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**Hawkesbury City Council
Business Paper
Ordinary Meeting**

Meeting Date 11 MAY 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."*

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 11TH MAY, 1993

REPORT FOR DETERMINATION

9. HAWKESBURY SPORTS COUNCIL. GA030/003 PT3

The Sports Council have written by letter of 5 May, 1993, stating their Annual General Meeting is on 4 June, 1993, and request Council's delegate be nominated by Friday, 28 May, 1993.

IT IS RECOMMENDED THAT Council nominate its delegate to the Hawkesbury Sports Council.

10. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/036 PT02

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

Residential Lease	Lease to Mr John Gilmore of Flat 2 Toxana to a commencing rental of \$105 (one hundred and five dollars) per week. The flat has 1 (one) bedroom only and the rental is to be reviewed annually to the Consumer Price Index.
Agreement	Agreement for Block Grant of Assistance to Council for proposed Regional Roads 1992/93 - Roads and Traffic Authority.

This is Page of the Minutes of the ORDINARY N° 4 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH MAY, 1993.

Town Clerk/General Manager

Mayor

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11. TOURIST FACILITY AND SERVICE STATION/CONVENIENCE STORE, CLARENDON - BOYANA PTY LTD (J SGRO). LEP4/92, DA431/91

Information contained in Item 7 of the Reports for Determination to this meeting, concerning traffic management measures, requires clarification prior to Council's determination in this matter. For this reason, it is recommended that the matter now be deferred to the next General Purpose Committee, so that conflicting advice received recently concerning the legalities of what is proposed in terms of access to private properties and denial of access to the service station can be clarified.

IT IS RECOMMENDED THAT the proposal be deferred for further consideration at the General Purpose Committee meeting on 1st June, 1993.

REPORTS FOR INFORMATION

13. TYRE LANDFILL - LEVEL CROSSING ROAD/RAILWAY ROAD SOUTH, VINEYARD - N E PEARE PTY LTD. DA19/92

Reference is made to Item 9 in the Planning and Development section of this business paper. The applicant, Mr Peare of N E Peare Pty Ltd, has written as follows:

"I wish to draw attention to a statement I made to Council Officers and Aldermen at the recent Council meeting, about the area covered by tyre fill which I have now discovered was incorrect.

Regretfully I never personally checked any measurements, but rather accepted the statement of my farm worker that the initial area he planted was about two (2) acres as recorded on the seed drill. There also appeared a similar area about to be planted out to crop.

The Operation's Manager of the tyre project Mr John Pincott, pointed out to me that the area under discussion has not totally been filled with buried tyres. Areas either side and back of the worked area filled to give a land contour across the original land fill area.

John Pincott has since made an accurate survey of the area, and determined that approximately half (½) an hectare has been covered. A copy of his survey plan was given to Stewart Dixon from Council when he was shown over the site.

Please accept my apology and I respectfully request that the matter be reassessed."

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14. EAST KURRAJONG SANDSTONE QUARRY - COURT OF APPEAL DECISION - AMENDMENTS TO HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989. DA365/90 PT06

Reference is made to Item 6 of the Reports for Determination to this meeting. Mr K K Webster of Schaffer Corporation Limited has written as follows:

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15. CALTEX PETROLEUM DISTRIBUTION OUTLET -
MULGRAVE. LEP15/91, DA224/92

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17. REZONING APPLICATION - INTEGRATED LEISURE
TOURISM AND RESIDENTIAL DEVELOPMENT "THE LEGENDS",
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with you (TC/GM). In the light of the contents of the letter and its late arrival we requested that discussion of The Legends project be deferred until the Department's letter could be considered and responded to.

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On the contrary, we have urged the Department of Planning to wait until the completion of the L.E.S. and consideration of it by Hawkesbury City Council. This is the appropriate course of action and is the procedure laid down by the Environmental Planning and Assessment Act.

We believe the actions by officers of the Department of Planning and others in this matter have been highly irregular and we will raise this with the Minister for Planning, Mr Webster and the Premier, Mr Fahey at the earliest opportunity."

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18. HAWKESBURY/NEPEAN RIVER ADVISORY COMMITTEE -
SCENIC QUALITY AND ENVIRONMENT WORKING PARTY.
GE020/056 PT01

The Department of Planning has requested a technical representative on the Working party. The Working Party's terms of reference are:

1. Advise the Hawkesbury/Nepean River Advisory Committee on scenic quality, vegetation, and wildlife habitat issues in the review of REP 20.
2. Consider and advise on options for the protection of scenic quality under the REP, such as the protection of escarpments and ridgelines, open space buffers along the river, and design guidelines for development.

3. Assist in the preparation of a consultancy study brief to assess scenic quality and protection, if required.
4. Consider the application of the REP to the issues of vegetation and wildlife habitats, and advise on further work required and priorities.

Because the terms of reference are of a technical nature, the Manager of Land Use Policy, Mr Karl Berzins, has been nominated to be Council's representative.

19. HERITAGE PARK, NORTH RICHMOND. PK227/001 PT01

Council will be familiar with the proposal for the establishment of a major passive recreational facility on the banks of Hawkesbury River at North Richmond, involving both Public Reserve land and private land owned by the Hanna Match organisation.

As part of the funding proposal, Council was successful in receiving advice of a grant in the sum of \$155,000 from the Department of Public Works under the Estuary Management Program. Such funding being towards the cost of undertaking Stage 1 of the Heritage Park works.

Despite previous advice from the Department indicating that the grant monies would be forthcoming and that the negotiations between the Hanna Match organisation and Council concerning long term leasing of the land was acceptable, the Department have apparently now reviewed their criteria for funding and indicated that they are not prepared to offer the full amount of funding unless the Council secures a ninety-nine year lease with the landowner over that section of private land.

At present a ten by ten year lease has been entered into with Mr Charles Hanna on the basis that such agreement was completed on the previous advice from the Department.

This about face from the Department is in direct conflict with earlier correspondence and, accordingly, the Member for Hawkesbury has instituted representations on Council's behalf concerning this review by the Department of Public Works. The Council is advised at this point that the property owner, also finds the change in strategy by the Department to be unacceptable, and is not prepared to enter into a ninety-nine year lease. Such action would mean simply handing over ownership of what is a valuable parcel of land. Further, it is felt that the review of funding erodes the good faith and common objective previously established by both this Council and the company.

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The council and most councils in New South Wales have interpreted the clause differently and have given consent to certain activities carried out within the zoning as is evidenced by the many quarries, extractive industries and rural pursuits carried out on rural land.

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How Council Operates...

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

The twelve Aldermen who represent Hawkesbury City are elected at local government elections held every four years. Voting at these elections is compulsory for residents who are aged 18 years and over and who reside permanently in the City.

The Ordinary Meeting of Council meets on the second Tuesday of each month at 7.30pm. Two weeks before the Ordinary Meeting, the General Purpose Committee meets at 9.30am to consider activities in the areas of works, finance, and planning and development. Both of these meetings are open to the public.

Meeting Procedure...

The role of the General Purpose Committee Meeting is to make recommendations about issues put forward in the areas of works, finance, and planning and development. These recommendations are then forwarded to the Ordinary Meeting of Council, two weeks later, for adoption or final decision. The Ordinary Meeting also considers other matters of general business as appropriate.

The Mayor is Chairperson of both the Ordinary and General Purpose Committee.

Public Participation...

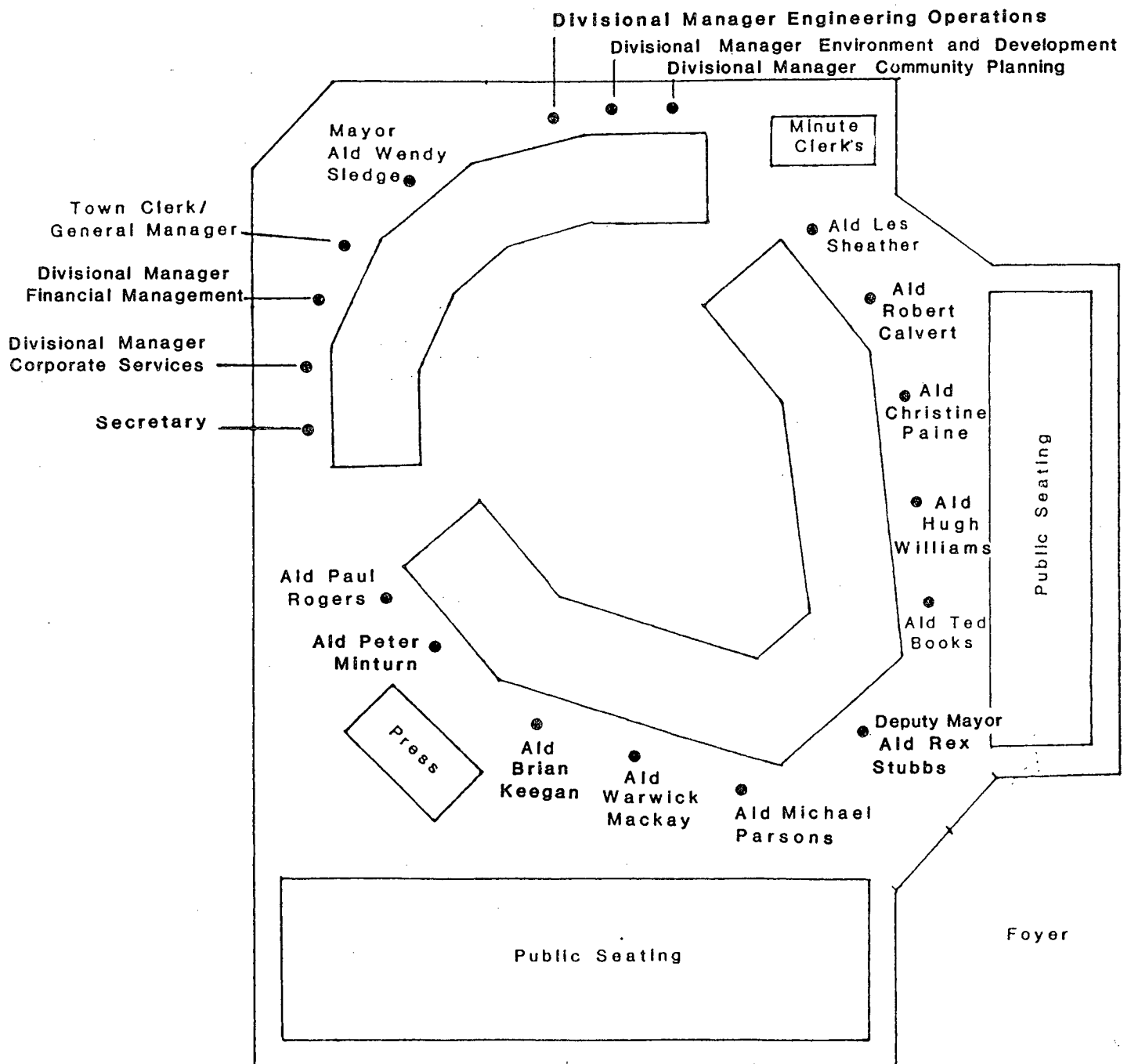
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

Residents are encouraged to attend the Ordinary Meeting to observe the proceedings of the meeting from the public gallery. There is provision at the conclusion of the agenda for members of the public to ask questions of Council.

A Point of Interest...

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

Council Chambers



MINUTES OF MEETINGS

ORDINARY MEETING - 13TH APRIL, 1993

SPECIAL MEETING - 4TH MAY, 1993

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 13th April, 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.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 90 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that the Minutes of the Ordinary Meeting of Council held on 9th March, 1993, having been circulated amongst the members of Council, be confirmed.

The Mayor requested that two minutes silence be held for two well known and well respected citizens of the Hawkesbury, Mr Jim Walsh and Mr Doug Bowd, who passed away last week.

- 91 RESOLVED on the motion of Alderman Sheather seconded by Alderman Parsons that standing orders be suspended to allow two presentations to be made.

Mr. Ray Brown, Sydney Western Divisional Controller of SES, then presented the Mayor with a cheque for \$17,000 as part of the ongoing commitment of the State Government as a Government subsidy towards a new replacement rescue truck for Hawkesbury SES.

The Mayor then asked Alderman Sheather to present a Certificate to Mr Mervyn Crane in appreciation and recognition of 20 years of service on the North Richmond Park 530A Committee and to the community.

- 92 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that standing orders be resumed.

MAYORAL MINUTES

1. HAWKESBURY/NEPEAN RIVER SYSTEM. GR60/11 PT03

- 93 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that the action taken be endorsed.

2. AEROSPACE HISTORY AND TECHNOLOGY CENTRE.
GM030/02 PT01

- 94 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that Council further support its previous resolutions for the Centre to be established at Richmond.

3. AUSTRALIA DAY 1994. GC030/003 PT03

- 95 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that the proposals be adopted.

SECTION 2 - NOTICES OF MOTION

By Aldermen Williams and Calvert GT100/001 PT 02; GC280/004 PT03

- 96 RESOLVED on the motion of Alderman Williams seconded by Alderman Calvert that :
- A. Council investigate amending the Industrial Development Control Plan in accordance with certain principles of urban consolidation and "Greenstreet" in order to achieve, in industrial areas, more efficient use of public and private lands and improved streetscapes.
 - B. A report be brought forward concerning detailed aspects and implications of these amendments, such as :

- New and existing services
- Street parking for cars and trucks
- Street landscaping
- Funding of initial works and of recurrent costs
- Places where these amendments would be inappropriate
- Treatment of building facades.

By Aldermen R.P.Stubbs and P.E.Rogers GH020/005 PT02; GC280/004 PT03

- 97 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rogers that following consultation with the Hawkesbury Historical Society,

Council erect a commemorative plaque in honour of Doug Bowd in recognition of his outstanding contribution to the Hawkesbury, and the matter be further reported to Council.

By Alderman C.A.Paine GP022/002 PT01; GC280/004 PT03

- 98 RESOLVED on the motion of Alderman Paine seconded by Alderman Keegan that, in conjunction with the preparation of the 1994 Estimates, consideration be given to the employment of additional trainees both on the indoor and outdoor staff, and that a report be prepared for Council on the cost and benefits of such a program.

By Alderman B.N.Keegan GR060/035 PT02; GC280/004 PT03

- 99 RESOLVED on the motion of Alderman Keegan seconded by Alderman Sheather that there be a report for Council's consideration and subsequent application under the Public Works Waterways Funding Program for the installation or the construction of a pontoon wharf at the launching ramp at South Creek.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

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

Moved by Alderman Williams seconded by Alderman Rogers that the noise emitted by canoes be adopted as the future standard.

- 100 AN AMENDMENT was moved by Alderman Sheather seconded by Alderman Calvert that :
- A. Approval be granted to the Hawkesbury Canoe Classic Association, Inc, for use of Governor Phillip Reserve, Windsor on 30th October, 1993, with exclusive use between 4.00pm and dusk, subject to compliance with the following standard conditions:-

1. The reserve being left clean and tidy upon completion of the Association's activity.
 2. Noise levels being kept at a reasonable level.
- B. Council waive exclusive use/admission fees.

The amendment was carried.

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

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

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

- A. The interim agreement period entered into by Worth Oil Recycling Pty Ltd, to discharge trade waste from premises at the corner of Blackman Crescent and Fairey Road, South Windsor be extended for a further period of 6(six) months to expire on 30th September, 1993, and that conditions which applied to the current licence be applicable to the extended licence period.
- B. Worth Oil be encouraged to continue with its investigations into the re-use of discharge water both in the concrete processing industry and in other industries.

8. PEOPLE FOR PARKS. GR030/54 PT01

102 RESOLVED on the motion of Alderman Parsons seconded by Alderman Calvert that the "People For Parks" program be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT**1. ERECTION OF A PRIMARY SCHOOL - LOT 1, DP802295, N° 13 McMAHONS ROAD, KURRAJONG - DEPARTMENT OF SCHOOL EDUCATION. DA343/92**

Item 18 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was considered in conjunction with Item 1 above.

Moved by Alderman Books seconded by Alderman Paine that this matter be deferred and Council have an inspection of the site. This could take place whilst the discussions are proceeding.

103 **AN AMENDMENT** was moved by Alderman Parsons seconded by Alderman Sheather that:-

A. The Department of School Education be advised that Council will approve the application, subject to concurrence being received to the following conditions:-

1. The development shall be carried out in accordance with Plan N° SK01-10, dated 1992.
2. Compliance with the Building Code of Australia.
3. The landscaping shall be carried out in accordance with Plan N° SKL1-2, dated 1992.
4. Landscaping shall be maintained to Council's satisfaction.
5. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
6. Parking shall be provided for 31 (thirty one) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked.
7. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to

be completed to the satisfaction of the Divisional Manager Environment and Development prior to occupation or use of the building.

8. All sewage and sullage wastes generated being treated and disposed of on site by means of an aerated package treatment system incorporating tertiary treatment, with final disposal via spray irrigation, complying with the requirements of the Environment Protection Authority. Separate details shall be submitted to Council prior to installation.
9. Compliance with the requirements of the NSW Fire Brigade.
10. Improvements to the intersection of McMahons Road and Comleroy Road to provide adequate sight distances to the south. Such works may include the relocation of the intersection or the lowering of the crest in Comleroy Road and satisfy the requirements of the Traffic Authority in accordance with comments received as a result of procedures pursuant to SEPP 11.
11. The construction of concrete kerb and gutter, concrete path paving 1.2m (one point two) wide, widening to 3m (three) at the bus lay by, with the remaining footway area being formed in earth together with any necessary drainage together with the full construction including sealing of the adjacent road shoulder including the bus lay be and bus turning area over the frontage of the development together with any works necessary to make this effective.
12. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the sites.
13. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments.
14. The provision of brickwork to the roof line.
15. Metal screen on the service area.
16. Fencing in relation to adjoining neighbours, taking into account consistency with roll over and stock grade fencing at rear.
17. Sound proofing consideration to the hall.
18. Grassed area to be provided.

19. Passing lanes on roads.
 20. Effluent disposal upgraded.
 21. Water retention to the property.
- B. That upon receipt of the Department's concurrence to the above conditions, consent shall issue.

The amendment was carried.

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

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

Item 13 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was considered in conjunction with Item 2 above.

104 **MOVED** by Alderman Calvert seconded by Alderman Mackay that the application be refused for the following reasons:-

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

An amendment was moved by Alderman Keegan seconded by Alderman Parsons that it be suggested to Mr Nightingale that he re-apply for a subdivision under Torrens Title.

The amendment was lost.

The motion was then put and carried.

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

Moved by Alderman Parsons seconded by Alderman Books that the application be deferred and a site inspection be carried out.

105 **AN AMENDMENT** was moved by Alderman Rogers seconded by Alderman Sheather that the application be refused on the grounds that:-

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

The amendment was carried.

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

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

Item 11 of the Town Clerk/General Manager's Supplementary Report - Reports For Information - was considered in conjunction with Item 4 above.

106 **RESOLVED** on the motion of Alderman Books seconded by Alderman that the application be referred back to the General Purpose Committee.

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

Item 17 of the Town Clerk/General Manager's Supplementary Report - Reports for Determination - was dealt with in conjunction with Item 6 above.

- 107 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the revised application be notified to adjoining owners and reported to the next General Purpose Committee meeting of Council. ✓

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

Moved by Alderman Parsons seconded by Alderman Keegan that Council support the proposal and forward it to the Director of Planning for her concurrence.

The motion was lost.

- 108 RESOLVED on the motion of Alderman Sheather seconded by Alderman Calvert that:-

- A. The application for subdivision be refused for the following reasons:
1. There is not 2 (two) dwellings on the land such as to enable subdivision, pursuant to Clause 11(4) of Hawkesbury Local Environmental Plan, 1989.
 2. The proposal is not in the public interest given the uncertainty that would arise within the community as to what constitutes a "dwelling" for the purposes of subdivision within the relevant clause. ✓
- B. Council prepare a Draft Local Environmental Plan to alter Clause 11(4) of Hawkesbury Local Environmental Plan, 1989, to further define "dwelling".

15. VINYARD REZONING. LEP17/90

- 109 RESOLVED on the motion of Alderman Sheather seconded by Alderman Keegan that the matter be deferred pending further advice from the Vineyard Action Group and results of their meeting of 18th April, 1993. X

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

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

- ✓
1. The 3 (three) stage approach to improving the condition of river banks be adopted for the full length of the Hawkesbury River within the Local Government area of the Hawkesbury City Council.
 2. Funding to assist these works be sought.

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

Moved by Alderman Parsons seconded by Alderman Paine that the high priority recommendations in Stapleton and Hallam's Windsor Central Business Traffic Study be implemented subject to the amendments and deletions contained in this report. Further that Hollands Paddock carpark marking be given a High Priority, the lighting of Hollands Paddock Car Park be given high priority and that Council reconsider the care and control of Franklins Car Park.

