Nepean Catchment Management Trust
22. Sun Protection Policy Guidelines for Local Government
23. Council Officers - Training to Become Fisheries Inspectors
24. Ministerial Changes in State Government

25. RTA Accountabilities
26. NSW Task Force on Grain Handling and Transport
27. Unsealed Roads Manual
28. Enterprise Agreements
29. Award Restructuring - Response to MEU

**5. RED CROSS MOBILE BLOOD COLLECTION UNIT -
AUSTRALIAN RED CROSS SOCIETY. GC090/007 PT03**

The Red Cross mobile blood collection unit visits the Windsor area twice a year. The local community is extremely supportive of this service.

It is understood that there has been some changes to the administration of the Function Centre and that the Council pays the hirer for the mobile blood collection unit's use. On behalf of the Red Cross Blood Bank, Hawkesbury City Council is thanked for this generous gesture of support.

**6. STATE LIBRARY OF NEW SOUTH WALES - GUIDELINES
RELATING TO SECTION 10, LIBRARY AMENDMENT ACT,
1992. GL020/012 PT02**

Enclosing a copy of the "Guidelines Relating to Section 10, Library Amendment Act, 1992, issued by the Library Council of New South Wales.

The Library Amendment Act, 1992, was passed by the NSW Parliament in May 1992 to amend Section 10 of the Library Act, 1939. Section 10 deals with provisions in relation to local public libraries.

The Guidelines provide principles and examples to assist local authorities in the application of these provisions.

7. COMMUTER AIRPORT ON THE CENTRAL COAST OF NEW SOUTH WALES - SPECIAL MINISTER OF STATE, FRANK WALKER, QC MP. GA020/004 PT03

Thanking Council for letter dated 16 June 1993, concerning the Minister's comments on the need for a commuter airport on the Central Coast of New South Wales.

A view was never expressed nor has it been reported as suggesting that a commuter airport on the Central Coast would be in substitution for an International Airport at Badgery's Creek.

Support is expressed for the proposed 2,900 metre runway at Badgery's Creek.

OTHER REPORTS

WSROC LIMITED BOARD MEETING N° 3, 1993
held on 4th June, 1993

1994 BICENTENNIAL CELEBRATIONS COMMITTEE
held on 9th June, 1993

HERITAGE ADVISORY COMMITTEE
held on 23rd June, 1993

MACQUARIE TOWNS FESTIVAL COMMITTEE INC.
held on 23rd June, 1993

None

WSROC LIMITED

BOARD MEETING NO.3, 1993

**MINUTES OF THE MEETING HELD AT 7.00 PM ON FRIDAY, 4TH
JUNE, 1993, AT LIVERPOOL CITY COUNCIL COMMITTEE ROOMS,
1 HOXTON PARK ROAD, LIVERPOOL**

PRESENT:

Ald Paul Lynch
Cllr Chris Roberts
Cllr Les Shore
Ald Kathie Collins
Ald Joy Anderson
Ald John Pascoe
Ald Pippa McInnes
Ald Chris Aquilina
Ald Nick Lalich
Ald Bob Calvert
Ald Brian Keegan
Ald Bob Downing
Ald Diana Shanks
Ald Alex Sanchez
Ald John Haines
Ald Phil Russo
Ald Kevin Dwyer
Ald Ross Fowler
Ald Dom Syme

Liverpool Council (Chairman)
Baulkham Hills Council
Baulkham Hills Council
Blacktown Council
Blue Mountains Council
Blue Mountains Council
Blue Mountains Council
Fairfield Council
Fairfield Council
Hawkesbury Council
Hawkesbury Council
Holroyd Council
Holroyd Council
Liverpool Council
Parramatta Council
Parramatta Council
Penrith Council
Penrith Council
Prospect Electricity

Ald Mark Latham
Mr Andrew Murray
Mr Terry McCormack
Mr Graham Collins
Mr Terry Barnes
Mr Lyndon Weatherstone
Mr Peter Tuxford
Mr Roy Newsome
Mr Bob Swords
Mr Barry Long
Mr Ray Thorn
Mr Red Dwyer
Ms Heather Neil
Mr Dick Sheppard
Mr Alex Gooding

Liverpool Council (for Items 1 and 2)
Baulkham Hills Council
Blacktown Council
Blue Mountains Council
Fairfield Council
Hawkesbury Council
Holroyd Council
Liverpool Council
Parramatta Council
Penrith Council
Prospect Electricity
Westbiz Services
WSROC
WSROC
WSROC

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1. APOLOGIES

MOVED that apologies be received from Cllr Larry Bolitho (Baulkham Hills Council), Ald Jim Morris (Prospect Electricity).

Ald Kevin Dwyer/Ald Bob Downing
CARRIED

2. MINUTES OF MEETING HELD ON 16TH APRIL, 1993

MOVED that the minutes of the meeting held on 16th April, 1993 be received and adopted.

Ald Nick Lalich/Ald Kevin Dwyer
CARRIED

The Chairman then asked Ald Mark Latham, Mayor of Liverpool City Council, to address the meeting.

Ald Latham welcomed delegates to Liverpool. He said that WSROC was of great value to Western Sydney and Liverpool in particular. The pooling of resources across councils achieved great results, he felt. He gave some examples - the Metropolitan Strategy Review and the *Local Government Act*. He felt these were very effective use of council resources. Ald Latham assured delegates of the ongoing support of Liverpool Council and wished delegates every success in the upcoming meeting. He also apologised he could not stay for the remainder of the meeting.