X 111 AN AMENDMENT was moved by Alderman Keegan seconded by Alderman Calvert that the full implications of the Traffic Report, together with the amendments mooted, come up for consideration at the next Committee meeting.

Alderman Sheather foreshadowed a further amendment.

The amendment was carried.

The amendment then became the motion.

A foreshadowed amendment was moved by Alderman Sheather seconded by Alderman Paine that the high priority recommendations in Stapleton and Hallam's Windsor Central Business Traffic Study be implemented subject to the amendments and deletions contained in this report. Further that Hollands Paddock carpark marking be given a High Priority.

The foreshadowed amendment was lost.

The motion was then put and carried.

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

Item 12 of the Town Clerk/General Manager's Supplementary Report - Reports For Information - was considered in conjunction with Item 20 above.

Moved by Alderman Mackay seconded by Alderman Paine that the resolution of Council of 9th March, 1993, be confirmed and further that it be implemented in the following manner:-

- a. That the proposal be placed on public exhibition for a period of 4 (four) weeks and the community responses be examined.
- b. The exhibition to be sited at the Windsor Library and to include other details of other submissions over recent years for major retail developments on other sites in the Windsor and Richmond Districts.
- c. That the exhibition address the socio-economic impact of the development on the City.
- d. That the comments of the Clarendon Committee be sought.
- e. That the applicant undertake and bear the cost of a further noise study and the socio-economic assessment.

An amendment was moved by Alderman Rogers seconded by Alderman Stubbs that:-

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

The amendment was lost.

The motion was lost.

- X 112 RESOLVED on the motion of Alderman Parsons seconded by Alderman Keegan that Council not proceed with the making of a Draft Local Environmental Plan to permit the establishment of an integrated retail, tourism, residential and leisure development at Prestonville, Richmond Road, Clarendon.

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

- X 113 RESOLVED on the motion of Alderman Sheather seconded by Alderman Mackay that the application be deferred.

SECTION 3 - FINANCE

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

- 114 RESOLVED on the motion of Alderman Books seconded by Alderman Calvert that :
- A. Approval in principle be given to Netape Pty Limited for the establishment of a food kiosk in Windsor Mall subject to the final location being approved and the kiosk designed by Council's Consultant Architect at the full cost of the applicant and terms of the Lease negotiated and reported to Council.
- B. The existing food retailers in the Mall be advised of the Alfresco availability.
- 115 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the Report of the General Purpose Committee Meeting held on 30th March, 1993, as recorded on Pages 1 to 23 of the Minutes of the General Purpose Committee, be adopted, with the exception of:-

Section 1 - Works

7. Worth Oil Recycling Pty Ltd - Discharge of Trade Waste - Premises Corner Blackman Crescent & Fairey Road, South Windsor. GL77/1 PT01

Section 2 - Planning and Development

1. Erection of a Primary School - Lot 1, DP802295, No.13 McMahons Road, Kurrajong - Department of School Education. DA343/92

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

6. Dog Kennels for Breeding and Boarding - Lot 69 DP739082 No 1615 East Kurrajong Road, Section 2, East Kurrajong - Mr J & Mrs V Morris DA333/92

15. Vineyard Rezoning. LEP17/90

16. Riverbanks Condition - Impact on the Environment and Tourism. GR60/11 Pt 03

18. Windsor Central Business District Traffic Study. GP230/001 PT02

21. Proposed Commercial Rezoning - Rifle Range Road, Bligh Park Tom Lonsdale & Associates. LEP002/87

Section 3 - Finance

3. Proposed Food Outlet in Windsor Mall. 0731/R PT 05

which have already been considered by Council - Minutes Nos. 101, 103, 106, 107, 109, 110, 111, 113 and 114.

SECTION 4 - REPORTS FOR DETERMINATION1. STAFF MATTERS. AREO

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

2. WSROC POLICY COMMITTEES. GM1/5 PT02

- ✓ 117 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that Council determine its representation on the three WSROC Policy Committees being the Urban Development Policy Committee, the Resources and Services Policy Committee and the Environment Policy Committee.

3. STATE EMERGENCY SERVICE - VEHICLE. GC180/001 PT02

- ✓ 118 RESOLVED on the motion of Alderman Keegan seconded by Alderman Parsons that Council provide an interest-free loan of up to \$25,000 (twenty five thousand dollars) to the local State Emergency Service Group for the purpose of purchasing an additional vehicle, these funds to be repaid by the end of 1993.

4. FINALISATION OF LEGAL ACTION - T S BARNES. APTB

- ✓ 119 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that Council affix its Seal to the documents finalising legal action for Mr T.S. Barnes.

5. RENEWAL LOAN \$77,000 PUBLIC AUTHORITIES SUPERANNUATION BOARD. GF14/1 PT11

- ✓ 120 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the balance of \$77,000 (seventy seven thousand) for the loan of \$100,000 (one hundred thousand) borrowed from the Public Authorities Superannuation Board be redeemed and not renewed and the funds be provided from the Bligh Park Reserve.

**6. ALTERATION OF CONSTITUTION - HAWKESBURY
SISTER CITY ASSOCIATION. GP092/004 PT03**

- 121 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that Council concur with the alteration and that the following wording be inserted in the constitution under the heading "Membership" - "Life Membership may be granted to any person or persons whom the Association considers has given outstanding service to the Association".

**7. LOT 44, DP793511 WELLESLEY STREET, PITT TOWN -
PROPOSED SALE. GC285/016 PT01**

- 122 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that :-
1. Council sell Lot 44, DP793511 Wellesley Street, Pitt Town, to Mr M and Mrs D Bellamy for a purchase price of \$57,000 (fifty seven thousand dollars).
 2. Sales commission in the amount of \$2,010 (two thousand and ten dollars) be paid from the proceeds of the sale to Wilkinsons Real Estate Windsor.
 3. The Seal of Council be affixed to all associated documentation.

8. PREPARATION OF BUSINESS PAPERS. GC280/004 PT03

- 123 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that Notices of Motions and Rescission Motions for the business paper close at 4.30pm on the Wednesday prior to the Ordinary Meeting.

**9. WINDSOR PENINSULA - LEASE OF LAND. GC283/084
PT02**

- 124 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that :-
1. The Lease of Lots X and Y, DP162477 Pitt Street, Windsor be granted to Mr G Fowler for an initial term of 6 (six) months. Upon expiry of the initial term, an option for a Lease of a further term of 6 (six) months will be available.

2. Notice to quit may be given by either party with such notice to be 6 (six) months; except that in the event of rental being outstanding for 14 (fourteen) days or more, the Lessor may give immediate notice to quit.
3. Rental shall be \$190 (one hundred and ninety dollars) per calendar month, payable monthly in advance on the first working day of each month. Rental shall be renewed at each annual anniversary in line with movements in the Sydney All Groups Consumer Price Index.
4. The Lessee shall be responsible for the payment of all services used or separately consumed/metered on the site.
5. The Lease shall rest on correspondence.

10. UPGRADE OF COMPUTER PROCESSOR. GT020/137 PT01

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

1. The quotation submitted by Equitech be accepted for an operating lease in respect of a Hewlett Packard Computer Processing System (HP3000/957 Model) with operating software over a period of 36 (thirty-six) months with monthly operating lease payments of \$7,372 (seven thousand three hundred and seventy two dollars), payments to be made quarterly, and a management fee of \$175 (one hundred and seventy five dollars)
2. That the offer of \$35,335 (thirty five thousand three hundred and thirty five) from Hewlett Packard Australia Finance Limited for the purchase of a Hewlett Packard Processor (Model HP3000/935) be accepted.
3. That the Common Seal of Council be affixed to any necessary documentation.

11. AUSTRALIANA PIONEER VILLAGE. GA050/004 PT03

126 MOVED by Alderman Parsons seconded by Alderman Sheather that:-

1. The report on the Australiana Pioneer Village be received.

2. That application be made to the Corporate Affairs Commission to change the trading name to "The Australian Pioneer Village Recreation and Animal Farm."

An amendment was moved by Alderman Paine seconded by Alderman Rogers that the report be received and the name change be investigated further.

The amendment was lost.

The motion was then put and carried.

- 127 RESOLVED on the motion of Alderman Keegan seconded by Alderman Parsons that there be a report regarding the construction of a pontoon wharf or similar at or adjacent to the Australiana Pioneer Village including the likely subsidies that can be obtained from the Public Works Waterways Program.

12. PROPOSED COMMUNITY ACCESS FACILITY ON THE FORMER TIP SITE, SOUTH WINDSOR. GW001/006 PT01

- 128 RESOLVED on the motion of Alderman Calvert seconded by Alderman Mackay that :-
 1. Council reaffirm its decision to lease an area of the former tip site at South Windsor having an area of approximately 37 (thirty-seven) acres subject to the same conditions as agreed by Council on November 10, 1992.
 2. Following final concurrence by the University and the relevant departments that expressions of interest be publicly invited for recreation uses of the site and subsequent establishment of a Management Committee.
 3. Affix the Seal of Council to any necessary documents.

13. GOVERNOR PHILLIP PARK - BOAT LAUNCHING RAMP - RENEWAL OF MAINTENANCE CONTRACT. GC270/3 PT01

- 129 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the Deed of Agreement between Council and Mr. J. Burden be extended for 12 (twelve) calendar months for the total annual cost of \$36,709.20 (thirty six thousand seven hundred and nine dollars twenty cents).

14. APPLICATION TO STATE GOVERNMENT'S HERITAGE ASSISTANCE PROGRAM FOR A FULL/PART TIME HERITAGE ADVISER. GH020/003 PT03

- 130 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that application be made to the Heritage Branch of the Department of Planning for a Heritage Adviser, with Council's contribution being no more than \$6,000 (six thousand dollars).

15. AMUSEMENT CENTRE CODE. GR30/32 PT01

- 131 RESOLVED on the motion of Alderman Sheather seconded by Alderman Minturn that the Hawkesbury City Council Amusement Centre Code of 1993, be adopted.

16. ADULT LITERACY PROJECT. GL020/028 PT02

- 132 RESOLVED on the motion of Alderman Rogers seconded by Alderman Stubbs that the State Librarian be asked to support a request to the Minister for Employment, Education and Training to broaden the guidelines of Adult Language and Literary Programs to enable libraries to receive funding to carry out literacy training.

SECTION 5 - REPORTS FOR INFORMATION

1. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 13H APRIL, 1993. C50-1
2. YEAR FOR INDIGENOUS PEOPLE. GA010/001 PT02
3. DONATIONS. GR008/007 PT02, GR008/008 PT02
4. RESIDENTIAL EXTENSION - BLIGH PARK. LEP004/89
5. ABUSE OF OLDER PEOPLE IN THEIR HOMES. GC130/11
6. BELLS LINE OF ROAD (MR184) - IMPROVEMENTS - OVE ARUP & PARTNERS. 243/R PT04
7. DUNSTAN'S LAGOON - FLOOD MITIGATION WORKS. GG021/109 PT02

8. FUTURE DIRECTIONS FOR JUVENILE JUSTICE IN NEW SOUTH WALES. DL001/001 PT04
 9. SOUTH CREEK. GR060/006 PT05
 10. LIBRARY'S ANNUAL REPORT 1992. GM001/002 PT02
- 133 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Parsons that the reports in this section be received.

SECTION 6 - REPORTS OF COMMITTEES

LEGAL CONSULTATIVE COMMITTEE

The Town Clerk/General Manager advised that both Alderman Rogers and Alderman Stubbs had declared at the Legal Consultative Committee Meeting, that they wished to place on record that they, themselves, would not be making any move for either position of Medical Practitioner or Solicitor in terms of the Item relating to the Appointment of Consultants during their term of office.

- 134 RESOLVED on the motion of Alderman, Stubbs seconded by Alderman Parsons that the Minutes of the Legal Consultative Committee Meeting held on 6th April, 1993, as recorded on Pages 1 and 2, be adopted.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. PROPOSED SUBDIVISION GROSE WOLD - G MITCHELL. SA179/92
2. PROPOSED NEW HAWKESBURY HOSPITAL - THE UNITING CHURCH IN AUSTRALIA, WINDSOR. DA0330/90 PT02
3. CRAZY DAY PROMOTION IN RICHMOND - HAWKESBURY NEWSPAPERS. GE20/20 PT05
4. RICHMOND & DISTRICT CHAMBER OF COMMERCE - DESIGN COMPETITION FOR THE CBD. GT70/018 PT01

- 135 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Keegan that the correspondence in this section be received and appropriate replies be forwarded where necessary.

SECTION 8 - OTHER REPORTS

CLARENDON COMMITTEE

- 136 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Clarendon Committee Meeting held on 3rd March, 1993, as recorded on Pages 1 and 2, be received.

1994 BICENTENNIAL CELEBRATIONS COMMITTEE

- 137 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the 1994 Bicentennial Celebrations Committee Meeting held on 10th March, 1993, as recorded on Pages 1 to 3, be received.

TOURISM HAWKESBURY INC.

- 138 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Tourism Hawkesbury Inc. Meeting held on 10th March, 1993, as recorded on Pages 1 and 2, be received.

HERITAGE ADVISORY COMMITTEE

- 139 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Heritage Advisory Committee Meeting held on 17th March, 1993, as recorded on Pages 1 to 3, be received.

COMMUNITY ENVIRONMENT COMMITTEE

- 140 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Community Environment Committee Meeting held on 18th March, 1993, as recorded on Pages 1 to 3, be received.

FRIENDS OF THE HAWKESBURY ART COLLECTION COMMITTEE

- 141 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the Minutes of the Friends of the Hawkesbury Art Collection Committee Meeting held on 25th March, 1993, as recorded on Pages 1 and 2, be received.

SECTION 9 - SUPPLEMENTARY REPORTSREPORTS FOR DETERMINATION

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

See Minute No. 107.

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

See Minute No. 103.

REPORTS FOR INFORMATION

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

See Minute No. 106.

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

See Minute No. 112.

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

See Minute No. 104.

14. PARADISE POINT - LOCAL ENVIRONMENTAL STUDY - PORTIONS 18 & 19 GREENS ROAD, LOWER PORTLAND. LEP016/91 PT10

- 142 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the report - Item 14 - be received.

QUESTIONS WITHOUT NOTICE

Alderman Rogers requested that a report be prepared on the food outlets in the City being offered Alfresco style dining and that the liability issues be considered in the report.

Alderman Rogers asked if a report can be prepared to consider Council's advertising policy in relation to the cost benefit analysis of the circulation of the Hawkesbury Gazette of possibly 8,000 audited circulation and the Penrith Press of approximately 58,000 audited circulation and to consider the change of advertising from the Gazette to the Penrith Press if deemed appropriate.

Alderman Mackay asked if there was some problem regarding the installation of lighting in Bounty Reserve in Bligh Park.

The Divisional Manager Engineering Operations stated that there was some holdup with Prospect Electricity getting approval to erect the poles.

Alderman Mackay asked if a development application been received for a jet ski facility at Port Erringhi.

The Divisional Manager Environment & Development advised that he was not aware of any recent development application and undertook to ascertain the position.

Alderman Parsons referred to the disabled access to McDonalds' Restaurant at Richmond and awaited a positive response that the issue has been resolved.

Alderman Parsons asked if Council's had been given back the power to license street traders and to prosecute. He referred to flower sellers and the like. He asked if this is the case, how can it be policed.

The Divisional Manager Environment & Development undertook to submit a report to the next meeting.

Alderman Stubbs referred to his previous request regarding the locked gate at the northern end of Old Stock Route Road, and sought an update in this regard.

The Divisional Manager Engineering Operations undertook to submit a report to the next meeting.

Alderman Stubbs advised that it has been brought to his attention that Putty Road or Singleton Road has been renamed Wilberforce Road between Windsor and Wilberforce and William Street north of Wilberforce and sought clarification.

The Town Clerk/General Manager advised that it has never changed. People call it Putty Road, however this road does have several components. The Putty Road actually only starts outside of Wilberforce in terms of that name. A sign indicating William Street was erected about a week ago at the intersection of the two streets.

Alderman Stubbs asked if there was a resolution of Council at the request of Russ Hodgskin some years ago that the road be named Putty Road and the suggestion be forwarded to the Geographical Names Board.

The Town Clerk/General Manager stated that he was unaware of this, but that section as indicated on the sign, is shown in the Council's road register as William Street. He undertook to check Council's resolution.

Alderman Stubbs referred to the leaflet distributed by Prospect Electricity which draws residents' attention to a requirement to ensure that trees on their property are not a threat to electricity supplies. There is no mention of Council's Tree Preservation Order in that matter and asked if this could be clarified.

Alderman Books asked if it could be ascertained as to what has happened with Council's common landfill policy which Council put to the Local Government Conference at Wagga.

The Mayor advised that, after contacting the Local Government Association, a letter was received advising that it was passed.

Alderman Books asked if it was possible to ascertain whether any Councils are going to operate on that decision.

Alderman Books asked if something could be done regarding the buzz in the PA system.

The Town Clerk/General Manager stated that it is a problem with the data that is transmitted through the building. An inspection has been carried out and a filter is to be installed in the system.

Alderman Books referred to information from Prospect Electricity and the implementation of ABC cabling. He advised that about \$350,000 had been approved to go in the Hawkesbury area - these areas being Moray Street Richmond, Powell Street Hobartville, Mileham Street South Windsor, Old Bells Line of Road Kurrajong, Pitmans Road Kurrajong Heights, Sams Way Mountain Lagoon, Claremont Crescent Windsor and Church Street South Windsor.

Alderman Paine asked if it is possible to have the land in Pitt Street, Windsor beside Mr. Mal McEwan's property and around the bend going onto land owned by Mr. Munsey, cleaned up as residents have complained about snakes.

Alderman Paine stated that the people from the Antique Shop in Thompson Square have complained about the smell from the garbage bins from the Fish Shop and asked if something could be done in this regard.

Alderman Paine advised that she had received a letter from the Windsor School regarding a fee of \$100 which was placed on them by the Sports Council for the use of McQuade Park. She felt that a fee of \$100 should not be imposed on the Windsor Public School and also the St. Matthews Catholic School as they are small schools which have been built out and they do not have any playing grounds.

Alderman Sheather advised that the Sports Council had placed a casual fee of \$100 per annum on the Schools to use the grounds or facilities. He gave details of negotiations between the Sports Council and the Department of School Education.

The Town Clerk/General Manager advised that the matter of "user pay" has come up a number of times. Earlier this year a number of schools wrote to say that they could not afford to pay the garbage charges. He took the matter up and the Deputy Director General of Western Sydney came and saw him and indicated that the schools had been more than recompensed for every matter that the Department had been asked to pay for previously. He suggested that he write to the Department and get a written response from them so that Council can be informed.

Alderman Paine asked what is happening about the road at Vineyard where the petrol station has been erected.

The Divisional Manager Engineering Operations stated that it appears that the work that has been done by the contractors in reconstructing the road shoulder has been held up, but the actual road has failed alongside it.

The Mayor advised that the road is within Blacktown City.

Alderman Sheather asked if the Court has handed anything down on the Ebenezer Mushroom Composters.

The Divisional Manager Environment & Development advised that it had not.

Alderman Sheather referred to recent publicity about the 02 number and asked if this could be further pursued in relation to Hawkesbury.

Alderman Rogers referred to the matter raised by Alderman Books concerning the ABC cabling throughout the Hawkesbury area and asked if Prospect doing a note on that, or perhaps Council could note it in the local press saying that this is a positive thing that Prospect is doing.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

There were no questions.

The meeting terminated at 12.29am.

Submitted to and confirmed at the meeting of Council held on 11th May, 1993.

.....Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor on 4th May, 1993 commencing at 7.30 p.m.

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

Apologies for absence were received from Aldermen H.J.M.Books and H.Williams.

- 143 RESOLVED on the motion of Alderman Parsons seconded by Alderman Stubbs that the apologies be accepted.

CORPORATE REPORT TO THE COUNCIL
TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY
REPORT

- 144 RESOLVED on the motion of Alderman Calvert seconded by Alderman Keegan that :

- . Funds in Cordners Corner Reserve be used to develop the Macquarie Park area, including required approvals;
- . Playground equipment be installed as listed from the Parks and Gardens Reserve at North Richmond, Wilberforce, McGraths Hill, Pitt Town, Glossodia, Bilpin, Colo Heights, with the remainder for McQuade Park development (\$79,000 [seventy nine thousand]);
- . Further determination be made regarding funds for property development and Bligh Park Reserves following completion of consideration of the indoor sporting complex and Richmond Pool developments and lands to be acquired for planning purposes;
- . Funds from the finalised water and sewerage schemes be used, as detailed, at : Glossodia Community Centre, North Richmond, Wilberforce Child Care Area, Kurrajong Memorial Park, Vineyard Park and Richmond Park;
- . Works programs, as detailed, be adopted;
- . Bushfire Estimates, as recommended, be approved with an increase in funding of \$102,000 (one hundred and two thousand), and plan required being prepared and submitted;
- . Increased street cleaning program be approved;
- . Loan redemption proposal, as detailed, be approved;

- . The organisational structure charts be received;
- . The report be adopted and information received.
- . Those matters relating to Hepatitis B and Tetanus Vaccinations be further reported to Council.