3. BUSINESS ARISING FROM THE MINUTES

3.1 WARRAGAMBA DAM/PROSPECT DAM (32000.02)

MOVED that:

- (1) WSROC write to the Minister for Planning and Housing seeking the early establishment of the special committee with regard to the future work on the Warragamba Dam as soon as possible, and suggesting that the committee as a matter of urgency should consider two issues:
 - (i) The need to improve community awareness about the process being undertaken by the Water Board with regard to the current construction of the spill way around the side of the dam. No recent consultation has taken place as to what the EIS should address. When the EIS is released for exhibition in September 1993 the committee should undertake further consultation;
 - (ii) The need to promote community awareness about the nature and extent of the proposed new flood mitigation dam immediately down stream of the existing dam and its purpose and invite suggestions on what the EIS for the dam, which is currently under way, should address; and
- (3) request that WSROC be represented on the special committee as many WSROC councils would be effected by changes to Warragamba Dam.

Ald Joy Anderson/Ald Ross Fowler
CARRIED

3.2 IMAGE AND COMMUNICATIONS STRATEGY (12000.02)

MOVED that a draft communications strategy be presented to the August Board meeting.

Ald Diana Shanks/Ald Alex Sanchez
CARRIED

3.3 PROSPECT ELECTRICITY SPECIAL DIVIDEND

(11001.10)

MOVED that this item be held over until the end of the meeting to allow Prospect Electricity's delegates to arrive.

Ald Kevin Dwyer/Ald Nick Lalich
CARRIED

4. CHAIRMAN'S REPORT

The Chairman said both he and Ald Dwyer had attended Auburn Municipal Council's meeting last week with regard to affiliation of Auburn Council to WSROC. A resolution has been passed at Auburn Council's meeting that the matter be referred to their Estimates Committee.

The Chairman said that he and the Executive Director met with the Chief Executive of the State Rail Authority (SRA) Mr John Brew and the Group General Manager of City Rail, Mr Rob Schwarzer, last Friday to clarify the policy on unstaffed railway stations. This meeting was quite successful and SRA representatives suggested that meetings between them and WSROC be held more often. The SRA policy, as related to WSROC representatives, is that any station that is currently staffed will continue to be staffed and that one of the aims of automatic ticketing is for there to be a greater visibility of staff. Ald Lynch said that also raised in the discussion was the facilities at Westmead and the reply was that the SRA would look into it.

With regard to the "Y" Link, it is planned that through trains from Campbelltown to Blacktown would be timetabled once the "Y" Link is in operation. The SRA representatives said that they would like to send the regional representative to a future Urban Development Committee meeting. The Chairman said that when the matter of the North-west Sector was raised and a provision of rail, the reply was that the general approach of the SRA is to maintain current services and that at this stage they could not see very much extension to the current system. Badgerys Creek Airport is a government decision and once the government has made that decision the SRA would act on it.

The Chairman said that WSROC would get in touch with the Commuter Council. Apparently automatic ticketing and other issues are discussed with the Commuter Council. A report will be made to the Urban Development Committee at a later date on the Commuter Council.

The Chairman said that there had been much publicity over the last few days with regard to urban consolidation. He said that whilst he has tried to put the focus of consolidation, it seemed the media wanted to focus on slums in Western Sydney.

MOVED that this report including the recommendation regarding the ability for Policy Committee Chairman to make media statements be adopted.

Ald Bob Calvert/Ald Nick Lalich
CARRIED

5. EXECUTIVE DIRECTOR'S REPORT

MOVED that the report be received and noted.

Ald Bob Downing/Ald John Pascoe
CARRIED

6. REPORTS FROM DELEGATES

Baulkham Hills Shire Council

Cllr Roberts said that Council had originally undergone a financial review which had resulted in a surplus of funds.

Blacktown

Ald Collins said that the Cricketers Arms Hotel was undergoing refurbishment to be a historical attraction for the area. Council received a very good report on the North-west sector recently. It detailed a bus/rail interchange, however, she said she was still questioning whether the government was making the right decision in looking at roads rather than light rail. Ald Collins commented that traffic on the M4 was getting worse which proves the theory that the more roads you provide, more cars actually drive on them. She said that Council was undergoing some major flood mitigation works and that the works being conducted under the Local Government Capital Works Program (LGCWP) were progressing well.

Blue Mountains

Ald Pascoe said that the Great Western Highway Management Plan Advisory Committee had been established. The process between the RTA and Council are designed to be flexible and involve public consultation.

Ald Pascoe introduced Ald Pippa McInnes, who is an alternate delegate to WSROC.

Fairfield

Ald Lalich said that the Aquatic Centre being funded under the LGCWP is going well. It would act as a regional centre for the Department of Sport and Recreation. Whitlam Library extensions will be completed in October and the associated development of the Cabramatta Community Centre will be finished shortly after.

Ald Lalich said that a lot of road works was occurring in the area including the realignment of the Horsley Drive with 3x3 funding, some traffic lights being funded through black spots and an upgrade of Cabramatta Road. The Heritage Study being conducted by Council is not quite complete and Ald Lalich hoped that it would be implemented by the end of the year.

Hawkesbury

Ald Calvert said that Council would be debt free by 1988. Ms Maggie Deahm, MP, has been very active with the council in attracting the National Air Museum to the RAF base at Richmond. Hawkesbury Council feels such a museum would have great tourism and promotional potential. A development application for a distribution terminal in an industrial area by Caltex the final decision is due next week. Council recognises that there are both benefits and costs to such a development.