The meeting terminated at 8.32 p.m.

Submitted to and confirmed at the meeting of Council held on 11th May, 1993.

.....Mayor

NOTICES OF MOTION

NOTICES OF MOTIONS

ORDINARY MEETING - 11TH MAY, 1993

By Alderman C.A.Paine
Alderman W.J.Mackay
Alderman P.E.Rogers

That Council offer the Fitzgerald Memorial Hostel Committee the opportunity to purchase the whole of the land being Lot 21 in DP 732237 for the staged construction of a Hostel for the Aged. Further that the land be offered to the Committee for the original purchase price of \$780,000 (seven hundred and eighty thousand) plus legal and transfer costs, and that the title be transferred to the Committee under mortgage from the Council with payment to be made in 2 (two) equal instalments of \$390,000 (three hundred and ninety thousand) being paid in October, 1993 and July, 1994 respectively.

The legal and transfer costs will be the immediate responsibility of the Committee.

NOTE : The work done to date by the Committee has brought to light several factors which are applicable to this development.

- . It is difficult to maintain long term viability with a Hostel of only 40 units and the whole of the land will be required at least in the future so as not to jeopardise that viability.
- . There is an existing and increasing need in the community for aged accommodation and Hostel care and it is expected that approval for further units will be forthcoming if land is available.
- . The existing concrete structure on the land adjacent to the Committee's current project has been shown by the architect engaged by the Committee, Mr. Alex O'Grady, to be eminently suitable for further development of future units.
- . The use of the site for a single purpose will facilitate and rationalise the aspect of access, particularly by the larger service vehicles, delivery vans, garbage trucks and the like.

Also the project on which the Committee has embarked will necessitate heavy expenditure of capital during the construction period with limited capital income during its early to mid stages.

If the land purchase price is deferred as suggested, it is anticipated that the project can be completed without the need to rely on the normal commercial financial arrangements which will reflect in savings, aiding the viability of the project.

By Alderman H.J.M. Books GH020/010 Pt.02

That Council employ a person as a Field Officer starting as of July 1, 1993, to assist the 1994 Bicentennial Celebrations Committee to organise, through to completion, the events planned for the 1994 Bicentennial Celebrations Committee.

NOTE : As Council will appreciate, 1994 represents a truly significant milestone in the Hawkesbury's history and commensurate with the significance of this year an appropriate calendar of events is being prepared largely due to the voluntary efforts of the members of the 1994 Celebrations Committee. I do not think there can be any question as to the community benefit of the proposed events and activities, however, it is necessary for the provision of an ongoing clerical resource to assist the Committee in the implementation of the proposals and the general co-ordination of the program.

As the Council does not have surplus resources to assist in this capacity I commend the appointment of a person as outlined. It is understood that the cost would be in the order of \$20,000 for the remainder of 1993 and in the order of \$35,000 to \$40,000 for 1994 to cover salary.

REPORT OF GENERAL PURPOSE COMMITTEE

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

27TH APRIL, 1993

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 27th April, 1993, commencing at 9.30 am.

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, P E Rogers, L C Sheather, R P Stubbs, and H Williams.

An apology for absence was received from Alderman W J Mackay and was accepted.

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

Report of the Local Traffic Committee Meeting held on Friday, 16th April, 1993, in the Council Chambers at 10.00am

PRESENT:

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

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

APOLOGIES:

No apologies

CONFIRMATION OF MINUTES:

The minutes of the Meeting held on 12th March, 1993, were confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

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

Committee's Recommendation

The matter be deferred to the next Committee meeting, due to school holidays.

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

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority requesting that consideration be given to implementing a 40kph speed zone in Grose Vale Road adjacent to the school.

3. CHURCH STREET, SOUTH WINDSOR - VICINITY OF
SWIMMING POOL - TRAFFIC CONDITIONS. 353/R

Committee's Recommendation

No further action be taken at this time.

CORRESPONDENCE

4. HAWKESBURY CITY COUNCIL - INTERSECTION
McGRATHS/WINDSOR ROAD, McGRATHS HILL - TRAFFIC
MANAGEMENT MEASURES. 1337/R, 2342/R

Committee's Recommendation

No further action be taken at this stage, given the existing traffic volumes and the lack of accident history at this intersection.

5. PEBBLY HILL ROAD, CATTAI - TRAFFIC CONDITIONS -
MS D SCHULTZ. 1625/R

Committee's Recommendation

- a. A "T" intersection warning sign be installed on the approach to the intersection of Pebbly Hill Road and Mitchell Park Road. Further, that chevrons be provided at the intersection.
- b. Advisory speed signs be installed on the approaches to the "S" bend south of Millers Road.
- c. The provision of an 80kph speed limit sign to indicate the speed limit when travelling from Mitchell Park Road be referred to the Roads and Traffic Authority for its attention.

6. COMMERCIAL ROAD, VINEYARD - TRAFFIC
CONDITIONS - C NAGLE. 361/R

Committee's Recommendation

Additional chevrons be placed around the curve.

**7. REDBANK ROAD, NORTH RICHMOND - REDUCTION OF
SPEED LIMIT - KUYPER CHRISTIAN SCHOOL. 1804/R**

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority requesting:-

- a. an immediate reduction to the speed limit from 80kph to 60kph; and
- b. that the speed limit be further reviewed when the Authority's Safety and Amenity Audit is completed with a view to reducing the speed limit to 40kph.

8. COMMERCIAL ROAD, VINEYARD - MRS V BROOK. 361/R

Committee's Recommendation

Additional chevrons be placed around the curve.

**9. BRADLEY ROAD, SOUTH WINDSOR - CLOSURE - MRS R
JOHNSON. 261/R**

Committee's Recommendation

Investigation be undertaken to the closure of the unsealed section of Bradley Road, South Windsor.

10. ROBERTS PLACE, McGRATHS HILL - TRAFFIC
CONDITIONS - B KUKOVEC. 1837/R

Committee's Recommendation

A "No Through Road" sign be installed at the intersection of Roberts Place and Andrew Thompson Drive.

11. ARGENTS ROAD, WILBERFORCE - TRAFFIC CONDITIONS
- NRMA. 101/R

Committee's Recommendation

A "T" Intersection warning sign be installed on the Browns Road approach to the intersection of Argents Road and Browns Road.

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

Committee's Recommendation

No further action be taken.

Mrs Ryan addressed the Committee.

COMMITTEE'S RECOMMENDATION

INVESTIGATE WEIGHT AND speed restrictions through a traffic count and look at imposing light weight conditions on those back roads.

13. SACKVILLE ROAD - RESERVED BUS PARKING -
EBENEZER PUBLIC SCHOOL. 1901/R

Committee's Recommendation

The matter be referred to the Roads and Traffic Authority requesting the provision of a 20 metre bus zone in the vicinity of the school.

REPORTS:

14. LOT 1, DP730903, N^o 244 RICHMOND ROAD, CLARENDON -
BOYANA PTY LTD. DA341/91

Committee's Recommendation

- a. The developer be required to provide a Type "C" intersection incorporating deceleration and right turn lane at the intersection of Richmond and Racecourse Roads.
- b. No internal access be provided between the service station and the remainder of the development.
- c. A median be provided in Richmond Road over the frontage of the service station as per the submitted plan dated 17th March, 1992, reference N^o 1691/DA4.

15. LOTS 181-183, DP39768 & LOT 188, DP45754 BLACKTOWN
ROAD, RICHMOND - APPLICANT, NSW TAFE COMMISSION.
DA74/93

Committee's Recommendation

The information be received.

GENERAL BUSINESS:

16. 40KPH SPEED LIMITS ADJACENT TO SCHOOLS -
SUPPLEMENTARY REPORT. GT230/007 PT03

Arndell College - referred to the RTA, requesting a reduction from 80kph to 60kph - considered satisfactory.

Bede Polding College - Rifle Range Road - existing pedestrian crossing, recommend 40kph school hours.

Mileham Street - recommend no change.

Bilpin Public - Bilpin School Road - short street, no through traffic, recommend no change.

Committee's Recommendation

Reduction to 40kph.

Bligh Park Public - Alexander Street - recommend 40kph school hours.

Cattai Public - access road off main road - recommend no change.

Central Macdonald Public - St Albans Road - low traffic volume, recommend no change.

Colo Heights Public - access via reserve - recommend no change.

Committee's Recommendation

Reduction to 60kph in Putty Road adjacent to School.

Colo High - access via driveway, Colo pedestrian access via side boundary - recommend no change.

Committee's Recommendation

The 60kph speed zone be extended to the western side of Redbank Road.

Comleroy Road Public - currently 60kph - recommend 40kph school hours.

Ebenezer Public - currently 80kph recommend 40kph school hours.

Freemans Reach Public/Hawkesbury High, Kurmond Road - currently 60kph - recommend 40kph school hours.

Glossodia Public - Golden Valley Drive - "wombat" crossing proposed - recommend 40kph.

Grose View Public - Grose Wold Road - recommend no change.

Committee's Recommendation

Reduction to 40kph school hours.

Hobartville Public - Catchpole Avenue - recommend 40kph.

Powell Street - 40kph.

Valder Avenue - recommend 40kph.

Kurmond Public - access via Kurmond Road - recommend no change.

Kurrajong Public - Grose Vale Road - recommend 40kph.

Kuiper Christian - Redbank Road - recommend 40kph school hours.

Committee's Recommendation

See Item 7.

Lower Portland Public - Wheelbarrow Ridge Road - recommend 40kph school hours.

Maraylya Public - Boundary Road - recommend 40kph school hours.

Neich Road - recommend 40kph school hours.

North Richmond Public - Grose Vale Road - recommend 40kph.

William Street - recommend 40kph.

Elizabeth Street - recommend 40kph.

Oakville Public - Oakville Road - recommend 40kph school hours.

Ogden Road - recommend 40kph.

Pitt Town Public - Buckingham Street, recommend 40kph.

Richmond High - Lennox Street - recommend 40kph.

Castlereagh Road - recommend no change.

Richmond Public - Francis Street - recommend 40kph school hours.

Moray Street - short, narrow street - recommend no change.

Committee's Recommendation

Moray Street - reduction to 40kph.

Seventh Day Adventist - West Hill Street - short street, no through traffic - recommend no change.

St Monicas Catholic - Windsor Street - recommend 40kph.

Bourke Street - recommend 40kph.

Francis Street - recommend 40kph school hours.

St Matthews Catholic - Little Church Street - recommend 40kph.
Tebbutt Street - recommend 40kph.

University Western Sydney, Hawkesbury - Londonderry Road - recommend no change.

College Street - recommend no change.

Bourke Street - recommend no change.

Vineyard Public - Windsor Road - recommend no change.

Bandon Road - 40kph (liaise with Blacktown City Council).

Wilberforce Public - George Road - "wombat" crossing proposed, recommend 40kph.

Castlereagh Road - recommend 40kph school hours.

Hanover Street - short street, recommend no change.

Windsor High - Windsor Road - recommend 40kph.

Committee's Recommendation

No change.

Mulgrave Road - recommend 40kph.

Windsor Public - Macquarie Street - recommend no change.

George Street - recommend 40kph

Dight Street - short street - recommend no change.

Committee's Recommendation

Reduction to 40kph.

Christie Street - short street - recommend no change.

Committee's Recommendation

Reduction to 40kph.

Windsor South Public - Church Street - "wombat" crossing proposed - recommend 40kph.

Cox Street - recommend 40kph school hours.

James Street - recommend 40kph school hours.

Campbell Street - recommend 40kph school hours.

It is considered that pre-schools and child care centres would generally be areas where children would be escorted and/or delivered by parent/care givers and as such, would not warrant the special consideration of 40kph speed zoning.

Committee's Recommendation

The above recommendations be referred to the Roads and Traffic Authority for its consideration as part of the Authority's Safety and Amenity Audit.

QUESTIONS WITHOUT NOTICE:

1. Senior Constable Grapes advised that there were no speed signs on Old Pitt Town Road travelling from Cattai Road.

Committee's Recommendation

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

2. Senior Constable Grapes indicated that the heavy vehicle sign in Windsor Street, at the East Market Street intersection is obscured by trees.

Committee's Recommendation

The trees be trimmed to improve vision.

3. Mr Christie asked about the car park behind Orange Grove Mall. Mr Daley advised that Council has voted funds to upgrade and formalise this parking area. Work is to commence today.

4. Mr Christie advised that the Principal of Kurrajong North Public School had requested a reduction in the speed limit adjacent to the School.

See Item 2.

5. Mr Christie expressed concern about the commuter car parking around East Richmond Railway Station.

Mr Daley advised that a report would be presented to the next Local Traffic Committee meeting on this matter.

NEXT MEETING:

The next Local Traffic Committee Meeting will be on Friday, 14th May, 1993.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted with the exception of Item 12.

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 AND DEVELOPMENT

Kane 12/5/93 -

1. SAND EXTRACTION AND SITE REHABILITATION - LOT 7, DP979541, JOHNSTON STREET, BATHURST STREET AND BOOTLES LANE, PITT TOWN - MARON INVESTMENTS PTY LIMITED. DA360/92

Owner	:	Bona Vista Citrus Pty Limited
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
	:	SREP N° 9 Extractive Industries
	:	SREP N° 20 Hawkesbury-Nepean River
	:	SEPP N° 11 Traffic Generating Developments
Area	:	Total site - 49.22ha; area subject to extraction/rehabilitation - 46.45ha
Zone	:	Environmental Protection 7(d1) Scenic.
Advertising	:	Advertised and adjoining owners notified, with 68 submissions received.
Date Received	:	17th December, 1992

Key Issues

- Regional significance of the resource.
- Amenity.

Recommendation

Council seek further advice from the Department of Planning

Alderman Stubbs declared an interest in this matter.

Mr I Johnston and Mr R Henderson, Consulting Engineer for Maron Investments Pty.Ltd. addressed the Committee on behalf of the applicant.

Mr K Wilbow, Mr B Ravagana, Mr G Farrance, Ms J Jarrard, Mr C Ballard and Mr R S Benson addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE refused and further it is considered the area is more appropriate for residential subdivision and that action be taken in this regard. Further that the Minister again be requested to remove the site from REP 9.

✓

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

Owner	:	Caltex Oil (Australia) Pty Limited
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989 SEPP 11 - Traffic Generating Developments, SEPP 33 - Hazardous and Offensive development.
Area	:	8.298 hectares.
Zone	:	Part General Industrial 4(a), Part Special Business 3(b) and Part Rural 1(c).
Advertising	:	Rezoning and development applications advertised and adjoining owners notified. Seven submissions and a petition containing eight signatories received.
Date Received	:	Rezoning Application: 13th November, 1991. Development Application: 27th July, 1992.

Key Issues

- Potential hazards
- Pollution
- Noise
- Traffic
- Visual Impact

Recommendation

No objection be raised to the closure of Railway Road North, and that Council proceed with the draft LEP.

Alderman Calvert declared an interest in this matter.

Mr M Ryan of Caltex National Property Development Management, addressed the Committee on behalf of the applicant.

Mr D Cupitt, Mrs B Boden, Ms J Gough and Mr R Turner addressed the Committee as objectors.

Mr Montano answered questions in respect of the application.

COMMITTEE'S RECOMMENDATION

- a. FURTHER CONSIDERATION BE given and discussions held and reported to the Ordinary meeting, re contributions from the applicant in relation to the upgrading of access roads and whether alternative routes exist.
- b. A short report to the Ordinary meeting on the information provided by Mrs Boden.
- c. Advice be sought about the way in which this proposal relates to new strategy for urban containment and the possibility that the North West Sector may not develop through Stages 2 and 3 as currently proposed.

ADDITIONAL INFORMATION

At the time of reporting of this matter, further information from the applicant in relation to Item (a) and Item (c) was not to hand. In relation to Item (c), it is understood that the proposed development is required, notwithstanding what may or may not happen with the North West Sector stages, although these matters will be reported when further information is available from the applicant.

In relation to Item (b) the following is a summary of the statistics provided by Mrs. Boden.

For the period from January 1990 to June 1992:

There were 21,340 accidents within NSW involving trucks.
(504 fatal; 2,312 serious injury; 5,822 other injury; 12,702 non-injury).

Of these, 136 accidents involved rigid/articulated tankers, road trains or B-Doubles.

Of these 136 accidents, 34 (25%) involved trucks carrying petrol or oil, therefore, of the total number of truck accidents in NSW, 0.16% involved tankers, road trains or B-Doubles carrying petrol or oil.

Of the 34 accidents, 3 were fatal; 4 had serious injury; 6 other injury and 21 non-injury. In 2 of the 34 accidents, the vehicle caught fire. (1 fatal; 1 non-injury).

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3. 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: : 2.023ha
Zone : Rural 1(c)
Advertising : Advertised with 3 (three) submissions received
Date Received : 17 September, 1992

Key Issues

- ◆ Building below the 1 in 10 year flood frequency level.

Recommendation

Refusal

Alderman Calvert declared an interest in this matter.

The Committee was advised that a letter had been received from the applicant requesting deferral of this item to the next General Purpose Committee Meeting as the person who was to address the Committee on his behalf was unavailable.

COMMITTEE'S RECOMMENDATION

X ✓ THIS MATTER BE deferred to the next General Purpose Committee meeting.

To go To GPC 1/June/93

4. THE CONSTRUCTION OF A DAM AND THE REMOVAL OF EXCESS MATERIAL - LOT 11, DP603763, N° 672 SACKVILLE ROAD, EBENEZER - MCKINLAY MORGAN & ASSOCIATES. DA26/93

Owner : Printwood Pty Limited
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989
Area: 12.41ha
Zone : Rural 1(b)
Advertising : Adjoining owners notified with 14 submissions received.
Date Received : 9th February, 1993.

Key Issues

- Amenity
- Traffic

Recommendation

Approval

Alderman Books declared an interest in this matter.

Mr B Brown, representing Graham Price Pty Ltd, 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 Plan dated 2nd February 1993.
2. Access to the site being reconstructed clear of the adjoining lot to the south meeting Sackville Road at right angles.
3. The formation, and continued maintenance of an all weather access road from the extraction site to the access at Sackville Road to the satisfaction of the Divisional Manager Engineering Operations.
4. All loaded trucks leaving the site shall have their loads covered to prevent spillage from trucks onto the road.
5. The operating hours being limited to 7.00am to 5.00pm Monday to Friday and 8.00am to 12.00 mid day on Saturdays.

6. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation without such a facility to ascertain whether such is required.
7. Vegetation on the verge of Sackville Road, adjacent to the subject property will be lopped or removed where necessary, to provide sight distances to the satisfaction of the Divisional Manager Environment and Development.
8. The applicant shall pay to Council an amount of \$600 (six hundred dollars) being a contribution towards maintenance of roads utilised for the hauling of material from site.
9. All works associated with the dam construction being completed within 3 (three) months from the date of commencement.

ADDITIONAL INFORMATION

At the Committee meeting a question was asked of the Divisional Manager Environment & Planning as to whether objectors had been notified of the matter being presented to the Committee meeting, with the answer being given that he was of the opinion that they had been so notified.

It appears that there was no notification formally given to the objectors, other than a letter to the adjoining and adjacent owners indicating that they should contact one of the town planners regarding the progress of the application. This is done because it is often not known to which meeting a matter will be presented nor, indeed, whether a matter will be presented to a meeting depending upon whether there are objections received and what comments might be from various government authorities, etc. The logistics of notifying every objector to which meeting a matter will be presented make it often not possible to make notification to all.

In the subject application Mr. Foster, the person who owns adjoining land, who would be likely to be the most affected, did know of the meeting and spoke in some detail with the Divisional Manager Environment & Planning on the Friday preceding the meeting. Mr. Foster did not indicate a particular problem with the application in his discussion, other than the possible use of the premises for mushroom composting. This was a major objection cited by a majority of objectors, with the legality of "extractive industry" being another major issue. It is considered that these matters have been adequately addressed in the report and recommended conditions.

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

WP.
12/5/

Owner : D J & J F Blundell
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989.
Area : 10.01 ha.
Zone : Rural 1(b)
Advertising : 13 objections received.
Date Received : 21st January, 1993.

Key Issues

- Emission of noise.
- Control of waste water.

Recommendation

Approval subject to conditions.

Mrs J Scott, on behalf of the applicant and Mrs V Morris, the applicant, addressed the Committee.

Ms K Rogers, Mrs G Crosby and Mr D Orchard addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE refused for the following reasons:-

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

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6. TREE REMOVAL AND LOPPING, SAFETY TO DWELLING - LOT 6, DP258694 N° 135 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN - MR R G AND MRS K M LITTLE AND ADJOINING PROPERTY - LOT 7, DP258694 N° 137 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN - MR AND MRS BRIDGER. P1205/330, P1209/340 PT02

COMMITTEE'S RECOMMENDATION

✓ THE APPLICATION FOR removal of 1 (one) tree and lopping of limbs from the second tree be refused in that removal of the first tree is unnecessary at this time, and that the removal or lopping of limbs from the second tree would be detrimental to both the condition and shape of the tree.

KAM 13/5/93
7. REZONING APPLICATION - INTEGRATED LEISURE, TOURISM AND RESIDENTIAL DEVELOPMENT - "THE LEGENDS", NORTH RICHMOND - APPLICANT: CORPORATE EQUITIES PTY LIMITED AND MASTERPLAN CONSULTANTS PTY LIMITED, OWNER: HAMBELDON PARK PTY LIMITED AND MR D AND MRS J KRIVENEK. LEP3/92

The Town Clerk/General Manager read to the Committee a letter received on 23rd April, 1993 from the Department of Planning which is quoted below :

"I am writing concerning "The Legends" proposal at North Richmond which was considered by the Urban Policy Cabinet Committee on 21 April, 1993.

The Committee resolved not to support the rezoning of the site, nor the site's inclusion in the Urban Development Program. In summary, the reasons for the Committee's decision were:

- (i) the Committee has recently endorsed a policy of "containment" for the review of the Metropolitan Strategy, the proposal is inconsistent with this policy;*
- (ii) it is not appropriate to permit development outside nominated areas in the Metropolitan Strategy, nor out of sequence with the urban release program;*

- (iii) *there is concern about the general issues of air and water quality in Western Sydney;*
- (iv) *the full extent of the financial liability faced by the Government is as yet unknown; and*
- (v) *approval of this proposal will provide a precedent for further unprogrammed development west/north of the Hawkesbury River.*

The Minister for Planning and Housing, Mr R Webster, MP, has written to advise Corporate Equities and the Premier of the Committee's resolution.

I trust this information is of assistance to you."

The Mayor advised that in view of the above letter, the applicant had asked for the application to be withdrawn.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received and not be debated.

*The matter
be closed.*

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

Ms Wiltshire, Windsor Chamber of Commerce representative, addressed the Committee.

COMMITTEE'S RECOMMENDATION

6. RECOMMENDED WINDSOR MANAGEMENT PLAN

THE FOLLOWING CHANGES be made to the recommendations of the Study :

1. Extension of Union Lane

Investigate the possibility of extending Union Lane through behind the fire station from Johnston Street and Hollands Paddock carpark and be given a high priority.

7. **40km/hr speed limit for Town Centre**
Be given a high priority.
- 8 **Fitzgerald Street - remove east side parking**
- 13 **Additional kerbside parking in Fitzgerald Street East**

Alderman Paine and Williams declared an interest in this matter.

Bus parking be removed from the Fitzgerald Street East and the parking be restricted to 1/2 (half) an hour on the south side and 1 (one) hour on the north side.

9. **Baker Street kerb blisters at the Mall**

The kerb blisters in Baker Street not occur.

10. **Macquarie Street/Bridge Street - RTA to monitor situation**

Be given a high priority.

11. **Macquarie Street/Richmond Road - RTA to monitor situation**

Be given a high priority and the RTA be asked to consider a roundabout and some costing.

14. **Imposition of Two-Hour parking in The Terrace, Baker and Johnston Streets**

Remain as current with no alteration.

17. **The Terraces Medical Centre : open parking to public**

Not be supported.

20. **Construct parking area on Water Board site and possibly the Fire Station site, when available.**

The Water Board and the Fire Station site be reported to Council in light of the earlier urban design proposal.

21. **Mark out Hollands Paddock carpark; improve lighting**

Investigate a bus roundabout and be given a high priority.

✓ and the balance of the recommendations be adopted.

9. TYRE LANDFILL - PART LOT 1, DP74436 & PART LOT 1, DP66653 LEVEL CROSSING ROAD/RAILWAY ROAD SOUTH, VINEYARD - N E PEARE PTY LTD. DA19/92 ^{wp 12/11} _{gleens.}

Mr W Peare, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

CONDITION N^o 15 of DA19/92 be amended to read as follows:-

"15. The tyre landfill development, including site rehabilitation works shall be completed to the satisfaction of the Divisional Manager of Environment and Development by 31 July, 1994."

ADDITIONAL INFORMATION

Further to the above, the subject property has been thoroughly inspected since the General Purpose Committee Meeting. The tyre landfill operation was found to be operating in accordance with all of the conditions imposed on the Development Consent. In particular, the land used for the tyre landfill measures approximately 6,500m² in area which is substantially below the 1 ha (10,000m²) outlined as a condition.

^{Stuart. 19/10/}
10. STORAGE FACILITIES FOR PRIVATE RAILWAY COLLECTION - LOT 3, DP817163 TURPENTINE GROVE, KURRAJONG - MR J COOPER. DA19/93

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received and adjoining owners be notified.

To go BACK to next GPC inquiry

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11. DRAFT DEVELOPMENT CONTROL PLAN - DRAFT GUIDELINES FOR DEVELOPMENT IN THE MACDONALD VALLEY & ST ALBANS VILLAGE CONSERVATION AREA. DCP4/92

Mr Saxby, on behalf of the Macdonald Valley Association, addressed the Committee.

COMMITTEE'S RECOMMENDATION

✓ A DRAFT DEVELOPMENT Control Plan be prepared in accordance with Clause 72 of Environmental Planning and Assessment Act, 1979, with documentation to be made available to the Association on 11 May, 1993, it be placed on exhibition for a period of 6 (six) months, and that the Wisemans Ferry Chamber of Commerce be notified.

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12. NEW CONTROLS FOR OUTDOOR ADVERTISING - A DISCUSSION PAPER. GT070/020 PT01

COMMITTEE'S RECOMMENDATION

A. COUNCIL PREPARE A report to the Department of Planning responding to the discussion paper indicating that Council's preferred options are:-

- ✓
1. All outdoor advertising requires development consent with the exception of the following:-
 - signs within a site, not visible from outside;
 - Commercial signs and real estates signs as currently defined in Ordinance 55 of the Local Government Act;
 - traffic management signs; and
 - public notices displayed by public bodies.
 2. Outdoor advertising on school sites not be encouraged as an appropriate location for the display of advertising structures.
 3. Certain types of advertising structures requiring building approval at the discretion of Council.

B. Council review its existing Outdoor Advertising Policy.

13. REZONING - LOT 46, DP751632 WHEENY CREEK ROAD,
UPPER COLO - OWNER: MR J HANNY & MR M STACKPOOL.
LEP2/93

Mr Meaker addressed the Committee on behalf of the applicant.

COMMITTEE'S RECOMMENDATION

THE REZONING APPLICATION not be supported and a brief report be submitted on controlling mechanisms other than community titles.

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ADDITIONAL INFORMATION

The proposed community title subdivision of the land and subsequent control of the "community" component by restrictive management statements is considered to be a responsible way of ensuring environmental control of the land should the subdivision proceed. However, community title management plans are not the only way of controlling the environment. For example, Council has power under its Local Environmental Plan over land uses particularly in 7 (d) zones and can also set up Development Control Plans to further define controls, if required. Additionally, there can be covenants placed on the land either by the owner's own initiation or by Council as a condition of development consent.

The insinuation by the applicant's consultant at the General Purpose Committee meeting that the only way for the property to be managed in an environmentally satisfactory manner would be for community title subdivision to take place is not, therefore, agreed with. In any case, the majority of landowners in sensitive environmental areas are aware of these sensitivities and behave accordingly.

SECTION 3 - FINANCE

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

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.	17527	-	18326	\$2,931,333.94
Trust Fund Nos.	1406	-	1453	\$68,077.00
FID General Fund	-	-	-	-
98P General Fund	-	-	-	-
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	-	-	-	-
				\$2,999,410.94

2. FORM 2A AS AT 31ST MARCH, 1993. A1-6

COMMITTEE'S RECOMMENDATION

THE FORM 2A Financial Statement as at 31st March, 1993, be received and the amounts shown as expenditure now be voted.

3. PROPOSED SALE - LOT 2, DP829727 SPINKS ROAD, GLOSSODIA. GC285/19 PT1

COMMITTEE'S RECOMMENDATION

1. COUNCIL SELL LOT 2, DP829727 Spinks Road, Glossodia, to Mr and Mrs K Jones for a purchase price of \$55,000 (fifty five thousand dollars).
2. Sales commission in the amount of \$1,950 (one thousand nine hundred and fifty dollars) be paid from the proceeds of the sale to Wilkinsons Real Estate Windsor.
3. The Seal of Council be affixed to all associated documentation.

4. WINDSOR TENNIS CLUB - REQUEST FOR WAIVING OF RENTAL. GC283/49 PT02

COMMITTEE'S RECOMMENDATION

✓ THE WINDSOR TENNIS Club be no longer required to pay an annual rental from 1 January, 1993, for the operation of the Windsor Tennis Complex. Further, that the Club be advised any annual operating profits are to be utilised exclusively for improvements/repairs to the Complex and financial statements for the Club, are to be submitted annually.

5. LOT 45, DP793511 WELLESLEY STREET, PITT TOWN -
PROPOSED SALE. GC285/019 PT01

COMMITTEE'S RECOMMENDATION

1. COUNCIL SELL LOT 45, DP793511 Wellesley Street, Pitt Town, to Mr M and Mrs K Swanson for a purchase price of \$53,000 (fifty three thousand dollars).
2. The Seal of Council be affixed to all associated documentation.

QUESTIONS WITHOUT NOTICE

Alderman Rogers asked if a site inspection could be arranged between himself and Alderman Minturn with the relevant Council Officer, of Lenords Lane, Kurrajong at the rear of the shops formerly the proposed site for the hotel as there have been a number of complaints regarding seepage and other unaccepted odours emanating from the site.

Alderman Rogers sought advice on the current position regarding discussions with the RTA on the cycleway at Redbank Creek.

The Divisional Manager Engineering Operations stated that he had been verbally advised by the RTA that a suspension type structure is proposed on the northern side of the bridge and it is proposed to be funded in the 1993/94 financial year.

Alderman Rogers asked that there be a notation on the back of the next Corporate Report indicating that it had been printed on recycled paper.

Alderman Rogers asked if a report could be submitted on the meeting chaired by Karl Berzins held on 19th April regarding the Main Street program.

Alderman Rogers sought advice regarding the time frame on the Development Control Plan for the North Richmond Fruit Growers Market in relation to carparking. DA 27/4/91

The Divisional Manager Environment & Development undertook to advise Alderman Rogers the current position.

Alderman Keegan asked how the negotiations were proceeding regarding the Comleroy Road School.

The Divisional Manager Environment & Development stated that he understood that there has been some reluctance on the part of the Department of Education to proceed with a number of conditions particularly concerning roadworks, kerbing and guttering, etc. and possibly the intersection works. These will be reported on when the formal response is to hand.

Alderman Sheather asked if Council or a private contractor carries out the carparking now being proposed in the application received in relation to the North Richmond Fruit Market.

The Divisional Manager Environment & Development advised that the majority of it will be on private land, although part of the plan of the DCP is for Council to acquire that strip. He undertook to advise Alderman Keegan in this regard.

Alderman Parsons sought advice regarding the toilet block on Ham Common next to the Tourist Information Centre and the untoward behaviour there.

The Town Clerk/General Manager advised that the Chief Inspector and the Tourism Manager had spoken to him a few months ago, and as a result the toilet block was grilled. There were numerous vandalism attempts. Part of the problem has moved elsewhere to Wilberforce and to Deerubbun Park. The Police patrol the areas regularly. The toilet block is now locked at sunset.

*
DA Alderman Books asked for a progress report on the rehabilitation work on the Place of Worship in St. Albans and the lowering of the dam wall.

The Divisional Manager Environment & Development undertook to advise Alderman Books.

Alderman Books asked if the Divisional Manager Engineering Operations could bring forward a report on the cost of sealing half a kilometre of road at the bottom end of Tizzana Road, passed the Winery, because of the dust problem.

Alderman Books referred to Old Stock Route Road between Dural Road and Old Pitt Town Road where the National Parks & Wildlife Service have chained it off. He asked if this area could be upgraded to a gravel surface so that there is proper access and could also act as a fire break as well.

The Divisional Manager Engineering Operations advised that he was preparing a report on this matter to Council.

Alderman Williams advised that several townspeople had expressed the fear that Claremont may be in danger of demolition by intention or neglect and sought advice in this regard.

The Divisional Manager Environment & Development undertook to check on the type of listing on the premises from the State Government. There is no wilful neglect clause in Council's LEP. It would depend on the State Government classification.

Alderman Paine asked if something could be done about the rubbish in Bensons Lane, Richmond.

Alderman Calvert asked if an application could be made to have Claremont Cottaged removed as a heritage item.

The Divisional Manager Environment & Development stated that if the Permanent Conservation Order is revoked, it would be automatic to remove it from the LEP.

Alderman Calvert stated that the need for more garbage bins in Thompson Square at the weekends needs to be addressed.

Alderman Calvert sought advice on the current position regarding the wetlands report.

The Divisional Manager Environment & Development undertook to report on the matter.

Alderman Sheather stated that recently there has been some signage or laning put on the ferries, and asked if the Engineering staff could negotiate with the Manager of the ferries regarding parking. It appears that people are parking 2 or 3 short and instead of getting 12 cars on the ferry there are only 9.

X Alderman Sheather sought advice on the current position with Mr. Hooker's development at Lower Portland.

X The Divisional Manager Environment & Development advised that the Department of Planning has responded with its nominee for the Committee, the meeting will be held next week to review the Consultant's submission and this will be reported to the next General Purpose Committee meeting.

Alderman Rogers asked if a report could be submitted on the implications of the recent Supreme Court decision on Pennington and the Inverell Municipal Council on the Advisory Cautionary Signs issued and the general doctrine as set out by His Honour Mr Justice Finlay in relation to the Council's possible liability and compliance with requirements.

The Mayor advised that there will be a Special Meeting on Tuesday, 4th May at 7.30p.m. to consider the financial and structural situations and expenditure of moneys together with the bush fire control report.

Alderman Books tendered an apology for that night as he will be out of the area.

The meeting terminated at 6.46 p.m.

REPORTS FOR DETERMINATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/048 PT02

IT IS RECOMMENDED THAT the seal of Council be affixed to the following document:-

Residential Lease	Lease of 2 bedroom cottage at 24 Stewarts Lane to Mr Jeffrey Clements for a period of 6 (six) months at a commencing weekly rental of \$182 (one hundred and eighty two dollars) to be reviewed annually to movements in the Sydney Consumer Price Index.
Deed	Bonding of Construction of Sanctuary Drive extension, Windsor Downs.
Deed	Bonding of road, drainage and sewer works, Precinct 9, Windsor Downs.
Reconciliation	Reconciliation of Council's Total Permissible General Purpose Rates Income for 1993 with its 1993 Notional Yield Calculation (Sections 129-131B, Local Government Act, 1919)

2. PROPOSED SALE - LOTS 1 AND 3 DP829727 SPINKS ROAD, GLOSSODIA. GC285/020, GC285/022 PT01

Offers have been received from Wilkinsons Real Estate Windsor, on behalf of Ms J Houston and Mr M A and Mrs M R Cutter, for the purchase of lots 1 and 3 respectively, in DP829727 Spinks Road, Glossodia. Both offers are in the amount of \$57,000.

The properties are part of a 3 lot subdivision in Spinks Road, Glossodia, created as a result of the closing of a laneway between Golden Valley Drive and Spinks Road, and as a result of the amalgamation of a number of small lots originally created for a shopping centre at this location. Both lots have areas of 1085m² and market opinions were sought from 2 other local agents, who considered that \$57,000 is a fair and reasonable market value for each site and represents a sound return to Council. It is noted that as the purchases were introduced by Wilkinsons Real Estate, a commission of \$2010 is payable to that organisation from the proceeds of each sale.

IT IS RECOMMENDED THAT:-

1. Council sell Lot 1, DP829727 Spinks Road, Glossodia to Ms J Houston for a purchase price of \$57,000 (fifty seven thousand dollars).
2. Council sell Lot 3, DP829727 Spinks Road, Glossodia to Mr M A and Mrs M R Cutter for a purchase price of \$57,000 (fifty seven thousand dollars).
3. Sales Commission in the amount of \$4,020 (four thousand and twenty dollars) be paid from the proceeds of the sales to Wilkinsons Real Estate, Windsor.
4. The Seal of Council be affixed to all associated documentation.

**3. LOT 46 DP793511 WELLESLEY STREET, PITT TOWN -
PROPOSED SALE. GC285/023 PT01**

An offer has been received from Combined Real Estate Windsor, on behalf of Ms Nicole Gazelle, for the purchase of Lot 46 in DP793511 Wellesley Street, Pitt Town. The offer is in the amount of \$58,000.

Lot 46 is a battle-axe block and comprises an area of 826.6m². It is within a 4 lot subdivision undertaken by Council in Eldon and Wellesley Streets, Pitt Town, and is the last block in the subdivision to be sold. A plan of the subdivision will be displayed at the meeting and it is noted that part of the site lies below the 1 in 100 year flood frequency level. Market opinions were sought from two other local agents and it was considered that \$58,000 is a fair and reasonable market value for the site. As the purchaser was introduced by Combined Real Estate, a commission of \$2,030 is payable to that organisation from the proceeds of the sale.

It is noted that the matter has been reported directly to the Council as the purchaser's require an early decision.

IT IS RECOMMENDED THAT:-

1. Council sell Lot 46, DP793511 Wellesley Street, Pitt Town, to Ms Nicole Gazelle for a purchase price of \$58,000 (fifty eight thousand dollars).
2. Sales commission in the amount of \$2,030 (two thousand and thirty dollars) be paid from the proceeds of the sale to Combined Real Estate Windsor.
3. The Seal of Council be affixed to all associated documentation.

4. OLD STOCK ROUTE ROAD BETWEEN PITT TOWN DURAL ROAD & MAIN CATTAL ROAD. 1515/R PT03

There have been numerous requests from the Pitt Town Progress Association for Council to carry out improvements in Old Stock Route Road between Pitt Town Dural Road and Old Pitt Town Road.

The reasons for these requests include easier access to the area and use by horse riders, however, their main concern is access to Pitt Town during periods of major flooding. There has also been an application from the Land Board Office to fence off either end of the unmade part of Old Stock Route Road adjacent to Long Neck

Reserve and this was approved by Council subject to the fence being removed at a later date if required for access to property or for use by the public, and subject to the fence in no way affecting the status of the road. As Council would be aware, this work was carried out. In May 1988, the Metropolitan Lands Office requested Council's concurrence to the closing of the public road (Old Stock Route Road) in this area with the intention that the closed road be added to the Long Neck Reserve. Council objected to this proposal.

The matter has been reported to Council on a number of occasions and the general intention from the Council's resolutions is that this section of unmade road remain open to enable the provision of flood free access to Pitt Town during major flood events and construction of this access be considered in a future construction programme.

A number of inspections carried out recently revealed that while there is a gate on both the Pitt Town Dural Road and Old Pitt Town Road ends of Old Stock Route Road, the gate at the Pitt Town Dural Road end was closed but not locked at each time, with the gate at the Old Pitt Town Road end, whilst having a chain and a number of locks on the gate post, was in the open position at each inspection. It appears that a property fronting Airstrip Road is gaining access to the rear of the property via this gate and Old Stock Route Road. There is currently a one lane track which meanders through the bush between Pitt Town Dural Road and Old Pitt Town Road and whilst in not good condition, is trafficable during dry weather.

To formalise a two lane access road which would be trafficable during wet weather would require the installation of a drainage structure consisting of a triple 675mm diameter pipeline and headwalls, clearing to a width of approximately eight metres and the provision of a sandstone surface for approximately 1000 metres. The estimated cost of this work is \$68,000.

There have been a number of representations from the Long Neck Lagoon Trust objecting to any formalisation of the track through this section road. Their concerns mainly being the dumping of rubbish, damage caused by trial bike riders and access to the Long Neck Lagoon Reserve from the road. The Trust has also advised that there are a number of important stands of the rare *Acacia pubescens* (wattle) which may be endangered from roadworks occurring in this area.