Holroyd

Ald Downing said that council had contracts for one person garbage trucks which had been paid for through the environmental levy. Council had also purchase the brick work site for redevelopment and they are in the process of upgrading the Greystanes Creek as a joint venture with Blacktown Council and the Upper Parramatta River Trust.

Liverpool

Ald Sanchez said that the strategic plan for the city was on exhibition. It sets the agenda up to the year 2000. Submissions are currently being received. A joint proposal between Penrith and Liverpool Councils regarding the airport is being investigated. It is proposed that the study investigate the private sector interests in Badgerys Creek Airport. It will build on much of what was said in the recommendations of the public works committee hearings.

Ald Sanchez said that Council also has a car parking strategy for the city for the next fifteen years.

Parramatta

Ald Haines said that the Parramatta Ferry starts operation on 7th June coming as far as John Street, Rydalmere. He said he was hopeful that it won't be too long before the ferry will travel all the way down the river. He also said that the theme park centred on education at Ermington was under investigation. Parramatta now has a sister city, Vung Tau, in Vietnam and invited other delegates to find out more information about

Penrith

Ald Fowler said that the interchange at St Marys has been finished. Ms Anne Cohen, MP, Mr Bruce Baird, MP, Minister for Transport visited the upgrade recently. Mr Robert Webster, MLA, Minister for Planning, addressed council two weeks ago. Council presented their view on the Metropolitan Strategy and emphasised that Badgerys Creek Airport is very important to the development of Western Sydney. He said that Penrith Council, possibly together with Liverpool Council, will be having a forum on Badgerys Creek Airport in the future.

Ald Fowler said that the ADI site had been leased. Together with Blacktown Council literature has been produced to actually counter some of the claims by ADI. It seems that ADI have advertised that development of the site would create 16,000 jobs but Council is not sure. The Civic Centre and the library will be occupied in December.

Prospect

Ald Syme said that twelve members of Prospect have united in fighting for the retention of local government on Prospect. The organisation has taken on quality management.

MOVED that the reports from delegates be received and noted.

Ald Alex Sanchez/Ald Nick Lalich
CARRIED

7. REPORTS FROM POLICY COMMITTEES

7.1 REPORT FROM ENVIRONMENT POLICY COMMITTEE (24003.01)

MOVED that:

- (1) WSROC advise participating councils that the final report on the Materials Recovery Facility has been received but has not been accepted because it has not addressed all the matters raised in the brief; and
- (2) WSROC invite the Chairman of the MACROC Waste Management Working Party to a meeting of the committee to explain their work towards developing a strategy for waste reduction re-use and recycling in their region.
- (3) WSROC write to the Minister for Planning and Housing and the Managing Director of the Water Board stating that:
 - (i) it is critical that if other agencies such as the Environment Protection Authority take over any of the present responsibilities of the Water Board, for example, the Clean Waterways Program, that sufficient resources be provided to these other agencies for this essential work to be carried out
 - (ii) the Water Board should continue to undertake the River Studies of the Hawkesbury/Nepean and the Georges Rivers.
- (4) Mr Peter Thompson, Manager of the Environmental Unit within the Chamber of Manufactures of NSW, be invited to the next meeting of the committee.

Ald John Pascoe/Ald Joy Anderson

Ald Calvert, speaking on recommendation (3)(ii), said that there is already a room full of studies on the Hawkesbury/Nepean and Georges River but it seems that there is no implementation of these studies. He proposed that the recommendation be amended to read that "the Water Board should be encouraged to act on previous studies as well as continue to undertake the River Studies of the Hawkesbury/Nepean and the Georges Rivers."

AMENDMENT MOVED that:

- (1) WSROC advise participating councils that the final report on the Materials Recovery Facility has been received but has not been accepted because it has not addressed all the matters raised in the brief; and
- (2) WSROC invite the Chairman of the MACROC Waste Management Working Party to a meeting of the committee to explain their work towards developing a strategy for waste reduction re-use and recycling in their region.
- (3) WSROC write to the Minister for Planning and Housing and the Managing Director of the Water Board stating that:
 - (i) it is critical that if other agencies such as the Environment Protection Authority take over any of the present responsibilities of the Water Board, for example, the Clean Waterways Program, that sufficient

- resources be provided to these other agencies for this essential work to be carried out;
- (ii) the Water Board should be encouraged to act on previous studies as well as continue to undertake the River Studies of the Hawkesbury/Nepean and the Georges Rivers;
- (4) Mr Peter Thompson, Manager of the Environmental Unit within the Chamber of Manufactures of NSW, be invited to the next meeting of the committee.

Ald Bob Calvert/Ald John Pascoe

Ald Sanchez was concerned about recommendation 3(i). He said that at Liverpool it would take ten years on the current budget to get creeks to an environmental standard that was acceptable. He said that the public expects the State Government to fund the maintenance of local water ways and that WSROC should take a position on how maintenance of the creeks should be funded. Local government does not have enough funds to do so.

Ald Shanks said that she agreed in principle except that she felt there was a risk of losing local government commitment and direction of maintenance projects. She said that we did not want the Water Board to have responsibility for creeks. Right now the State Government was looking at changing the role of Water Resources, the Environment Protection Authority and the Water Board and perhaps this is not the time for WSROC to be taking a stance on who should be doing what.

Cllr Shore said that really what we were after was catchment management and we would not want to hand over responsibility for such an important environmental concern. The Parramatta River Trust has funds coming to it from the State Government to address particular problems rather than using a wider approach. He said he felt the Environment Committee should look at various catchment areas in the region and press for support in funds to solve particular problems in those areas.