The highest alternate access to Pitt Town is via Airstrip Road which is cut at a level of approximately 13.8 metres. A review of flood levels including the year 1900, indicates that Airstrip Road would have been cut only four times to the present. In view of the concerns of the Long Neck Lagoon Trust of the danger to the Reserve by the formalisation of an access road through this area and the

infrequent need for this access, it is considered that the *status quo* should remain, whereby the gates remain accessible to the public to allow access and no further action be taken regarding the construction of Old Stock Route Road between Pitt Town Dural Road and Old Pitt Town Road at this time.

IT IS RECOMMENDED THAT the gates which have been erected at the Old Pitt Town Road and Pitt Town Dural Road ends of Old Stock Route Road remain unlocked and no further action be taken regarding the construction of an access road on Old Stock Route Road between these two points at this time.

5. BITUMEN SEALING AND RESEALING OF ROADS - TENDER FOR TWO YEAR CONTRACT - TENDER N° 593. GT20/24 PT01

Tenders for a two year Contract for bitumen sealing and resealing works for the period 1st July, 1993 to 30th June, 1995, were advertised and closed on Tuesday, 27th April, 1993.

Estimated areas for tender purposes were based on actual quantities used over a previous twelve month period as follows:-

- a) Two Coat Seal 25,000sqm
- b) One Coat Seal 160,000 sqm

Four tenders were received and are listed below:-

	2 Coat Seal No Primer	1 Coat Seal No Primer	Total
Pioneer Road Services	\$1.84/sqm	\$1.07/sqm	\$217,200
Bitupave Ltd	\$1.90/sqm	\$1.10/sqm	\$223,500
Emoleum (Australia) Ltd	\$1.85/sqm	\$1.15/sqm	\$230,250
CSR Readymix Asphalt	\$2.36/sqm	\$1.42/sqm	\$286,200

The tender submitted by Pioneer Road Services is in accordance with the requirements of the Specification.

IT IS RECOMMENDED THAT the tender of Pioneer Road Services for the bitumen sealing and resealing of roads be accepted at the unit rates as quoted, being \$1.84 (one dollar eighty four cents)/square metre and \$1.07 (one dollar seven cents)/square metre and the necessary contracts be executed under the seal of Council.

KMC 12/5/93
6. EAST KURRAJONG SANDSTONE QUARRY - COURT OF
APPEAL DECISION - AMENDMENTS TO HAWKESBURY
LOCAL ENVIRONMENTAL PLAN, 1989. GA365/90 PT06

On the 22nd February, 1992, Council consented to a Development Application subject to certain conditions for the extension to the existing sandstone quarry and sandstone sawing plant at East Kurrajong. Adjoining residents appealed to the Land and Environment Court regarding Council's decision. The Appeal was heard at considerable length and involved a hearing of some 15 days with evidence from several experts and a view of the subject area. On the 4th September, 1992, the Chief Justice of the Land and Environment Court ordered that Development Consent be granted to the application for the continuation and expansion of the sandstone quarry on this site, subject to a number of conditions.

Some of the adjoining residents appealed to the Court of Appeal in relation to this decision. The ramification of the decision for the City of Hawkesbury is that in all zones where industries are prohibited, extractive industries or at least those which involve industrial activity such as crushing or sawing are also prohibited despite a long and widely held belief to the contrary. In particular, in all the rural zones extractive industries which process extracted material onsite are now prohibited.

Legal advice has been obtained from Council's Barristers in relation to this matter and the following paragraph is considered to be pertinent:-

"It is clear from the evidence in the Case that the carrying on of the crushing of sandstone at the actual pit is a matter of great commercial importance to the operators. Further, it is a matter of considerable efficiency in the operation of quarries such as this. If our recollection is correct there was no evidence at the very comprehensive hearing of this matter, that the conduct of the crushing operation at the quarry would result in any appreciable environmental harm. Indeed, it appears environmentally desirable that sandstone be reduced to its appropriate size and grade at the quarry and then trucked directly to its user site rather than be trucked to some crushing plant distant from the quarry, reduced to appropriate size and from there trucked to the user site wherever that might happen to be."

Extractive industries are important for the local economy and it has always been the intent of Hawkesbury Local Environmental Plan, 1989, and a number of planning instruments before this plan that extractive industries be permissible with Council Consent in rural zones.

Advice has also been received from Council's Barristers as to the most efficient way to amend Hawkesbury Local Environmental Plan, 1989 so that the original intent of the plan, which was to make extractive industries, including the crushing and processing of materials on site in rural zones a permissible land use. The advice given relates to two Clauses in Hawkesbury Local Environmental Plan, 1989 and can be best described as tidying up the existing definitions.

On a related matter a letter has been received from Church and Grace, Solicitors and Attorneys, acting for Coral and Evelyn Eagan and the East Kurrajong Residents and Owners Environmental Protection Association advising that:-

"Our clients continue to suffer from the adverse consequences of the unlawful industrial activity taking place at the East Kurrajong Quarry, and we would respectfully submit that it is Council's duty to take such steps as may be necessary to cause the unlawful use to cease."

This letter has been forwarded to Council's Solicitors, who have in turn advised that the applicant, Schaffer Corporation are likely to lodge an Appeal to the High Court of Australia in relation to the NSW's Court of Appeal's decision.

Council's Solicitors also indicate that during the Land and Environment Court hearing it was held by the Chief Justice, in her Judgement which resulted in the issue of a Consent subject to conditions, that the conduct of the crushing operation at the quarry would not result in any appreciable environmental harm.

Given these circumstances, no immediate action in regard to the continuance of the crushing activity on the existing site is recommended. In fact given the importance of extractive industries for the locality and the region it is recommended that Hawkesbury Local Environmental Plan, 1989 is amended to make extractive industries including crushing and processing on the site permissible in the rural zones.

IT IS RECOMMENDED THAT Hawkesbury Local Environmental Plan, 1989 be amended to enable extractive industries including the crushing and processing of extractive material on the site to be a permissible land use within Rural 1(a) and Rural 1(b) zones.

**7. TOURIST FACILITY AND SERVICE
STATION/CONVENIENCE STORE - LOT 1, DP730903, CORNER
RICHMOND AND RACECOURSE ROADS, CLARENDON -
BOYANA PTY LIMITED (J SGRO). DA341/91**

Owner	:	Boyana Pty Limited
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989 (Amendment 21), State Environmental Planning Policy N° 11 - Traffic Generating Development
Area:	:	8812m ²
Zone	:	Rural 1(b)
Advertising	:	Adjoining owners notified with 1 submission received.
Date Received	:	18th December, 1991

Key Issues

- Visual impact;
- Traffic.

Recommendation

Approval

Report

PROPOSAL

Application has been made for the erection of a tourist facility comprising a hotel, souvenir shop, cafe and a tourist information centre plus a twenty four hour service station/convenience store on the subject property. In addition, onsite parking for 110 vehicles and 2 buses has been provided, whilst extensive landscaping of the entire property is proposed.

The application is reported directly to the Ordinary Meeting given that no submissions were received which object to the proposal and Council has previously supported the development to enable the rezoning of the site. The applicant has requested as early consideration as possible due to increasing "holding" costs over the land.

Statutory Provisions

The application is permissible, with consent, under the provisions of Hawkesbury Local Environment Plan, 1989 (Amendment 21). Clause 2 of this plan requires the consideration of the visual aesthetics of the development plus the impact upon the local traffic network.

Public Submission

One submission was received from the RAAF Base regarding illumination of the site and hazards this may cause to aircraft should suitable conditions not be imposed to overcome these concerns.

Planning Assessment

The subject property is an irregular shaped allotment with an area of 8812m² having frontage to both Richmond and Racecourse Roads, whilst it backs onto the Richmond railway line. The property contains no existing development.

The application proposes the following:-

- a 2-storey hotel with bar, lounge and dining facilities, designed with a distinct lean;
- a single storey building comprising a cafe, souvenir shop and tourist information centre;
- outdoor courtyard area;
- a service station and convenience store with car wash;
- on-site parking for 110 vehicles and 2 buses.

VISUAL AMENITY**Service Station**

The service station and convenience store is located in the western portion of the site. The buildings are set back 17m from the Richmond Road boundary and 6m from the closest side boundary located to the east. The canopy measures 28m x 8m and has an overall height of 5.2m whilst the convenience store building measures 20m x 11m with a height of 4m. Ample area is available in which to

provide landscaping which will break up the size of the canopy and convenience store plus improve the appearance of this portion of the site.

The buildings associated with the service station are quite modern in appearance with extensive use of glass, brickwork and colourbond. The appearance of the service station/convenience store is considered satisfactory given the location of the property, the proposed use and the planting of extensive landscaping.

Hotel

The hotel is unique in that it is designed with a distinct lean. The building measures 24m x 22m with a height of 17m, and is located so it is the focal point of the entire property. Although reasonably large, the hotel is designed with verandahs around each side which provides architectural relief. This building is finished predominantly in timber cladding with colourbond. The use of verandahs, roof pitches and building materials projects a typically Australian architectural style which is reinforced with a Cobb & Co Carriage and windmill located within a lawn area adjacent to the hotel. The design of the building is vitally important towards the success of the site in attracting the touring/travelling public. Although this structure has a unique design it has an adequate appearance.

Tourist Centre Buildings

The third building on the site measures 30m x 11m, is single storey, with a height of 6m. This building complements the major tourist attraction as it has a similar architectural style and external finishes. This building is located 4m from the north western property boundary and is satisfactory in appearance.

The three main buildings individually have suitable appearances however, in addition, the development of the site has been co-ordinated by the location of the structures to ensure that the hotel remains the feature focal point of the site. The service station in contrast, is setback an appropriate distance to ensure that it does not dominate the site.

TRAFFIC AND PARKING

The proposal required referral to the Local Traffic Committee under the provisions contained in State Environmental Planning Policy N° 11 - Traffic Generating Development. At its meeting, the Local Traffic Committee recommended:-

- a. That the developer be required to provide a Type C "T" intersection at the intersection of Richmond and Racecourse Roads.

- b. That no internal access be provided between the service station and the remainder of the development.
- c. That a median be provided in Richmond Road over the frontage of the service station as per the submitted plan dated 17th March 1992, reference N° 1691/D.

Recommendations a. and c. above present complications of a twofold nature. Firstly, the construction of a Type C "T" intersection will adversely affect land which is not in the ownership, and therefore control, of this developer. Secondly, the provision of a median strip will deny access to the 10 residential properties which are located opposite Richmond Road from the subject site.

On the other hand, the benefits of the required works are that the intersection of Richmond and Racecourse Roads will be vastly improved by providing sheltered right turn facilities for eastbound traffic, a deceleration lane for westbound traffic turning left into Racecourse Road and an acceleration lane for vehicles turning left out of Racecourse Road. In addition, the concrete median will prohibit eastbound traffic turning right directly into the service station.

The applicant's Traffic Consultant has submitted an alternative traffic management proposal which, when slightly modified, will provide appropriate traffic management techniques, yet overcome the problems outlined above. Proposed works will involve the following:-

- Road widening and median works in Richmond Road which will provide sheltered right turn facilities for eastbound traffic entering into Racecourse Road,
- deceleration lanes for westbound traffic into Racecourse Road,
- channelisation (one-way) treatment for Racecourse Road to replace the ill-defined hazardous two-way movement that currently exists, and
- the provision of unbroken centre line-marking along the Richmond Road frontage of the property which will prohibit eastbound traffic turning right into the site.

The above works will incorporate all of the traffic management principles provided by a Type C "T" intersection and a median strip across the Richmond Road frontage of the site. Although it may be considered that a median strip will provide a greater deterrent to vehicles turning right into and out of the service station, it should be noted that an unbroken centre line will provide the same legal impediment yet at the same time allowing legal access to dwellings opposite.

With respect to recommendations of the Local Traffic Committee, it is considered that no benefit will be achieved by isolating the service station from the remainder of the property. Indeed, traffic safety may even be improved as eastbound vehicles can enter and exit the service station via the Racecourse Road access. Although denying access between the service station and other development may minimise potential vehicular conflict points, particularly around the car wash facility, this can also be achieved by the provision of landscaped vehicle barriers. This can be addressed as a condition on consent.

Council's Parking Development Control Plan requires on site parking at the following rate:

- Service station/convenience store - 1 space per 20m² of retail floor space.
- Hotels - Bar - 1 space per 3m² of service area.
Lounge - 1 space per 6m² of service area
Dining - 1 space per 10m² of service area.
- Restaurant Room - 1 space per 10m² of dining area plus 1 space per 2 employees.
- Commercial Activities - 1 Space per 40m² of gross floor area.

Utilising these figures, the service station would require 7 spaces whilst the remaining development would require 89 spaces.

It is proposed to provide 110 car parking spaces and 2 bus spaces, of which 10 are located within the service station, and the remaining 100 are located towards the rear of the property, servicing the tourist facility component.

The proposed parking spaces for the tourist facility generally comply with the manoeuvring and dimension requirements of the DCP. The exception to this is spaces numbered 7 - 13 where the manoeuvring has been reduced to 6m. This can easily be increased to the required 6.7m and a suitable condition can be imposed.

With respect to the service station car parking, spaces N^o 6 and 7 are inadequately located and will promote conflict between vehicles and customers using the convenience store. As a consequence, it is recommended that these spaces be deleted. This will leave 8 spaces remaining which complies with the DCP. The location, dimensions and manoeuvrability of these spaces is adequate.

The provision of 2 bus parking spaces is desirable given the tourist generating potential of the site.

AMENITY

The subject property is surrounded on three sides by public reserve, the Clarendon Railway Station and vacant land. Opposite Richmond Road are dwelling-houses and the RAAF base. It is considered that the only properties potentially affected by this development are those opposite containing dwellings. In respect of these properties, the additional impact is considered negligible given that the site is on a major road and in the immediate vicinity of the RAAF base. The development is setback far enough from those allotments to mitigate against noise whilst vehicle headlights will not cause a problem given the location of the service station egress and existing vegetation.

POSSIBLE FURTHER DEVELOPMENT

At this time the Council is advised that there have been some preliminary discussions with the applicants with regard to the possibility of incorporating, within the overall development site, a Japanese Tea-House. As the Council may know, its Sister City in Tamba Japan have been enthusiastic to see the establishment of such a development for the purpose of providing a sample of Japanese culture within the district. In brief terms, Tamba City have agreed, in principle, to meet the cost of the structure and provide architectural expertise in order to ensure a high degree of authenticity. It is also proposed, with the consent of Tamba City, for the building to operate as a commercial operation probably pursuant to a leasing agreement under Council's control. As the proposal for the establishment of a Tea-House with the Hawkesbury City area has been receiving investigation for approximately 3 (three) years, it is now considered that it may be opportune to consider the current development as a tourism venture, and the compatibility of the Tea-House proposal. It is considered appropriate to further discuss the matter with the developers, it being noted that the developers, at this stage, have indicated approval in principle to providing land within their proposal in exchange for Council owned property adjoining their allotment and fronting Windsor Street. This may also require a review of the road works proposed, and accordingly following further negotiations the matter will be again reported to Council. However, as this concept is simply a proposal at this stage, it is not

considered that it should jeopardise or delay consideration of the current application.

CONCLUSION

It is considered that the proposal has the potential to develop into a significant tourist generating enterprise which will benefit the Hawkesbury District. In addition, no adverse impacts will be incurred as a result of the development.

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

1. The development shall be carried out generally in accordance with Plan N^o DA4 dated 17th March, 1992, except where modified by the following conditions.
2. Submission of a building application, plans and specifications in accordance with Ordinance 70 and complying with the Building Code of Australia.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All waste materials to be stored and disposed of at regular intervals.
5. 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.
6. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application.
7. 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.
8. 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.

9. 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.
10. Landscaping shall be maintained during the life of the development.
11. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
12. 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.
13. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
14. Payment of a sewer headworks contribution to Council of \$24,673 (twenty four thousand six hundred and seventy three dollars). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
15. Construction of Council's standard heavy duty footways and layback vehicular crossings to suit the access to the site.
16. Removal of the existing redundant and footway layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
17. 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. In addition on site detention is to be provided to maintain the developed discharge at the predeveloped discharge rate for all storms up to the 1 in 100 year event. Full details of works shall be submitted for approval with the building application.
18. Where the construction required by this development affects existing drainage, full details of any necessary modifications are to be submitted for consideration and approval prior to construction.
19. All service relocations to be carried out at no cost to Council.

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20. The creation of an easement to drain water 2.5 metres (two point five) wide and variable over the existing pipeline at the southern property boundary free of cost to Council.
21. Full details of site illumination being submitted with the Building Application. Such illumination shall be to the satisfaction of both the Divisional Manager Environment and Development and the relevant Officer of the Richmond RAAF Base.
22. Compliance with any requirements of the Water Board. Particular attention being given to the on-site collection and storage of stormwater to augment the Boards service. Details to be submitted with the Building Application.
23. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
24. Total on-site parking shall be provided for 108 (one hundred and eight) vehicles of which 8 (eight) are to be allocated to the service station and the remaining 100 to the tourist facility, 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.
25. Car parking spaces N^o 6 and 7 associated with the service station being deleted.
26. Road widening and improvements to the intersection of Richmond and Racecourse Roads shall be undertaken at the applicants expense. Such works shall be in accordance with the report prepared by Rhodes Thompson and Associates dated March, 1992, except that the raised median east of the intersection shall be unbroken centre line marking. Full details shall be submitted for consideration and approved. Such works to be to the satisfaction of the Roads and Traffic Authority.
27. Vehicular accessways linking the service station and tourist facility parking areas may be provided. Physical vehicle separation banners being provided should the accessways be constructed.
28. All liquid wastes arising from the service station forecourt being disposed of to the satisfaction of the Divisional Manager Environment and Development, the Water Board and the Environment Protection Authority. Details to be submitted with the Building Application.

29. Disabled access and facilities shall be provided. Details to be submitted with the Building Application.
30. The manoeuvring area associated with car parking spaces N^o 7 to 13 being increased to 6.7 (six point seven) metres.
31. Operation hours of the tourist facility being limited to 9.00am to 10.00pm daily. Any alteration of these hours will require further approval.
32. Adequate manoeuvrability being provided to enable buses to enter and exit the site in a forward direction.

8. COMMEMORATIVE PLAQUE - THE LATE DOUG BOWD. GH20/5 PT02.

At the last meeting of Council it was resolved that following consultation with the Hawkesbury Historical Society, Council erect a commemorative plaque in honour of Doug Bowd in recognition of his outstanding contribution to the Hawkesbury and the matter be further reported to Council.

Council's decision was subsequently conveyed to the Society for consideration. Advice is now to hand that the Society at its meeting on 22nd April, resolved that the plaque in honour of Mr Bowd would be best placed in Windsor Library, having regard to his significant contribution in the recording of history in the Hawkesbury area, by way of a number of publications.

IT IS RECOMMENDED THAT a commemorative plaque in honour of Mr Doug Bowd be placed in Windsor Library in recognition of his contribution to the Hawkesbury area as outlined in this report.

REPORTS FOR INFORMATION

1. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 11TH MAY, 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 June GPC
12 Nov 91	Landscaping DMED	Results of review of landscaping of Council's Housing DCP	Report June GPC
12 Nov 91	Wetlands Management DMED	Review & amendment of HLEP 1989	Awaiting review of REP20 by DOP
13 Oct 92	South Creek Wetlands DMED	Report on Progress	Report June GPC
10 Nov 92	Earth Summit DMED	Ramifications of thinking locally in relation to measures to achieve sustainable development	Report June GPC
9 Mar 93	RTA Cycleway DME0	Redbank Creek North Richmond	Report June GPC
9 Mar 93	Habitat for Humanity DMCP	Australia Program to be implemented within the City area	Report June GPC
13 Apr 93	Employment of additional trainees TC/GM	Cost & benefits of such a program	Report 1994 Budget

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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	Pontoon Wharf DME0	Adjacent to Australiana Pioneer Village including likely subsidies from Public Works Waterways Program.	Report August GPC
13 Apr 93	Food Outlets in City EDGF	Outlets being offered alfresco style dining and the liability issues.	Report August GPC

2. ROADS & TRAFFIC AUTHORITY - PROPOSED TRAFFIC SIGNALS AT INTERSECTION BOURKE STREET/BLACKTOWN ROAD AND BOURKE STREET/WINDSOR STREET. 258/R PT03, 2343/R PT03, 208/R PT02

Advising that final design plans for both sites are now nearing completion and that funding has been made available as follows:-

Bourke Street/Blacktown Road - Federal Funding	\$250,000 1992/93
Bourke Street/Windsor Street - State Funded	\$10,000 1992/93
	\$80,000 1993/94

Also advising that work should commence on both sites before the end of June, 1993, with a completion time in the order of 6-8 weeks.