Ald Syme said that at Mt Pritchard the State Government is going to impose an additional levy for the Georges River. They already attempted to do the same thing with the Nepean/Hawkesbury River unsuccessfully. He felt that the State Government needs to take responsibility for funding maintenance works.

Ald Dwyer said that it is the eve of the Nepean/Hawkesbury River Trust which is being set up by regulation and was gazetted on 23rd April, 1993. Representatives on the Trust include the Water Board, the Environment Protection Authority, CALM and land holders. The Chairman is Ald Bell from Gosford. There are also two local government representatives.

Ald Aquilina questioned the level of commitment of the State Government to improving our water ways. If they were truly committed they would not be taking large dividends out of the Water Board.

AMENDMENT MOVED that:

- (3)(i) WSROC believes that as a matter of principle the maintenance of rivers, creeks and tributaries should remain the responsibility of the State Government.

Ald Alex Sanchez/Ald Nick Lalich

Ald Downing said that given the discussion occurring this evening, it may be appropriate to refer this item to the Environment Committee for further investigation.

Ald Sanchez withdrew the amendment and agreed that this item should be referred to the Environment Policy Committee for investigation.

The amendment became the motion and was carried.

MOVED that:

- (1) WSROC advise participating councils that the final report on the Materials Recovery Facility has been received but has not been accepted because it has not addressed all the matters raised in the brief; and
- (2) WSROC invite the Chairman of the MACROC Waste Management Working Party to a meeting of the committee to explain their work towards developing a strategy for waste reduction re-use and recycling in their region.
- (3) WSROC write to the Minister for Planning and Housing and the Managing Director of the Water Board stating that the Water Board should be encouraged to act on previous studies as well as continue to undertake the River Studies of the Hawkesbury/Nepean and the Georges Rivers;
- (4) Mr Peter Thompson, Manager of the Environmental Unit within the Chamber of Manufactures of NSW, be invited to the next meeting of the committee.
- (5) the Environment Policy Committee consider the role and responsibilities of stakeholders including the Environment Protection Authority, Water Board, Water Resources and local government in relation to waterways in the region.

Ald John Pascoe/Ald Joy Anderson

CARRIED

7.2 REPORT FROM RESOURCES & SERVICES POLICY COMMITTEE (24008.01)

MOVED that:

- (1) the Resource Allocation Formula (RAF) research project be deferred to the first quarter of the 1993/94 financial year;
- (2) that in response to the correspondence from Penrith City Council, that representations be made to the Minister for Health, that:
 - (i) WSROC supports as a high priority the provision of the additional funding required to meet the Department of Health's current resource allocation formula (RAF) target for the Wentworth Health Area; and
 - (ii) because of widespread concerns about the resource allocation formula, that WSROC intends to undertake research into the adequacy or inadequacy of the RAF as it applies in the Wentworth, Western Sydney and South-West Sydney Area Health Services; and

- (3) that Penrith City Council be informed of WSROC's representations.

Ald Kathie Collins/Ald Ross Fowler
CARRIED

Ald Aquilina said he felt that perhaps local government rates should be collected by one organisation similar to normal taxation and be distributed in a more equitable manner.

Ald Collins said that using the Fire Brigades as an example, which is listed later in the agenda, that perhaps the formula to be used would be very difficult to discover.

Ald Calvert said that such a system could be yet another form of government.

7.3. REPORT FROM URBAN DEVELOPMENT POLICY COMMITTEE (24007.01)

MOVED that:

- (1) if there is no further progress on WSDEC by the next meeting then the committee will reconsider what action should be taken;
- (2) WSROC write to Mr Gibb supporting the contents of his letter with the exception of those points which relate to the private funding of the proposal which the committee did not consider to be a viable option;
- (3) if the Chamber of Manufactures of NSW is willing to support 50% of the cost of production of the submission, the Executive Director can verify the content of the APAC submission. WSROC allocate \$720 for the preparation of the submission by APAC for consideration by the committee at its next meeting;
- (4) subject to the approval of the draft by the Executive Committee that WSROC accept the final draft (with minor alterations) of the LATM Manual from Geoplan and Arup consultants and forward it to the Federal Office of Road Safety for their approval;
- (5) the Executive and Assistant Directors be authorised to finalise the arrangements for planning the visit of the Minister to Western Sydney in conjunction with the Bus and Coach Association; and
- (6) WSROC confirm its attendance on the Liverpool-Hornsby Highway Study.

Ald Bob Calvert/Ald Alex Sanchez
CARRIED

The Chairman suggested that the secretariat notify the Board as to all committees WSROC is currently represented on.

Ald Aquilina queried the actual thrust of the Liverpool-Hornsby Study. Ald Shanks said that it was a feasibility study investigating the three routes - (1) the Cumberland Highway; (2) the Prospect Arterial; and (3) Wallgrove Road. The project team includes representatives from the State Government, transport agencies as well as community and council representatives.

Ald Shanks and Ald Collins felt that the State Government was once again looking at just building the roads as opposed to looking at public transport options.

The Chairman requested that the Executive Director take this on board and find out from the RTA what public transport options are being investigated.

Ald Sanchez said that with regard to the Western Sydney Economic Development Committee (WESDEC) that WSROC should take a definite position on this. He suggested that WSROC write to the Premier, requesting that he assume responsibility for the Western Sydney Economic Development Statement and the recommendations from it. He said he was suspicious that the Department of Regional Development would concentrate on country areas to the detriment of Western Sydney. He also said that the Premier will be a better advocate for the region. Mr John Saunders, the current Director-General of the Department of State Development, is moving to the Premier's Department to head up this economic development section. He was actually on WESDEC and is the only remaining staff member who is familiar with that committee and its workings.

8. MATTERS FOR DISCUSSION AND DECISION

8.1 LOCAL GOVERNMENT ACT (34004.01)

MOVED that the new *Local Government Act* and cognate legislation be referred to the Resources and Services Policy Committee, the Administrative Committee and relevant professional committees to seek:

- (1) their advice on the impact of the new act and its implications for member councils;
- (2) recommendations on how WSROC can assist member councils with the implementation of the new legislation;

Ald Bob Calvert/Ald Nick Lalich
CARRIED

Ald Pascoe said that he had recently been speaking to a representative from Kiama Council who have used considerable community involvement in their environmental work. He said he felt that using people that were familiar to the area and the environment of the area means that council can put together their environment reports for their annual reports at a reasonably low cost.

Ald Aquilina said that he was happy to see the environmental reports provisions in the legislation.

8.2 METROPOLITAN STRATEGY REVIEW (36001.01)

MOVED that:

- (1) the information be received and noted;
- (2) WSROC write to the Minister strongly supporting the proposal to exhibit the draft Metropolitan Strategy Review and seeking further comment;

- (3) that the proposal that WSROC organise a seminar on the implications of the draft Metropolitan Strategy Review for Western Sydney, with an emphasis on its implications for the planning and provision of human services in the region, be endorsed;
- (4) that the seminar proposal be referred to the WSROC Policy Committees for further discussion, and in the interim that the Chairmen of the Policy Committees be given delegated authority to assist in planning the seminar in conjunction with the existing Human Services Forum Working Party; and
- (5) that the proposed seminar and the preparation of a response by WSROC to the draft Metropolitan Strategy Review be given a high priority when the budget for 1993-94 is reviewed at the August meeting of the Board.

Ald Diana Shanks/Ald Kathie Collins
CARRIED

8.3 INTEGRATED LOCAL AREA PLANNING (ILAP) (13001.06; 13001.08)

MOVED that WSROC write:

- (1) to the Minister for Housing, Local Government and Community Services;
 - (i) expressing WSROC's grave concern at the Department's handling of the 1992-93 round of the ILAP program;
 - (ii) requesting details of the communications processes, assessment procedures and selection criteria that will be used in future rounds of ILAP funding;
 - (iii) seeking an assurance that any remaining unexpended funds from the 1992-93 round will be "rolled over" into the 1993-94 round; and
 - (iv) seeking an assurance that the 1993-94 and 1994-95 rounds of ILAP funding will be maintained at a level of at least \$1.25 million annually;
- (2) to the President of the Local Government Association, enclosing the above recommendations, and;
 - (i) supporting his initiative to seek an improved relationship between the Department and local government in relation to funding processes;
 - (ii) expressing concern regarding the lack of consultation between the Local Government Association and regional organisations of councils, including WSROC, in relation to the Association's role in ILAP and the availability of ILAP funding;
 - (iii) requesting the establishment of a state advisory body for ILAP upon which regional organisations of councils would be represented;

- (iv) seeking further discussions with the Local Government Association regarding the development of a closer relationship between the Association and regional organisations of councils.

Ald Diana Shanks/Ald Bob Downing
CARRIED

9. INFORMATION ITEMS

9.1 EXPENDITURE WARRANT

MOVED that the information be received and noted.

Ald Bob Calvert/Ald Joy Anderson
CARRIED

9.2 OPERATING STATEMENT

MOVED that the operating statement for the period 1st March 1993 to 31st May, 1993 be received and adopted.

Ald John Haines/Ald Phil Russo
CARRIED

9.3 PRESS COVERAGE

MOVED that the information be received and noted.

Ald Bob Downing/Ald Kevin Dwyer
CARRIED

9.4 FIRE BRIGADES LEVY - PROPOSED CHANGES TO METHODOLOGY

Cllr Shore said that there is an inequitable collection of funds for the Fire Brigade levy. It seems that the old system was wrong. Baulkham Hills Council was paying three times as much as Liverpool, for example, and it had only one station and is only getting one new station now. He felt that a system which everyone agreed to should be found. He thought that perhaps looking at the grants allocation system would be worth while.

The Chairman said that maybe the system was not equitably presented in these terms. Ald Sanchez, however, disagreed with the Chairman as he felt that the system was equitable. He raised the question as to why local government was funding a Sydney fire district and said that this surely must be the real issue.

MOVED that Ald Leo Kelly be WSROC's representative on the Local Government Association's working party and Cllr Shore be the alternate representative.

Ald Kathie Collins/Ald Kevin Dwyer
CARRIED

10. OTHER BUSINESS**10.1 COMMONWEALTH FUNDING FOR TRAINING OUT OF SCHOOL HOURS
(OOSH) WORKERS IN WESTERN SYDNEY (33003.01)**

MOVED that the WSROC Seal be affixed to the agreement which shall be signed by a delegate and counter signed by the Secretary of the company.

Ald Alex Sanchez/Ald Bob Downing
CARRIED

10.2 WORLD TRADE FAIR (31000.09)

MOVED that WSROC become a member of the Greater Western Sydney Business Development Association and pay the membership fee of \$200.00.

Ald Diana Shanks/Ald Phil Russo
CARRIED

3.3 PROSPECT ELECTRICITY SPECIAL DIVIDEND (11001.10)

MOVED that Mr Ray Thorn outline the issues currently being debated by Prospect Electricity.