3. PAPER RECYCLING. G2010/007 PT02

Advice was received on 27th April, 1993, from Visy Recycling which accepts mixed paper and cardboard from the recycling contractor, that as from 1st May, 1993, the price paid will be reduced from \$55 per tonne to \$25 per tonne. It is understood that Visy has advised all of its customers similarly and this follows a price reduction by another paper recycling company to \$16.50 per tonne.

Contractors cannot collect and deliver mixed paper for \$25 per tonne and urgent discussions have been held by the Local Government Recycling Cooperative, and Waste and Recycling Contractors' Association with the Environment Protection Authority seeking an increased recycling rebate.

The Cooperative has resolved to activate its facility at Rhodes to provide another market source.

86 13/15

4. PROPOSED COMMERCIAL REZONING - RIFLE RANGE ROAD, BLYTH PARK - TOM LONSDALE AND ASSOCIATES. LEP002/87

This matter was deferred for consideration from Council's Ordinary meeting of 13th April, 1993, to enable the applicant to address the Committee.

Since the meeting Mr Lonsdale has written as follows:-

"Thank you for your letter of 19 April, 1993 in which you extend to me the invitation to address the Council General Purpose Committee Meeting on 27 April, 1993.

Since making my request for deferral I have had discussions with Council staff and others concerning the broad proposals. It has been pointed out to me that the proposed rezoning of Blyth Park North is before the Minister for consideration. Clearly the Minister's determination of this matter will have a considerable bearing on the needs of the residents of Blyth Park and the Hawkesbury Generally.

Seeking to anticipate the Minister's decision would not be a useful exercise. Accordingly I request that the matter of the commercial needs of Bligh Park be deferred pending the outcome of the present discussions with the Minister."

5. PROPOSED COMMUNITY ACCESS FACILITY ON THE FORMER TIP SITE, SOUTH WINDSOR. GW001/006 PT01

Council will recall that at its meeting of 13th April, 1993, the recommendation interalia was adopted that:-

"Council reaffirm its decision to lease an area of the former tip site at South Windsor, having an area of approximately 37 (thirty seven) acres subject to the same conditions as agreed by Council on November 10th, 1992."

Subsequently a survey was conducted to determine the boundaries of the area to be leased. As the lease is greater than ten years, a subdivision is required. Council is advised that this process is being implemented.

However, correspondence now to hand from the University advises that as the revised area to be leased, varies significantly from that originally proposed, the matter must once again be placed before the University Board of Governors for approval. The next meeting of the Board is scheduled for 7th June, 1993.

Council will be advised of the outcome of that meeting at the first available opportunity.

Leave of

6. DESIGN/COMPETITION FOR THE RICHMOND CENTRAL BUSINESS DISTRICT. GT070/018 PT01

The Richmond and District Chamber of Commerce have written to Council advising that they are in full support of a design competition for the CBD of Richmond.

At this stage there have been some initial discussions with Associate Professor Peter Oppenheim, of the School of Architecture of NSW in relation to these studies. It is envisaged that final year students from the Architecture and Town Planning facilities would be involved in the studies.

Such student projects yield some good ideas, and these may form the catalyst for further design initiatives in the Richmond CBD.

7. LICENSING OF STREET TRADERS - POWERS OF PROSECUTION. GE020/021 PT02

At the meeting of 13th April, 1993, a question was asked concerning licensing of street traders and the powers of Council to prosecute.

Power was re-conferred on Council in February 1993 to regulate these activities.

Roadside stall operators and the like are prevented from operating from public roads as this activity contravenes Ordinance 30 of the Local Government Act, 1991, in that, except with the permission of Council, a person shall not in any public road set up or use any basket, box, stall, stand or standing vehicle for the purpose of offering for sale any article, or for the pursuit of any business, calling or employment.

It has been Council's past practice not to grant permission for roadside stalls or similar, as it is considered unfair to those shopkeepers, etc., that pay rates and/or rent for their outlets to operate. Accordingly, all roadside stalls and the like are required to cease their activities and move on if they are discovered. Should they refuse to cease their activities an authorised officer has the power to take the necessary details to initiate the laying of information to prosecute for non compliance with Clause 12 of Ordinance 30 of the Local Government Act, 1991.

The policing and implementation of the above procedures is common practice amongst authorised staff.

It should be noted that the above information does not relate to mobile vendors who are permitted by Clause 12(d) of Ordinance 30 to sell from their vehicle, stall, stand, etc., so long as that, once a sale is made in a public road, he/she shall after serving a customer move on, and not return to the same ground within one hour after such sale. This clause permits such activities as door to door sales, fruit vendors and the like. Recent amendments to this legislation have exempted from the requirement of the legislation motor vehicles from which only ice cream, ice confection, chocolate or confectionary is sold.

8. VINEYARD REZONING. LEP017/90

At Council's meeting of 13th April, 1993, Council deferred consideration of submissions from the Vineyard Action Group pending that Group's meeting with other residents in the Vineyard area as to an overall strategy for development of the area.

In this respect, a meeting was held and the following letters have been received. The first from Mrs. N. Saunders of the Vineyard Action Group and the second from Mrs. J. Gough:

"Further to the above application of 15th March and Council's meeting on 30th March local residents for/against the proposal have had a meeting.

At that meeting all the residents expressed their vote to keep the area for residential purposes NOW. We would like to take the Mayor up on her offer to go to State Planning on our behalf to have our area released for residential purposes IMMEDIATELY. After Council have had this meeting with State Planning the combined residents of Vineyard would like to have a further meeting with Council to know the result of same.

We therefore withdraw our application for rezoning of the area for a mixed industrial/commercial land use and formally request Council to carry out an LEP of the area."

"At a public meeting, attended by 80 residents/landowners held at the above address, the proposal to rezone the area for commercial/industrial uses was rejected in favour of strongly supporting a rezoning for residential use ..."

9. COST BENEFIT ANALYSIS OF ADVERTISING. GP090/001 PT02

At the Ordinary meeting on the 13th April, 1993, a question was asked whether Council's existing Advertising Policy could be reviewed and consideration given to extending advertising to the Penrith Press Newspaper.

At present, Council advertising at a local level appears in the Gazette, and as appropriate the Courier Newspapers. The Gazette is the only paper covering the whole of the Hawkesbury region.

Contact has been made with Penrith Press in order to compare readership and coverage, the figures obtained are as follows:-

	<u>Unit Cost</u>	<u>Audited Circulation</u>
Gazette	80c	8,120 (paid sales)
Penrith Press - Total	free	9,451
Circulated in the Hawkesbury	60c charge from agent	400

Whilst it is noted that the Penrith Press does circulate to the major populated areas of the City, as Council will appreciate, there is still an onus of responsibility by way of legislative provisions (Local Government Act and Ordinances) and Council's own policies to ensure that advertising of certain issues is done on a general local level. As stated above the Gazette Newspaper is the only paper covering the whole of the Hawkesbury Region. If the Council were to extend its Advertising Policy and include advertising material in the Penrith Press, advertising costs would increase dramatically, and by comparison if the regular monthly Council column were to be included in both newspapers a cost comparison is shown as follows:-

- Gazette \$468.00;
- Penrith Press \$1,330.00.

It is considered at this stage, it would be appropriate to continue to maintain general advertising in the Gazette Newspaper, however, advertise specific matters of local interest in other papers, including the Penrith Press as required.

10. 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 31st March, 1993, is as follows:-

1. Rates and Charges

	1992	1993
Collectable Rates & Charges - Current Year	15,322,244	14,185,844
- Previous Year	<u>852,439</u>	<u>773,853</u>
Total Collectable	16,174,683	14,969,697
Receipts - Current Year	6,175,748	5,416,141
Previous Years	<u>142,430</u>	<u>220,809</u>
	6,318,178	5,696,950
Percentage of Collections	39.01%	38.06%
Payments by Instalments		
- Four Instalment Plan (S160 DA)	6,686,812	5,957,746
- Arrangements (weekly, monthly etc)	644,501	784,754
Other Information -		
Assessments subject to four instalments	11,304	11,267
Assessments subject to arrangements	386	470
Assessments where Second Instalment defaulted	750	788
Legal Action taken on Arrears Rates & Charges	70	68
Final Rate Notices issued	2,830	3,146

It should be noted that included in the above balance of collectables is an amount of \$88,137 in overdue rates and charges for 32 properties owned by pensioners. Considerable efforts have been made to recover the amounts owing through entering into arrangements with the pensioners to repay the total amount outstanding by weekly, monthly or other methods of payment as appropriate. There has been little response to the numerous telephone requests and correspondence. Currently there are approximately 1500 pensioner rebate

properties within the City, which provides approximately \$630,000 in rate revenue, before the rebates apply. The rebate which was applicable to these rates in 1992 amounted to \$300,714. Council's share of these rebates was \$150,357.

The large majority of pensioners recognise their contribution to Council's revenue for the provision of services, however, a minority, for various reasons, are not paying their rates and incurring lost revenue opportunities for Council's activities.

It is Council's policy not to pursue legal action with this category of ratepayer, however, the amount outstanding is forming an increasing amount of the overdue rates and charges each year. It would appear that a number of pensioners recognise that the rates and charges outstanding form part of the charge on the land and continue to accrue, with interest added, until such time as the property is sold and the amount paid to Council on settlement.

Also, in 1993, it is intended to proceed with the sale of 12 properties by public auction in accordance with Section 602 of the Local Government Act. Each of these properties have in excess of five years rates outstanding and the owners are either untraceable or cannot be served with a summons. The detailed information and administration to enable the properties to be sold for unpaid rates is currently being undertaken and will be reported to Council.

The details above show a reduction in the rates collections to the 31st March, 1993, and is an indication of the economic conditions. To maintain the level of collections by the end of the year, similar to 1992, a determined and consistent rate collection programme is being adopted, including telephone and written advices followed by legal procedures with summonses and writs of execution being processed as necessary.

2. Cash Book Reconciliation

The Bank Reconciliation of all funds and investments has been completed to the 31st March, 1993, and has been reconciled to the General Ledger.

3. Creditors' Accounts

The majority of creditors' accounts have been paid to the 28th February, 1993, with extension and computation of invoices to the 31st March, 1993, being currently prepared for payment.

4. Debtors' Reconciliation

The Debtors' Trial Balance has been reconciled with the General Ledger up to the 31st March, 1993.

5. Interim Audit

The external auditor, L.G. MacDonald & Co., is expecting to complete the final audit for 1992, in the week ending 7th May. A report on the results for the year will be reported to Council.

11. MAIN STREET PROGRAM. GT070/018 PT01

On the 19th April, the coordinator of the Main Street Program from the Department of Planning, Ms Libby Ozinga and Ms Lee Anderson, Consultant to the Department of Planning, addressed representatives of the Chambers of Commerce of Richmond, Windsor and North Richmond as well as the Kurrajong Community and Small Business Forum. The Main Street Program representatives lead the discussion in regard to the different aspects of the Main Street Program. The Main Street Program includes improvements in shop windows, promotions, festivals and newsheets, as well as physical work such as improved pavement, landscaping and other building works. It was indicated by the experts that a business plan was necessary and this would best be set up by a small committee. In relation to the Hawkesbury area the business plan or mission statement should concentrate on strategies and promotion of the business areas and link them to the unique features of the Hawkesbury which include the river, heritage aspects and picturesque countryside. It was indicated that a Main Street Program can take up to three to five years and it is important that the community had an ownership of the project. In that regard the role of a coordinator was seen as being very important and funding strategies for the coordinator were briefly discussed.

The Main Street experts also advised that there was a 2 day workshop going to be held in the Hunter Valley, which will cater for coordinators, councils and Main Street Committee members. This seminar will deal with the planning and implementation of Main Street Programs.

As a result of the address by the Main Street experts, the Chambers of Commerce have had 2 meetings since that time and have resolved to send a number of representatives to the seminar, with a view to obtaining sufficient knowledge to organise a workshop on the 7th July, so as to initiate the Main Street Program in the Hawkesbury. The Managers of Land Use Policy will attend the seminar which, it is noted, is on a GPC day.

KARL 12/5/

12. AMENDMENTS TO SYDNEY REGIONAL ENVIRONMENTAL PLAN N° 20/HAWKESBURY - NEPEAN RIVER. GT190/014 PT02, LEP12/90

The Department of Planning has written to Council indicating that the Regional Plan for the Hawkesbury-Nepean River is being amended. The amendments will be coordinated by a committee comprising of State Government and Local Government Officers and will utilise diverse studies carried out by the Department of Planning and other authorities such as the Water Board. The Department of Planning has indicated that they propose a detailed consultation program and a progressive publication of the issues which will arise as a result of that public participation program. In this regard the Department has commissioned consultants to carry out a review on how Local Government and State Government are affected by Regional Environmental Plan N° 20 and how Local and State Government would like to see the existing Legislation amended.

Issues that will be discussed in the consultation program include:-

- Water quality
- Vegetation and Wildlife habitation
- Agriculture
- Farm landscape
- Recreation
- Tourism
- Sand and Gravel Extraction
- Flooding
- Control of Point and non point sources of pollution
- Urban and rural residential development
- Scenic quality
- Environmental heritage
- Economy of the river valley.

Upon receipt of advice as to when the consultants will visit Hawkesbury Council, a meeting will be organised for appropriate council staff and any interested aldermen to participate in the discussions to amend the existing Regional Environmental Plan for the Hawkesbury - Nepean River.

CORRESPONDENCE FOR INFORMATION

1. WATER QUALITY IN THE HAWKESBURY/NEPEAN RIVER SYSTEM - MINISTER FOR CONSERVATION AND LAND MANAGEMENT AND MINISTER FOR ENERGY. GE020/018 PT03

Dianne McDougall Executive Officer for Garry West MP acknowledges correspondence regarding concern over water quality in the Hawkesbury/Nepean River System and specifically, South Creek.

The matter is being examined, Mr West will be in touch with Alderman shortly.

2. WATER SUPPLY & RESOURCES COMMITTEE. GW20/4 PT03

Forwarding Minutes of the meeting held on Thursday, 25 February, 1993, in the 12th Floor Board Room, 215-217 Clarence Street, Sydney from 11am.

3. BLIGH PARK - RESIDENTIAL EXTENSION - THE HON KEVIN ROZZOLI, MP. LEP4/89

Acknowledging receipt of letter dated 24 March 1993, re Bligh Park - Residential Extension.

Advising that representations have been made to the Minister for Planning seeking reconsideration of the Residential Extension without the necessity of the rezoning process being recommenced.

As soon as advice in this matter is received we will be contacted.

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

1. 1993 Presidents Tour
2. Safety in Confined Spaces
3. Advertising in Government School Grounds and/or Buildings
4. 1991 Census of Population and Housing Small Area Package
5. Dog Registration
6. Local Government Bill 1993
7. Freedom of Information Act
8. Financial Institutions Duty - Woollahra Council Case
9. Unauthorised Facsimile Directories
10. Building and Construction Industry Long Service Payments Levy
11. Water Board - Integrated Instrumentation Control, Automation and Telemetry System (IICATS) Enclosure
12. Draft SEPP - Major Employment Generating Industrial Development (MEGID)
13. Container Deposit Legislation - Enclosure
14. Rural and Remote Telecommunications
15. Liability of Councils When Engaging Contractors
16. Public Holidays - Enclosure
17. Conditions of Employment
18. Local Government Aboriginal Employment Strategy.

This is Page of the Minutes of the ORDINARY Nº 4 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH MAY, 1993.

OTHER REPORTS

HERITAGE ADVISORY COMMITTEE

held on 7th April, 1993

1994 BICENTENNIAL CELEBRATIONS COMMITTEE

held on 14th April, 1993

WSROC GENERAL MEETING

held on 16th April, 1993

WSROC BOARD MEETING NO. 2

held on 16th April, 1993

FRIENDS OF THE HAWKESBURY ART COLLECTION COMMITTEE

held on 22nd April, 1993

MACQUARIE TOWNS FESTIVAL COMMITTEE INC.

held on 28th April, 1993

MALL PANEL REVIEW COMMITTEE

held on 30th April, 1993

Minutes of the Heritage Advisory Committee held at the Aldermans Room, George Street, Windsor, on Wednesday 7th April, 1993, commencing at 7.30pm.

PRESENT: Ald H J M Books, Chairman; Mr M Hatherly; Professor I Jack; Mrs J Barkley; Mr B Flakelar; Mr K Berzins.

APOLOGIES: Mr A Hendrikson; Mr G Edds.

CONFIRMATION OF MINUTES

Not confirmed as minutes not available for tabling.

MATTERS ARISING OUT OF MINUTES

Mr Berzins advised the Committee from a question raised by Mrs J Barkley in relation to the blackening of lettering on gravestones on Half Moon Farm, that such action was in accordance with Department of Planning guidelines for the conservation of cemeteries.

Prior to these initiatives being carried out, if Council was successful in obtaining funds under the Heritage Assistance Program for the project, the National Trust Cemeteries Adviser would be involved in the project.

Mr K Berzins also advised Mr Flakelar in relation to his questions regarding heritage signage in the City of Hawkesbury. In summary the matter was being investigated so that consideration could be given to the signage in Council's next budget. Similarly the signage had to be prepared so that the Local Area Traffic Committee could be involved in the discussion process.

Mr Flakelar undertook to provide some sketches of appropriate signage for the next meeting. Mrs Barkley also raised the issue that the opportunity should be taken to include the Bicentennial sign in conjunction with the proposed heritage sign. It was envisaged that the Bicentennial sign could be removed after an appropriate period of time.

CORRESPONDENCE

Correspondence has been received from Mr Barry Flakelar in relation to an initiative to encourage senior high school students to prepare papers on the history and heritage on the Hawkesbury City Council area. The initiative was praised by the Committee, however, details regarding age group of target students, length of research paper, prize money has yet to be resolved. This matter will be discussed at the next meeting.

GENERAL BUSINESS

- At the meeting of 17th March 1993, the Committee considered an application for assistance under the Local Heritage Assistance Fund for K and R Harrison, of 1 New Street, Windsor, for preservation works on their proposed Osteopath clinic. The Committee resolved that a \$5,000 low interest loan be provided to the applicant. Mrs Harrison addressed the Committee in relation to the March decision and put her case as to why the low interest loan should be extended to \$13,000. Mr M Scrucci also addressed the Committee and supported Mrs Harrison's arguments.

It was resolved that Mrs Harrison be provided with a \$13,000 low interest loan for the restoration works on 1 New Street. In reaching it's decision the Committee recognised that the front facade needed to be completed as a quickly as possible and there was a cost blow-out due to previous unprofessional work carried out on the building, which was only discovered once renovations were underway. The building was also of significance in a local context. Moved by Alderman Books, seconded by Professor Jack.

RESOLVED on the motion of Ald Books, seconded by Professor Jack.

- Following on from this item, discussion ensued regarding the appropriate interest rates to be charged on low interest loans. It was resolved by the Committee that Mr Wetherstone be invited to attend the next Heritage Advisory Committee Meeting and discuss the rate of interest of loans given under the Heritage Fund.

RESOLVED on the motion of Ald Books seconded by Mrs Barkley.

- The Committee reviewed nine northwest sector Heritage Items and made recommendations as to whether they should be included in the review of the schedule of heritage items to Hawkesbury Local Environmental Plan, 1989.
- Alderman Books also advised that Access was being arranged through Mr Crab's property at Belmont Park for enable the salvage of the canoe.
- The Committee also resolved to inspect a number of heritage items on Saturday 29th May, 1993 as part of the north west sector review

ITEMS TO BE ADOPTED

That Mr and Mrs K & R Harrison be provided with a \$13,000 low interest loan for the restoration works at N° 1 New Street, Windsor.

NEXT MEETING

The next meeting of the Committee will be held at 7.30pm in the Aldermans rooms, Council Offices on the 19th May 1993.

The meeting concluded at 10.05pm.

Minutes of the meeting of the 1994 Bicentennial Celebrations Committee held in the Committee Room on 14th April, 1993 commencing at 7.30 p.m.

PRESENT : Alderman Ted Books - Chairperson, Messrs. Peter Auld and Rob Sledge, Mrs. Jan Barkley and Ms. Michelle Nichols.

GUESTS : Ms. Judy Gray, Hawkesbury District Concert Band; Jack Ellison, Jack Ellison Water Ski Enterprise; Tim Geyer, Hawkesbury City Council and Brian Hardiman, Tourism Hawkesbury.

Apologies for absence were received from Messrs. Alex Hendrikson, Ross Miller, Robert Pont, Peter Bruce, Alderman Warwick Mackay and Ms Peta Trahar.