Ald Kevin Dwyer/Ald Kathie Collins
CARRIED

Mr Thorn said that with the changes to the *Electricity Amendment Act* Prospect will be removed from local government control and go under the control of the Minister for Energy. The Minister can transfer assets from one electricity distributor to another. He said that whilst they had no facts backing this up, Sydney Electricity may have ideas of taking over Prospect. He said that the electricity industry is moving towards competitive market.

Cllr Shore said that Ald Faye Lo Po wants to make sure that WSROC Councils see Prospect as their distributor and that Prospect knows that the community is supporting them. He said there is difficulty in maintaining local government representatives. He said that these do not have to be elected council representatives in the future and that the Minister may select a resident to represent an area instead.

MOVED that WSROC reaffirm its previous policy on local government control of Prospect and write to the Minister, Leader of the Opposition and Independents reflecting this fact.

Ald Kevin Dwyer/Ald Bob Downing
CARRIED

Ald Aquilina argued against Prospect remaining in the hands of local government for some time and he sees no decision that Prospect makes as special to Western Sydney. He also felt that corporatisation is a good idea and perhaps it should be moved toward privatisation, perhaps not the whole organisation but at least some of it. Ald Aquilina said he felt that Prospect Electricity needs stricter environmental control and he did not feel they were making good efforts at looking at new ways of generating electricity. He also commented on the qualifications of the council members to

Prospect Electricity. He agreed that Sydney Electricity and Prospect Electricity should be joined. He didn't think it was sensible to have two organisations and that such an operation was inefficient and there must be a lot of cost savings to be achieved through amalgamation.

Ald Collins said that all one needed to look at was the health and hospital Boards which no longer had any community representation. This is possibly the way that Prospect could also go out of local government representation.

Ald Fowler said that the assets of Prospect are those of Western Sydney and it should remain so.

Cllr Roberts said that he felt the role that Prospect played in attracting business to Western Sydney was very important. If one electricity authority covered the whole Sydney area there would be no organisation equipped to explain and promote various locations in our region. He felt it was in the interests of Western Sydney that Prospect continue focussing on Western Sydney.

Ald Lalich said he disagreed with Ald Aquilina and that Pacific Power had its own financial difficulties despite the qualifications of the members of their board. He also pointed out that once an organisation becomes a money making enterprise, the State Government begins taking funds from it.

10.4 FLOOD MITIGATION CONFERENCE

Ald Dwyer said that at the recent conference he met the Minister for Primary Industries and Energy, the Hon Simon Crean, MP. They discussed with him the lifting of the allocation for flood mitigation works. He said that the Federal Government will be providing \$6m over four years for NSW. This will compliment State Government funding. Ald Dwyer said that he had pointed out to the Minister the work that WSROC and Western Sydney Councils have done with regard to drainage. He said that in the past WSROC had produced a report titled *Dual Use of Drainage and Open Space* which is held in high regard.

10.5 VOLUNTARY REGIONAL ORGANISATION

Ald Dwyer said that talk of regional organisations and the cooperative approach that they foster has been discussed recently at both the IMM Conferences in both Canberra and in Sydney over the last few weeks. He said that WSROC's track record is well known and we are held in very high regard.

Mr Barnes said that in another role he has recently met with the Minister for Housing, Local Government and Community Services, the Hon Brian Howe, MP, who is very interested in voluntary regional organisations. Mr Barnes said that the Minister had indicated that the Federal Government is interested in forging stronger links with local government and that local government is well placed to undertake many different types of work. He felt that local government should be showing a strong desire to be a level of government. The Federal Government is apparently very impressed with the success of the Local Government Capital Works Program. Mr Barnes said, however, that while councils are very good with capital works projects they have not demonstrated their capabilities in non capital works areas. Mr Barnes felt that this was a wonderful opportunity for WSROC to take to show initiative, vision and the ability to act strategically.

MOVED that the Executive Director contact the office of the Minister Housing, Local Government and Community Services, the Hon Brian Howe, MP and the Office of Local Government to explore possible areas for regional cooperation which may be in accordance with Federal Government's objectives on local government. A report should be prepared for WSROC officers with proposals to be referred to the appropriate committees for further investigation and consideration.

Ald Joy Anderson/Ald Bob Downing
CARRIED

Ald Aquilina said it was encouraging to hear that WSROC is held in high regard and that local government generally is a good and efficient body to deal with local problems. He said if WSROC had more staff we could start to have public impact that environmental groups have had over the recent years with regard to getting their ideas on the agenda. They seem to be the ones who are leading the State Government.

Ald Sanchez endorsed Ald Aquilina's comments. He said that WSROC was held in high regard in Canberra particularly in the areas of local government, regional development and coordination.

10.6 WSROC STAFF

The Chairman apologised for the belated introduction of Mr Dick Sheppard, Assistant Director of WSROC. The Chairman said that Mr Sheppard had been with WSROC in the 1980's and he felt sure that his contribution to the organisation would be at a very high level.

11. DATE OF THE NEXT MEETING

It was suggested by Baulkham Hills Council that because of another council meeting the next Board meeting be rescheduled to 13th August, instead of 6th August.

MOVED that the next Board Meeting be held at 7.00 pm on Friday, 13th August, 1993 at Baulkham Hills.

Cllr Chris Roberts/Cllr Les Shore
CARRIED

Heather Neil
Executive Director

Alderman Paul Lynch
Chairman

Minutes of the Meeting of the 1994 Bicentennial Celebrations Committee held in the Committee Room on 9th June, 1993 commencing at 7.30 p.m.

PRESENT : Alderman Warwick Mackay, Chairperson; and Alderman Ted Books, Messrs. Peter Auld, Robert Pont, Alex Hendrikson, and Ross Miller, Wing Commander Grant Buggy, and Mrs. Jan Barkley.

Alderman Books arrived at the meeting at 9.00 p.m.

GUESTS : Mr. Jim Sefton, and Mr. Rod Browning of Fitzgerald Printing, Wilberforce.

Apologies for absence were received from Mr. Peter Bruce, Ms. Michelle Nichols, Mr. Brian Hardiman, Mr. Rob Sledge and Ms. Peta Trahar.

CONFIRMATION OF MINUTES :

RESOLVED on the motion of Ross Miller seconded by Alex Hendrikson that the Minutes of the previous meeting held on Wednesday, 12th May, 1993, be confirmed.

ADDRESS TO THE COMMITTEE :

Mr. Jim Sefton and Mr. Rod Browning discussed the markets, outlets, costings and feasibility of Bicentennial printed material such as maps, postcards, bumper stickers, calendars and posters. Emphasis needs to be on a design of constant theme and size, planned for the whole year's promotion - not event by event. Written recommendations will be supplied.

CORRESPONDENCE :

Received -

Mr. Paul Gibson, MP, Member for Londonderry; Ebenezer-Pitt Town Parish of the Uniting Church of Australia; Olive Fowler; The Hon. Kevin Rozzoli, MP, Member for Hawkesbury; Spotless Catering; Group Captain & Mrs. P.R. Rasmussen; Ms. Maggie Deahm, MP, Member for Macquarie; Daphne Kingston; Marjorie Raven; N.S.W. Military Historical Society; John Atkinson, Hawkesbury City Council; Margaret Ford; Don Vincin and Stimulus.

Forwarded -

Pioneers Tree Planting Brochure; Pioneers Tree Planting Program; and Ms. M. Deahm, MP.

Moved by Robert Pont seconded by Peter Auld that the correspondence be received. Carried.

REPORTS :

1. Banner Committee : A report was tabled with regard to the proposed Bicentennial banners and flag. Adoption of the proposals was moved by Peter Auld seconded by Alex Hendrikson. Carried.
2. Ted Books : Address to Richmond Chamber of Commerce 9.6.1993 re Bicentennial activities. Invitation issued to discuss plans with the Committee.

GENERAL BUSINESS :

1. Alex Hendrikson suggested Gary Johnson be invited to address the Committee re arranging the re-enactment; also that the producers of "A Country Practice" be contacted re writing the Bicentenary into the script.
2. Ross Miller : Three trees in McQuade Park need to be replaced.
3. Robert Pont : Report on statue surrounds and paving.

Moved Robert Pont seconded Ted Books that Robert Pont obtain quotes to give to Council re paving.

Also tabled were the names of the Windsor School Tree Planting Sponsors to be included as part of the City Tree Planting Project.

4. Warwick Mackay : Report on the Council's adoption of \$1,000 expense account for Committee.
5. Jan Barkley : Report on the large numbers of phone calls and letters (mostly filed under tree planting correspondence) congratulating the Committee on a successful tree planting in McQuade Park.

Also Rob Sledge has agreed to organise the design of special Bicentennial envelopes.

Moved Jan Barkley seconded Alex Hendrikson that Council be asked to produce special envelopes for use during the Bicentenary. Meeting to be organised. Jan Barkley and Robert Pont to represent the Committee. Carried.

6. A video of the McQuade Park Tree Planting was shown.

The meeting terminated at 10.00 p.m.

NEXT MEETING :

The next meeting will be held on Wednesday, 14th July, 1993 at 7.30 p.m.

Minutes of the Heritage Advisory Committee held in the Committee Room, Council Chambers, George Street, Windsor, on Wednesday 23 June 1993, commencing at 7.30pm.

PRESENT: Alderman H G M Books, Chairman; Professor I Jack; Mrs J Barkley; Mr M Hatherley; Mr G Edds; Mr B Flakelar; Mr A Hendrikson and Mr K Berzins.

CONFIRMATION OF MINUTES:

Minutes of the Meeting of 19 May 1993, were adopted.

RESOLVED on the motion of Mr G Edds seconded by Professor I Jack.

MATTERS ARISING:

- ◆ Mrs J Barkley advised the Committee that she had made representations to the Windsor High School School Council in relation to the preparation by high school students of papers on the history and heritage of the Hawkesbury City Council area. Issues raised from the Windsor High School Council included that the research area was not part of the higher school curriculum for years 5 and 6, students would find it difficult to allocate sufficient time for this additional project. The Committee also discussed issues such as allocation of prize money and responsibility of assessing papers prepared by students. The matter will again be raised at the next meeting in an effort to resolve these difficulties.
- ◆ Discussion arose in relation to the Council resolution of 8 June 1993, in relation to the barn at Prestonville. In regard to that matter Mrs Barkley requested that a copy of the report by Clive Lucas be supplied for her perusal.
- ◆ On a similar theme, questions were asked about the Pitt Town Barn Study and the implementation of the recommendations from that Study. Karl Berzins undertook to investigate Council's latest resolution in that matter and report it back to the next meeting.
- ◆ The Committee considered a sketch prepared by Graham Edds in regard to heritage signage in the City of Hawkesbury. The sketch was based on a window of St Matthews and the principle of the design was endorsed by the Committee.

RESOLVED on the motion of Professor I Jack seconded by Mrs J Barkley that a \$2,500 grant for the abovementioned works be made available.