ADDRESSES TO THE COMMITTEE

1. Tim Geyer - re tree planting for Pioneers' Tree Planting Stage 1 - 15th May, 1993. Blocks and plaques needed by May 1, will arrange water cart, guards to be discussed with Ross Miller.
2. Judy Gray - re St. Monica's School, Richmond and Hawkesbury District Concert Band involvement in celebrations, interest in the parade and the band in organising a Band Festival for 1994.
3. Jack Ellison - progress report on organisation of a water ski spectacular event on October 2, 1994, possibly to include a banner review, helicopter skier, stunt kites and historic characters; will provide a presentation in July for prospective sponsors; floating billboard available; will run a water ski competition and organise prizes free of charge; will contact Australia Day Council re funds and assistance.

CONFIRMATION OF MINUTES

RESOLVED on the motion of Michelle Nichols seconded by Rob Sledge that the Minutes of the previous meeting held on Wednesday, 10th March, 1993, be confirmed.

BUSINESS ARISING :

Souvenir Sales - Brian Hardiman supplied New South Wales Tourist Association figures as to the best souvenir lines to sell and suggested discussions with Fitzgerald Publishing, Wilberforce.

Moved by Peter Auld seconded by Rob Sledge that an invitation be extended to Fitzgerald Publishing to attend a committee meeting to discuss souvenir arrangements, including the production of bumper stickers.

CORRESPONDENCE :Received :

G.I.O., The William Roberts and Kezia Brown Family Association Inc.; Nursing Mothers' Association; Sydney West Region Marketing Team Australia Post; Mary Hoffman; Friends of the Hawkesbury Art Collection; Macquarie Towns Festival Committee Inc.; Alderman Wendy Sledge, Mayor; Westpac Bank; Frederic Chepeaux; Australian Society of World War 1 Aero Historians; Mr.Keith Johnson; Soroptimist International of Hawkesbury District; Sydney Philharmonia Choirs; Australian War Memorial; The Hon.K.Rozzoli, MP; Mr.Garry McCully, General Manager Hawkesbury City Council; Sydney City Council; Rail Transport Museum; Rose Family Bulletin No. 4 and Speedo.

Forwarded :

The Hon.Bruce Baird, MP, Minister for Transport and Tourism; Mr. Frederic Chepeaux (2); Army Museum Victoria Barracks; Australian War Memorial Canberra; New South Wales Military Historical Society; Australian Society of World War 1 Aero Historians; Fairfield Oktoberfest Committee; Hawkesbury City Council (3); Hawkesbury District Orchid Society; R.A.A.F.: Ellison Water Ski Enterprise; Australian National Maritime Museum; Rohan Shell; Spotless Catering Services; Nationwide Food Service; A.B.C.; Ms.L.Crowe, Ryde Council; The William Roberts and Kezia Brown Family Association Inc.; Soroptimist International of the Hawkesbury District; Hawkesbury Newspapers (2); Mr.K.Johnson; Westpac; Macquarie Towns Festival Committee Inc.; Friends of the Hawkesbury Art Collection; Mrs.M.Hoffman; Nursing Mothers' Association; Hawkesbury Astronomical Association; St.Peter's Anglican Church, Richmond; and Memtec.

Moved by Rob Sledge seconded by Peter Auld that the correspondence be received. Carried.

REPORTS :

1. Peter Auld - Second newsletter available. Michelle Nichols to organise third newsletter for June.
2. Rob Sledge - Moved Rob Sledge seconded Jan Barkley that Council's new Public Relations Officer, Mrs. Suzanne Vicenzotti, be invited to attend the May meeting of the Committee. Carried.
3. Jan Barkley - Committee responsibilities for Pioneers' Tree Planting - May 15, 1993 - were discussed.

Moved Jan Barkley seconded Rob Sledge that the Mayor and Aldermen, the political representatives, sponsors and press, be officially invited to attend the ceremony, and that a press release be forwarded to local newspapers. Carried.

GENERAL BUSINESS :

1. Moved Michelle Nichols seconded Peter Auld that Mr. Russ Hodgskin of the Hawkesbury Caravan Ski and Leisure Parks Association, be invited to a meeting of the Committee to discuss positive publicity and support for the river events planned for 1994. Carried.
2. Moved Rob Sledge seconded Peter Auld that G.I.O. be asked for sponsorship. Carried.
3. Moved Michelle Nichols seconded Jan Barkley that a letter of thanks be forwarded to Mrs. Mabel Pye for her help and hard work to date on behalf of the Committee. Also that Mrs. Pye be asked to accept Honorary Membership of the Committee. Carried.
4. The video to be made about the Bicentenary should include the Pioneers' Tree Planting on 15th May, if possible. Brian Hardiman to contact Jeff Henderson in this regard.
5. Moved Michelle Nichols seconded Jan Barkley that 2VTR-FM be invited to organise a Rock Concert for 1994. Carried.

The meeting terminated at 11.00 p.m.

NEXT MEETING

The next meeting will be held on Wednesday, 12th May, 1993.

WSROC LIMITED

GENERAL MEETING

HELD AT 7.00 P.M. ON FRIDAY, 16TH APRIL, 1993
AT CHAMBER OF MANUFACTURES OF NSW, REGENCY SQUARE BUILDING,
LEVEL 3, 470 CHURCH STREET, NORTH PARRAMATTA

MINUTES

Present:

Ald Kevin Dwyer
Cllr Russell Driscoll
Cllr Chris Roberts
Ald Leo Kelly
Ald Kathie Collins
Ald Joy Anderson
Ald John Pascoe
Ald Christopher Aquilina
Ald Nick Lalich
Ald Bob Calvert
Ald Les Sheather
Ald Bob Downing
Ald Diana Shanks
Ald Farena Khaya
Ald Paul Lynch
Ald Alex Sanchez
Ald John Haines, OAM
Ald Phil Russo
Ald Kevin Dwyer
Ald Ross Fowler
Ald Dom Syme
Ald Jim Morris

Mr Mark Fitzgibbon
Mr Paul Burne
Mr Warren Crighton
Mr Gary McCully
Mr Dennis Trezise
Mr John Riggall
Mr Barry Long
Mr Ray Thorn
Ms Heather Neil
Mr Dick Sheppard

Acting Chairman (Penrith Council)
Baulkham Hills Council
Baulkham Hills Council
Blacktown Council
Blacktown Council
Blue Mountains Council
Blue Mountains Council
Fairfield Council
Fairfield Council
Hawkesbury Council
Hawkesbury Council
Holroyd Council
Holroyd Council
Holroyd Council
Liverpool Council
Liverpool Council
Parramatta Council
Parramatta Council
Penrith Council
Penrith Council
Prospect Electricity
Prospect Electricity

Baulkham Hills Council
Blacktown Council
Fairfield Council
Hawkesbury Council
Holroyd Council
Parramatta Council
Penrith Council
Prospect Council
WSROC
WSROC

Mr Ross Jones, General Manager of Chamber of Manufactures of NSW, welcomed delegates to the Chamber's offices.

1. APOLOGIES

MOVED that apologies be received and accepted from Cllr Larry Bolitho (Baulkham Hills Council), Ald Pippa McInnes (Blue Mountains Council) and Mr Graham Collins (Blue Mountains Council).

Ald Diana Shanks/Ald Ross Fowler
CARRIED

2. PROCEDURES FOR ELECTION OF WSROC OFFICERS (26002.01)

Mr Long notified delegates that Ald Paul Lynch had submitted his resignation as Treasurer of WSROC.

MOVED that the election of WSROC's Officers, i.e. Chairman and Treasurer, be carried out in accordance with Ordinance 2 of the *Local Government Act*, and that Mr Barry Long, General Manager of Penrith City Council act as returning officer.

Ald Les Sheather/Ald Bob Downing
CARRIED

3. ELECTION OF OFFICERS (26002.01)

Two nominations were received for the position of Chairman of WSROC - Ald Paul Lynch and Ald Bob Calvert. Both nominees accepted their nomination.

MOVED that the election be carried out by open voting.

Ald Alex Sanchez/Ald Nick Lalich
CARRIED

The ballot was conducted and **Ald Paul Lynch** from Liverpool City Council was declared elected **Chairman** by a margin of 13 to 7 votes.

Nomination forms for the position of Treasurer were distributed and two nominations were received for Ald Alex Sanchez and Ald Bob Downing. Both nominees accepted their nomination. The matter was put to the vote and **Ald Alex Sanchez** was declared elected **Treasurer** by a margin of 13 to 7 votes.

Ald Paul Lynch took the chair and thanked Ald Kevin Dwyer for his efforts over the last two months as Acting Chairman.

4. AMENDMENTS TO THE WSROC ARTICLES OF ASSOCIATION

MOVED that WSROC make the following amendments to its Articles of Association of the Company:

- (1) Article 3.1 - by deleting the word "calendar" and replacing it with "financial" and deleting the word "February" where appearing and replacing it with "August"; and
- (2) Article 4.2.3 - by deleting the number "7" and replacing it with "14"

Ald Bob Downing/Ald Kevin Dwyer
CARRIED

5. CLOSE OF MEETING

The General Meeting closed at 7.20 pm

WSROC LIMITED

BOARD MEETING NO. 2, 1993

7.15 PM, FRIDAY, 16TH APRIL, 1993

AT CHAMBER OF MANUFACTURES OF NSW, REGENCY SQUARE BUILDING,
LEVEL 3, 470 CHURCH STREET, NORTH PARRAMATTA

MINUTES

Present:

Ald Paul Lynch
Cllr Russell Driscoll
Cllr Chris Roberts
Ald Leo Kelly
Ald Kathie Collins
Ald Joy Anderson
Ald John Pascoe
Ald Christopher Aquilina
Ald Nick Lalich
Ald Bob Calvert
Ald Les Sheather
Ald Bob Downing
Ald Diana Shanks
Ald Famena Khaya
Ald Alex Sanchez
Ald John Haines, OAM
Ald Phil Russo
Ald Kevin Dwyer
Ald Ross Fowler
Ald Dom Syme
Ald Jim Morris

Mr Mark Fitzgibbon
Mr Paul Burne
Mr Warren Crighton
Mr Gary McCully
Mr Dennis Trezise
Mr John Riggall
Mr Barry Long
Mr Ray Thorn
Ms Heather Neil
Mr Dick Sheppard
Mr Ross Jones
Ms Narelle Kennedy
Mr Mark Styles
Ms Jan Newby
Mr Red Dwyer
Ms Sue Park
Mr Neville Sloss
Ms Jan Stewart

Liverpool Council (Chairman)
Baulkham Hills Council
Baulkham Hills Council
Blacktown Council
Blacktown Council
Blue Mountains Council
Blue Mountains Council
Fairfield Council
Fairfield Council
Hawkesbury Council
Hawkesbury Council
Holroyd Council
Holroyd Council
Holroyd Council
Liverpool Council
Parramatta Council
Parramatta Council
Penrith Council
Penrith Council
Prospect Electricity
Prospect Electricity

Baulkham Hills Council
Blacktown Council
Fairfield Council
Hawkesbury Council
Holroyd Council
Parramatta Council
Penrith Council
Prospect Council
WSROC
WSROC
Chamber of Manufactures of NSW
Chamber of Manufactures of NSW
Chamber of Manufactures Export Centre
WESTIR
Westbiz Services
Spark Marketing (Item 8.3)
Michels Warren (Item 8.3)
Stewart Advertising (Item 8.3)

1. APOLOGIES

MOVED that apologies be received and accepted from Cllr Larry Bolitho (Baulkham Hills Council), Ald Pippa McInnes (Blue Mountains Council) and Mr Graham Collins (Blue Mountains Council).

Ald Bob Calvert/Ald Les Sheather
CARRIED

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 19TH FEBRUARY, 1993

MOVED that the minutes of the meeting held on 19th February, 1993 be received and adopted.

Ald Bob Downing/Ald Les Sheather
CARRIED

Ald Lynch notified delegates that resignations from the WSROC Board have been received from Ald Mark Latham, Liverpool Council. Ald Latham has been replaced by Ald Alex Sanchez. Ald Paul Newton from Fairfield Council has been replaced by Ald Toni Lord and Ald Max Rawnsley from Parramatta Council has been replaced by Ald Phillip Russo.

MOVED that WSROC thank Ald Latham, Ald Newton and Ald Rawnsley for their participation and support.

Ald Joy Anderson/Ald Nick Lalich
CARRIED

3. ADDRESS BY REPRESENTATIVES OF THE CHAMBER OF MANUFACTURES OF NSW

Ms Kennedy, Director of Marketing and Industry Policy said that the Chamber of Manufactures of NSW is the only Chamber with a strong emphasis on regional development. They believe in balanced state growth both through the expansion of existing industries, the start up of new industry and the relocation of industry.

Ms Kennedy outlined two ways which local government can help industry and therefore economic growth: streamlining of the planning and development approval process; and taking a lead on local economic development by pursuing industries that are suited to the area or that are wanted.

Mr Mark Styles, Manager of the Export Centre said that the Centre was funded by 10 sponsors. It seeks to provide access and advice to exporters. He noted that Western Sydney was not well serviced in this area. Mr Styles invited WSROC and member councils to use them as a resource.

Mr Jones, General Manager of the Western Sydney Office said that they were positioning themselves as the focal point in industrial development in Western Sydney. The Chamber offers a range of training courses as well as Quality Accreditation, in fact the Chamber is the largest low cost provider of these courses in Australia.

MOVED that WSROC thank the Chamber of Manufactures' representatives for their presentation and for hosting the meeting and dinner.

Ald Bob Calvert/Ald Kevin Dwyer
CARRIED

4. BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes.

5. CHAIRMAN'S REPORT

Ald Dwyer told the meeting about the conference in Gosford which he attended addressing the code of practice, erosion and sedimentation control. Ald Dwyer found this very informative and felt that it highlighted the causes of runoff and its impact on urban areas.

Ald Dwyer also said that he has replaced Chris Haviland on the LGSA Executive and on the Community Services Committee. Also with relation to the LGSA Ald Dwyer said that he had been representing WSROC on the Strengthening Local Economic Capacity State Advisory Committee. This program has \$1.7million to allocate to different projects and initiatives in NSW. The Western Sydney consultation was held today in Parramatta.

MOVED that the Chairman's Report be received and noted.

Ald Bob Calvert/Ald Chris Aquilina
CARRIED

6. EXECUTIVE DIRECTOR'S REPORT

MOVED that the information be received and noted.

Ald Diana Shanks/Ald Kevin Dwyer
CARRIED

7. REPORTS FROM DELEGATES

Baulkham Hills

Cllr Driscoll said that Council is evaluating the Castle Hill Commercial Study which is looking at traffic flow through the centre. A number of issues have been raised by the local shop keepers who rely on the through traffic for their business.

Blacktown

Ald Kelly is very concerned about the impact of the SEPP related to significant development being approved not by local councils but by the Minister without council consent. Ald Kelly said that this process may overlook the environmental or other effects of a development on the local area.

Another matter of regional importance is the negotiations with the Water Board to allow passive recreation on Prospect Reservoir. The Water Board is resisting this idea so far but negotiations are continuing. Ald Kelly feels that the Reservoir would be suitable for canoe training for the Olympics.

The Premier has said that the State will participate in a housing program at ADI. Ald Kelly said that Blacktown Council has demanded perpetual indemnity for the site.

Blue Mountains

Ald Anderson said that a study has commenced with the help of a grant from the Federal Government to assist Council with Echo Point planning. Echo Point is the second largest tourist destination after the Sydney CBD.

Ald Pascoe said that Council had hosted a forum for the 11 councils bordering the national park to discuss the World Heritage proposal. Mr Chris Hartcher MP addressed the meeting.

Fairfield

Ald Aquilina said that works being funded through the Federal Government Capital Works Program are progressing well. He also said that the Federal Government had provided funding for upgrading of Fairfield railway station.

Hawkesbury

Ald Sheather was very pleased with the extension of the 02 call range. This has been a factor which has discouraged business locating in the area. Ald Sheather was also pleased that the Hawkesbury/Nepean Trust would be established by the middle of the year. Also, the proposals for wetlands on South Creek were being evaluated.

Holroyd

Ald Downing said that Council had held a deputation with the Minister for Planning regarding WSAAS pick up funding. They weren't promised anything however Ald Downing felt that it was a good meeting. This Minister made the observation that Holroyd Council was the first Western Sydney Council to meet with him.

Construction of the Y-link is due to commence in June/July.

Ald Shanks said that Holroyd would want to be involved in the EIS on Prospect Reservoir.

Liverpool

Ald Sanchez said that Liverpool was pursuing a number of economic development initiatives. The "one stop shop" in use at Liverpool works by a developer having a Customer Service Officer nominated who will be the contact person through the whole process. It also has provisions for fast tracking a proposal where the development is in accordance with the Economic Development Strategy of the area. The Economic Development Strategy is now being implemented and built on by Graham Larkin.

A range of seminars are being hosted by the Council on Quality Training. These are being offered to local manufactures and retailers.

Ald Sanchez also said that the local business awards have been reformed and so they will now have such awards as Quality Workplace Reform.

Parramatta

Ald Haines OAM said that Council was settling in to its new structure. It has also been meeting with Holroyd Council to discuss Westmead.

Ald Haines said that Parramatta was developing a sister city arrangement in Vietnam which is progressing well.

Penrith

Ald Fowler said that Penrith too was reviewing its building/development application process and once in the new civic centre, a one stop shop will be offered. It also shares the concerns expressed by Ald Kelly regarding the ADI site.

A lot of development is occurring in Penrith - Penrith Plaza recently opened, the Australian Tax Office will start construction soon and the Aquatic and leisure centre in St Marys will also commence in the near future. Council is also looking forward to the completion of the Penrith Lakes Scheme.

Prospect

Ald Morris said that Prospect Council will be moving into Huntingwood.

Prospect has been pleased to receive the Walker Report into the Curran Report. With regard to the \$75m dividend payment, Prospect is seeking a Court order on the legality of the payment.

MOVED that the reports from delegates be received.

Ald Kevin Dwyer/Ald Alex Sanchez
CARRIED

8. REPORTS FROM POLICY, PROFESSIONAL, EXTERNAL COMMITTEES**8.1 REPORT FROM ENVIRONMENT POLICY COMMITTEE (24003.01)**

MOVED that:

- (1) WSROC write to the Environment Protection Authority reiterating concern about the continued viability of the market for the disposal of plastics, glass and paper;

- (2) WSROC write to the Joint Parliamentary Select Committee on Waste Management reiterating concern about the continued viability of a market for the disposal of plastics, glass, paper and other recyclable materials;
- (3) WSROC write to the Environment Protection Authority asking them to further investigate the Aerosol Sampling Project program;
- (4) WSROC write to the University of Western Sydney seeking information as to whether anyone within the University is doing a study of air quality in the region;
- (5) WSROC write to the Environment Protection Authority seeking information as to their policy on the disposal of toxic materials to landfill sites in the region;
- (6) WSROC request the Water Board to hold a meeting with the WSROC Environment Policy Committee to discuss the implications of the upgrading work on the Warragamba Dam;
- (7) WSROC submit a report on this subject to the Board meeting in June, 1993;
- (8) WSROC, together with other metropolitan Regional Organisations of Councils support the holding of a Forum on Air Quality in the Sydney Region to take place in November, 1993; and
- (9) WSROC agree that \$5000 in the work program for 1993 for the formulation of a database on air quality be used towards organising the proposed air quality forum.

Ald Diana Shanks/Ald Joy Anderson

Ald Sheather made the observation that 60% of the population who are happy with the water they receive is not a very high percentage. Ald Shanks said that most complaints are related to the colour of water not necessarily the quality of the water.

AMENDMENT MOVED that:

- (1) WSROC write to the Environment Protection Authority reiterating concern about the continued viability of the market for the disposal of plastics, glass and paper;
- (2) WSROC write to the Joint Parliamentary Select Committee on Waste Management reiterating concern about the continued viability of a market for the disposal of plastics, glass, paper and other recyclable materials;
- (3) WSROC write to the Environment Protection Authority in support of the Aerosol Sampling Project program;
- (4) WSROC write to the University of Western Sydney seeking information as to whether anyone within the University is doing a study of air quality in the region;
- (5) WSROC write to the Environment Protection Authority seeking information on: their policy on the disposal of toxic materials to landfill sites in the region; and the location of toxic dumps in the Sydney Metropolitan Area.

- (6) WSROC request the Water Board to hold a meeting with the WSROC Environment Policy Committee to discuss the implications of the upgrading work on the Warragamba Dam;
- (7) WSROC submit a report on this subject to the Board meeting in June, 1993;
- (8) WSROC, together with other metropolitan Regional Organisations of Councils support the holding of a Forum on Air Quality in the Sydney Region to take place in November, 1993; and
- (9) WSROC agree that \$5000 in the work program for 1993 for the formulation of a database on air quality be used towards organising the proposed air quality forum.

Ald John Pascoe/Ald Jim Morris

Ald Downing said that our knowledge of the location of toxic dumps is very important. Holroyd Council has tried to obtain information on where chemicals are stored in the area. This information was provided to council staff on the condition that it be withheld from elected representatives.