3. Five north west sector items were reviewed. Approximately six remaining items will be discussed at the next meeting.
4. Mr Edds requested a map showing the locality of heritage items discussed by the Committee.
5. The Committee also resolved to inspect a number of heritage items on Saturday, 10 July 1993, with the inspection convening at the eastern end of Francis Street at 1.30pm.

NEXT MEETING:

Wednesday, 21 July 1993, commencing at 7.30pm.

The meeting terminated at 9.45pm.

ITEMS TO BE ADOPTED:

A \$2,500 (two thousand five hundred dollar) grant be made available to Mr Godfrey for restoration works at N° 30 Wolseley Road, McGraths Hill.

- ◆ The Committee was also made aware that Council recently approved of a sign at the entrance of Windsor which would say *"Welcome to the Historic Macquarie Town of Windsor"*. Karl Berzins undertook to liaise with the Windsor Chamber of Commerce to see if they would be receptive to the initiative of heritage signs for the five Macquarie Towns and having a standard sign format in line with the design prepared by Mr G Edds.
- ◆ Mrs J Barkley provided some information regarding the Marsden Park School for incorporation into the submission for listing the Australiana Pioneer Village on the National Estate. Karl Berzins undertook to locate the video showing the heritage items being brought to the Pioneer Village.

CORRESPONDENCE:

A letter was tabled from Mr Mark Phipps and Mr James Theime from Hawkesbury Skillshare. Amongst other information provided the authors requested funding from Council to address the neglected state of the premises at N^o 23 Bosworth Street, Richmond, which was formerly the army drill hall. The Committee considered the authors request and resolved to write to the army and request any historical information they may have about the property. Until that information is to hand no decision can be made on the question of funding.

RESOLVED on the motion of Professor I Jack seconded by Mrs J Barkley.

GENERAL BUSINESS:

1. Mr Hatherley advised the Committee that the Public Works Department was concerned about the heritage buildings in its care due to recent investigations carried out by the State Government regarding earth quake risk. These investigations may lead to the removal or specialised fixing of adornments on old buildings to minimise the chance of their dislocation during an earth quake causing damage to persons and property below.
2. A request for funding under the Local Heritage Assistance Program was also considered for restoration to a slab cottage at N^o 30 Wolseley Road, McGraths Hill and by Mr Godfrey. The work involved exposing the timber floor structure, removing concrete pavement adjacent to the wall slabs, repairing timber post structures where rotted, rebuilding slab walls and windows to east and northern wall areas and investigating floor structure if frames have not been fully extended. The cost of these works is approximately \$5,000 and Mr Godfrey has requested a \$2,500 dollar for dollar grant to undertake these works.

Minutes of the Macquarie Towns Festival Committee Inc. held in the Committee Room, Council Chambers, Windsor, on 23rd June 1993.

PRESENT: Ald R Stubbs; Ms L Allen; Ms R Wiltshire; Mr B Hardiman; Mr C Daley; Ms J McCully; Mrs D Shirt; Ms E Manning.

APOLOGIES: Ald W Mackay; Mr G Michael; Mrs J Dewhurst.

RESOLVED on the motion of R Wiltshire seconded by C Daley that the minutes of the previous meeting be adopted.

TREASURERS REPORT

Council's allocation has been placed on fixed deposit for 3 months until September.

Cultural Donations account has been opened and the deposit book received.

RESOLVED on the motion of L Allen seconded B Hardiman that Treasurers's Report be received.

CORRESPONDENCE

In

- Bilpin Flower Show
- Butlers Hire - stage quote.

Out

- Sports Council - re booking
- Various - re tax deductibility for donations.

RESOLVED on a motion of Ms Allen seconded Mrs Shirt that Correspondence be received.

GENERAL BUSINESS

1. A report from the sub-committee organising the Festival media launch followed. A site inspection of the Doctor's House basement had been held, and that any difficulties could be overcome as the atmosphere was perfect for the theme.

An alternative venue was suggested by Ms Allen and Ms Wiltshire. This was the upstairs (2 rooms) of the Governors Choice Restaurant which will be made available for \$50. The Committee can bring outside caterers, and purchase drinks from the bar. Discussions followed as to the relative merits of both sites.

RESOLVED on a motion of Ms Wiltshire seconded Ms Allen that the Festival media launch be held at the Governor's Choice Restaurant and a further function, with decorations and re-enactment by Mr Hendrikson at the Doctors House basement.

2. School Debates

The Chairman has arranged with the Mayor to use the Council Chambers for a final debate during the Festival period. Heats will be necessary and the 6 local high schools and St Pauls (Cranebrook) and William Clark School (Kellyville) will be invited to participate. The Mayor, Kevin Rozzoli MP and Janice Dewhurst will be invited to judge the final. Ms McCully and Ms Manning will liaise with schools and organise this.

3. Hospital Bed Race

Hawkesbury Hospital, St John of God, Richmond Ambulance, RAAF and University will be invited. It was suggested that the trophy donated by the Chairman should be mounted on wheels, with plaques for the winners name's on top.

It was suggested that a wheel-chair race be held before the bed race with Chambers of Commerce etc pushing the chairs.

Ms Manning is to contact Ms Sinclair of "Bridges" to see if children would like to participate or not. There will be a perpetual trophy and a prize for each entry. Mr Hardiman is to approach Black Stump Restaurant.

4. Jazz in Thompson Square

Festival Committee is to approach Traffic Committee for road closure of road between George Street/The Terrace from noon to 5.00pm

It was reiterated that the Festival Committee has never accepted responsibility for the performing fees incurred by this event.

The next meeting will be on 28th July, Mr Hardiman apologised in advance.

The meeting terminated at 9.30pm.