Ald Pascoe asked whether the MAQS program includes the Blue Mountains. Ald Shanks said that WSROC has previously written to the EPA requesting that one of the mobile units do some testing in the Blue Mountains area. Ald Shanks also said that the EPA held a consultation in Parramatta last week. Attendance at this was very low because it was only advertised a couple of days before. At this forum however, the EPA said that they will be putting mobile vans in shopping centres to allow the community to become familiar with the study and the degree of technology involved.

Ald Pascoe was also concerned that any raising of the level in Warragamba Dam will also damage the heritage areas in the national park. Ald Pascoe also alerted delegates to the problems associated with the continued use of chlorine and fluoride in our water supply.

Ald Symes asked for some clarification of the role of ANSTO in the Aerosol Program. Ald Shanks replied that Dr Cohen works for ANSTO but it is not related to any other programs in ANSTO. She said that this study also has benefits for MAQS as it identifies the sources of fine particles. Ald Symes also asked whether Greenpeace was involved in this study. Ald Shanks replied that as far as she was aware, they weren't.

Ald Aquilina said that the Environment Committee may also want to look at the effect of transmission lines. In Sweden authorities are preventing urban development near these lines. He said that there should be some obligation to inform people of the risks involved. He feels that undergrounding is a solution. Ald Sanchez said that in Japan they are undergrounding all lines. Ald Shanks said that the Committee would consider this issue at its next meeting.

The amendment became the motion and was carried.

MOVED that:

- (1) WSROC write to the Environment Protection Authority reiterating concern about the continued viability of the market for the disposal of plastics, glass and paper;
- (2) WSROC write to the Joint Parliamentary Select Committee on Waste Management reiterating concern about the continued viability of a market for the disposal of plastics, glass, paper and other recyclable materials;

- (3) WSROC write to the Environment Protection Authority asking them to further investigate the Aerosol Sampling Project program;
- (4) WSROC write to the University of Western Sydney seeking information as to whether anyone within the University is doing a study of air quality in the region;
- (5) WSROC write to the Environment Protection Authority seeking information on: their policy on the disposal of toxic materials to landfill sites in the region; and the location of toxic dumps in the Sydney Metropolitan Area.
- (6) WSROC request the Water Board to hold a meeting with the WSROC Environment Policy Committee to discuss the implications of the upgrading work on the Warragamba Dam;
- (7) WSROC submit a report on this subject to the Board meeting in June, 1993;
- (8) WSROC, together with other metropolitan Regional Organisations of Councils support the holding of a Forum on Air Quality in the Sydney Region to take place in November, 1993; and
- (9) WSROC agree that \$5000 in the work program for 1993 for the formulation of a database on air quality be used towards organising the proposed air quality forum.

Ald John Pascoe/Ald Jim Morris
CARRIED

8.2 REPORT FROM RESOURCES AND SERVICES POLICY COMMITTEE (24008.01)

Ald Collins feels that it will be some time before the committee is able to mesh together. It may be a long and difficult task.

Ald Sanchez stressed the importance of the resource allocation formula work. He is looking for WSROC to write a research document on the RAF so we can take a leading role on health in the region. Ald Collins said that WSROC was receiving a lot of support from local MPs.

Ms Neil urged those councils who have not made a decision on the lock box to do so quickly. The deadline for councils is the 30th April.

MOVED that:

- (1) In respect of the final version of the Local Government legislation:
 - (i) WSROC's *Final Response to the Local Government Bill and Cognate Legislation*, as forwarded to the Department of Local Government, the Minister for Local Government, the Shadow Minister, Western Sydney MPs and Independent MPs, be endorsed;
 - (ii) the invitation to brief MPs on WSROC's concerns regarding the legislation be approved; and
 - (iii) in response to the correspondence from Parramatta City Council, that Council be advised that in respect of Section 212 of the *Local Government Bill* (Section 222 in the latest draft), the latest draft appears to contain reasonable measures, outlined in sections 26 to 30 of the Transitional Arrangements, to enable councils with more than

13 councillors to reduce the number of councillors without holding a referendum.

- (2) That claims of additional funding for health services in western and south-western Sydney be referred to the WSROC Secretariat for investigation, and if necessary further referred to the Community Services officers' Committee for further assessment.
- (3) In respect of the Board's resolution to undertake research on the Department of Health Resource Allocation Formula (RAF), that:
 - (i) any decision to undertake research on the RAF be deferred until the next meeting of the Policy Committee when further information on the RAF and the time required to undertake research will be available; and
 - (ii) the WSROC Secretariat make enquires of the Macarthur Regional Organisation of Councils (MACROC) regarding any research they might be undertaking in relation to the impact of the RAF on south-western Sydney.
- (4) In relation to the proposed changes to the WSROC mission statement, that:
 - (i) the current mission statement not be changed; and
 - (ii) any review of the mission statement be conducted by all members of the Board, preferably at either the annual or quadrennial forums.
- (5) In respect of WSROC's image and communications strategy that:
 - (i) input be sought from all other policy and professional committees regarding the issue of WSROC's image and communications strategy;
 - (ii) the matter be deferred to the next meeting for further discussion.

Ald Kathie Collins/Ald Kevin Dwyer
CARRIED

8.3 REPORT FROM URBAN DEVELOPMENT POLICY COMMITTEE (25007.01)

Ms Neil introduced Ms Sue Park, Spark Marketing, Mr Neville Sloss, Michels Warren and Ms Jan Stewart, Stewart Advertising to outline the RAPT project. The legal structure, communications strategy and creative strategy were presented. A folder containing a legal issues paper and draft contract with councils was distributed after the presentation.

MOVED that:

- (1) WSROC endorse the legal structure and process of the Road Accident Prevention Team (RAPT);
- (2) WSROC endorse the concept of a contract between councils and RAPT;
- (3) WSROC endorse the concepts outlined in the sponsor contract concerning RAPT;
- (4) WSROC endorse the creative concepts presented;

Ald Bob Calvert/Ald Les Sheather
CARRIED

Ald Calvert congratulated Liverpool Council on their one stop shop. Making it easier for business will assist with economic development he said. Ald Aquilina said that Fairfield also has a one stop shop which evolved out of their involvement in the LARP scheme.

Ald Calvert said that he was concerned about the level of attendance at committee meetings. In particular he noted the last Urban Development Committee meeting there were no representatives of the old Transport Committee. He felt that for these committees to work all delegates involved will need to try and attend most meetings.

MOVED that:

- (1) WSROC contact the Bus and Coach Association to invite them to be involved in planning the arrangements for the Minister for Transport's visit to Western Sydney;
- (2) WSROC seek a meeting with the State Rail Authority to discuss ticketing and security arrangements;
- (3) WSROC issue a press release expressing concern about the number of stations in the region which will be unstaffed;
- (4) WSROC write to the Minister for Transport expressing concern over the possible detrimental effect that such actions may have on public transport use;
- (5) WSROC write to the Roads and Traffic Authority and the State Rail Authority highlighting issues which are relevant to the proposal which are contained in the WSROC submission on the *Metropolitan Strategy Review*;
- (6) WSROC write to the Badgerys Creek Airport Development Committee advising that WSROC will be withdrawing from this committee and concentrating its efforts into Badgerys Creek International Airport Support Group because of budgetary constraints and because it conflicts with WSROC previous resolutions on this matter;
- (7) WSROC receive and note the submission on the Economic Development Statement to the Minister of State Development;
- (8) WSROC write to the Premier suggesting that a meeting of the Urban Development Committee of Cabinet be held in Western Sydney and that WSROC would host and address the meeting. WSROC should approach the Hon Anne Cohen, MP, Member for Badgerys Creek and the Hon Kevin Rozzoli, MP, Speaker of the Legislative Assembly and Member for Hawkesbury, to seek their support in this matter;
- (9) if the Premier is not willing to have the meeting of the Committee of Cabinet in Western Sydney, WSROC should send a deputation to Macquarie Street to meet with the appropriate Ministers with a view to ensure that the economic development initiatives in Western Sydney are revitalised;
- (10) WSROC write to all Western Sydney MPs, expressing concern that the economic development initiatives in Western Sydney have stalled;

- (11) WSROC write to Capital Insight, supporting the concept of a high technology motor-related business park adjacent to Eastern Creek as a major source of new jobs in the region;
- (12) WSROC oppose the application of the draft SEPP, relating to major employment generating industrial development on the grounds that the State Government already has existing powers to control such development;
- (13) WSROC consult with the tourism officers as to the Central West Regional Organisation of Councils (CENTROC) correspondence;
- (14) WSROC write to member councils seeking their participation in the World Trade Fair and suggesting that WSROC coordinate the space allocation for WSROC councils for the World Trade Fair at Darling Harbour in February 1994 so that a Western Sydney stand with information on all participating councils could be in the same area.
- (15) WSROC request a meeting with Senator Bob Collins, Minister Transport to discuss Badgerys Creek Airport
- (16) WSROC request a meeting with the Hon. Peter Collins, MP to raise our concerns over the delay to the establishment of the Western Sydney Economic Development Board.

Ald Bob Calvert/Ald Kevin Dwyer
CARRIED

8.4 REPORT FROM THE ADMINISTRATIVE COMMITTEE (25001.01)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.5 REPORT FROM PLANNERS' COMMITTEE (25002.01)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.6 REPORT FROM TECHNICAL COMMITTEE (25004.01)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.7 REPORT FROM TRAFFIC SUB-COMMITTEE (25005.01)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.8 REPORT FROM FLEET MANAGERS COMMITTEE (25010.01)

Ald Lalich sounded a word of caution. Most councils he feels have policies that council buys from the local supplier when possible. If bulk cars were purchased, what about the local companies?

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.9 REPORT FROM PURCHASING OFFICERS' COMMITTEE (25009.01)

Ald Aquilina congratulated the Purchasing Officers Committee for their initiatives.

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.10 REPORT FROM COMMUNITY SERVICES OFFICERS' COMMITTEE (25003.01)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.11 REPORT FROM THE CHIEF ENVIRONMENTAL HEALTH AND BUILDING SURVEYORS COMMITTEE (25007.01)

Ald Aquilina asked whether this Committee is considering energy efficient housing. He feels that Prospect should be talking to Councils more about this type of housing and developments which are energy efficient. Ald Morris said that Prospect is already doing this.

Ald Anderson suggested that WSROC request a further report on energy efficient housing and ways of promoting this. Ald Lynch asked that this matter be raised again at the next Board meeting.

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.12 REPORT FROM WESTERN SYDNEY ITEC LTD (13001.19)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.13 REPORT FROM WESTIR LTD (13001.20)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.14 REPORT FROM WESTERN SYDNEY RECREATION ADVISORY BOARD
(33000.15)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

8.15 REPORT FROM WSAAS REGIONAL PRIORITY RATING AND REVIEW
COMMITTEE (33000.16)

MOVED that the information be received and noted.

Ald Bob Downing/Ald Bob Calvert
CARRIED

9. MATTERS FOR DISCUSSION AND DECISION

9.1 MEMBERSHIP FEES OF WSROC (26002.08)

MOVED that given the special circumstances applicable to Fairfield City Council WSROC agree to the request from Fairfield City Council that Council pay their membership fees to WSROC for 1993/94 in two instalments being \$17,000 payable on 1st July, 1993 and \$18,000 payable on 1st January, 1994.

Ald Alex Sanchez/Ald John Haines
CARRIED

9.2 POLICY COMMITTEE GUIDELINES (24003.01; 24007.01; 24008.01)

Ald Lynch said that Cllr Bolitho has contacted the secretariat with the following comments on the guidelines:

- the guidelines do not make it clear how long members of the policy committee are elected for. He feels that it should be for 1 year only;
- current members of the committee who are not re-elected to policy committees should be only able to stay on the policy committees on a transitional basis - for 1993 only. Paragraph 2.7 should be inserted and say that they are reelected annually at the AGM if this is the case. This also effects paragraph 3.2.

Following discussion the following changes were made to the WSROC Policy Committee Guidelines distributed with the agenda:

Clause 2.1, sentence 1 should read - "The Board shall nominate not less than two and no more than six Board members, not including the Chairman or Vice-Chairman of WSROC, to be representatives on each Policy Committee.

Clause 2.2, sentence 2 should read - "The representative and the alternate representative may be an elected representative, a member of staff or another nominee."

MOVED that:

- (1) WSROC adopt the WSROC Policy Committee Guidelines distributed with the agenda with the above amendment; and

- (2) WSROC advise all member councils and policy committee members of the guidelines.

Ald Alex Sanchez/Ald Kathie Collins
CARRIED

Ald Lynch said that the Board needed to elect delegates to policy committees.

MOVED that:

- (1) Ald Dom Syme, Ald John Pascoe and Ald Joy Anderson represent the Board on the Environment Policy Committee
- (2) Ald Kathie Collins, Ald Jim Morris and Cllr Larry Bolitho represent the Board on the Resources and Services Policy Committee.
- (3) Ald Diana Shanks, Ald Chris Aquilina, Ald Bob Calvert, Ald Alex Sanchez and Ald Bob Downing represent the Board on the Urban Development Policy Committee.

Ald Les Sheather/Ald Diana Shanks
CARRIED

Ald Dwyer said that he would like to continue his association with the Resources and Services Policy Committee.

9.3 PROPOSAL BY AUSTRALIA'S WONDERLAND

Ald Lynch said that the secretariat has received a further incentive - each ticket would actually allow two consecutive days entry.

MOVED that WSROC write to councils recommending that the proposal be accepted in principle and seeking:

- (i) their agreement to participate;
- (ii) an indication of the level of financial contribution that they are prepared to make; and
- (iii) suggestions as to how the discount tickets might be distributed.

Cllr Russell Driscoll/Ald Kevin Dwyer
CARRIED

9.4 ANNIVERSARY OF WSROC

Given the lateness of the hour Ald Lynch suggested that this item be referred to the Executive and secretariat.

MOVED that the Executive and Secretariat prepare a paper for discussion at the next Board meeting.

Ald Bob Calvert/Ald Bob Downing
CARRIED

9.5 PROPOSAL FROM SOCIAL CHANGE MEDIA PUBLIC POLICY

Ald Lynch said that Mr Latham advised the secretariat that he would like to withdraw his proposal due to other commitments.

MOVED that the Board note that this proposal has been withdrawn.

Ald Jim Morris/Ald Kevin Dwyer
CARRIED

**9.6 WSROC REPRESENTATION ON THE WSAAS REGIONAL PRIORITY RATING
AND REVIEW COMMITTEE (13001.21)**

Ald Bob Downing and Ald Dom Syme nominated to represent WSROC on the WSAAS Committee. Following a vote Ald Dom Syme 9 votes and Ald Bob Downing 7, Ald Dom Syme was declared WSROC's representative.

MOVED that WSROC be represented by Ald Dom Syme on the WSAAS Regional Priority Rating and Review Committee.

Ald Jim Morris/Ald Alex Sanchez
CARRIED

10. INFORMATION ITEMS

10.1 EXPENDITURE WARRANT

MOVED that the expenditure warrant for the period 1st January to 28th February, 1993 be received and noted.

Ald Alex Sanchez/Ald Kevin Dwyer
CARRIED

10.2 OPERATING STATEMENT

MOVED that the operating statement for the period 1st January to 28th February, 1993 be received and noted.

Ald Nick Lalich/Ald Alex Sanchez
CARRIED

10.3 PRESS COVERAGE

MOVED that the information be received and noted.

Ald Alex Sanchez/Ald Kevin Dwyer
CARRIED

11. OTHER BUSINESS

11.1 REPORT FROM WSROC GROUP APPRENTICES DELEGATE

MOVED that the report be received and noted.

Ald Dom Syme/Ald Jim Morris
CARRIED

11.2 WSROC REPRESENTATION ON WESTIR LTD.

MOVED that WSROC appoint Ald Kathie Collins as its representative on the WESTIR Board.

Ald Alex Sanchez/Ald Kevin Dwyer
CARRIED

11.3 VISIT BY GOVERNMENT BACKBENCH COMMITTEE ON PLANNING AND HOUSING

MOVED that WSROC request the Environment, Resources and Services and Urban Development Policy Committees as well as the Planners, Technical and Community Services Officers Committees to suggest sites and issues for discussion with the Committee. A schedule and timetable should then be formulated by the Urban Development Committee.

Ald Bob Calvert/Ald Kevin Dwyer
CARRIED

11.4 DISCUSSIONS WITH WESTERN SYDNEY FEDERAL MEMBERS OF PARLIAMENT AND MINISTERS

MOVED that WSROC seek a meeting with the Hon Alan Griffiths, MP, Minister for Industry, Technology and Regional Development; the Hon Brian Howe, MP, Minister for Housing, Local Government and Community Services; and the Hon Frank Walker, MP, Special Minister of State; to discuss the needs and issues of importance in Western Sydney.

Ald Jim Morris/Ald Kevin Dwyer
CARRIED

11.5 MEETING WITH WESTERN SYDNEY STATE MEMBERS OF PARLIAMENT

MOVED that the information be received and noted.

Ald Jim Morris/Ald Alex Sanchez
CARRIED

11.6 MEETING WITH MINISTER FOR COMMUNITY SERVICES

MOVED that the WSROC Chairman, Chairman of the Resources and Services Committee, other interested delegates and the Executive Director meet the Minister on the 13th May 1993.

Ald Alex Sanchez/Ald Kevin Dwyer
CARRIED

11.7 LINK-UP A SYDNEY PUBLIC TRANSPORT PROJECT

MOVED that WSROC offer moral but not financial support to the Link-up Project.

Ald Bob Calvert/Ald Phillip Russo
CARRIED

11.8 REQUEST FROM SHARE WESTERN HEALTH INC. FOR NOMINEE FOR MANAGEMENT COMMITTEE

MOVED that WSROC's representative on the SHARE Management Committee be Ald Kevin Dwyer.

Ald Jim Morris/Ald Leo Kelly
CARRIED

11.9 PROSPECT ELECTRICITY - SPECIAL DIVIDEND

Ald Jim Morris said that he understands the motives of Parramatta Council. However, he had received a letter from the Hon George Souris, MP, Minister for Finance and Assistant Treasurer, saying that there was no guarantee that the dividend would be spent only in Western Sydney.

MOVED that the issue be held over until the next Board meeting.

Ald Jim Morris/Ald Jim Kelly
CARRIED

11.10 SWR-FM RADIO STATION

MOVED that WSROC write a letter of support to SWR- FM.

Ald Kathie Collins/Ald Jim Kelly
CARRIED

11.11 WSROC REPORTS

Ms Neil said that WSROC will be finalising a number of reports in the next few months. There has been no consistency in the procedure for the adoption or acceptance of these reports over the past few years.

Ald Lynch said that he was keen on keeping the Board members involved in studies the organisation is conducting. All Board members, in future, would receive a copy of the Executive Summary and a copy of the full report could be obtained from the secretariat upon request.

MOVED that the WSROC Board approve all reports when possible. When time constraints are imposed, the Policy Committee and Executive be delegated authority to approve a report.

Ald Diana Shanks/Ald Joy Anderson
CARRIED

11.12 AUSTRALIAN REPUBLIC

MOVED that WSROC seek :

- (a) the opinions of member councils in regard to the formation of an Australian republic and its structure, to enable WSROC to formulate a position and contribute to future debate in the interests of local government throughout Western Sydney; and
- (b) this information be requested from councils by December 1993, and a report be presented to delegates for consideration early in 1994.

Ald Leo Kelly/Ald Nick Lulich
CARRIED

Ald Kelly said that the republican debate was continuing with some bipartisan support and that WSROC should be in a position to comment when required.

Ald Fowler asked whether such a debate was within the objectives of the organisation. Ald Lynch, after referring to the Articles of Association said that it relates to pursuing the interests of Western Sydney.

12. NEXT MEETING

MOVED that the next WSROC Board meeting be held at 7.00 pm on Friday 4th June, 1993 at Liverpool City Council.

Ald Alex Sanchez/Ald Dom Syme
CARRIED

Heather Neil
Executive Director

Ald Paul Lynch
Chairman

Minutes of the Friends of the Hawkesbury Art Collection Committee held at the Committee Room, Council Chambers, Windsor, on Thursday, 22nd April, 1993.

PRESENT: Mr G Hansell; Mrs M Hulbert; Mr and Mrs B Wells; Mrs M Rea; Mr B Jones; Mrs Y West; Ms E Manning.

APOLOGIES: Ms E Colquhoun.

RESOLVED on the motion of Mr Hansell seconded by Mrs Wells that apology be accepted.

RESOLVED on the motion of Mr Jones seconded by Mrs Rea that minutes of the previous meeting be accepted.

TREASURERS REPORT

<i>Opening Balance:</i>		\$2,036.57
Income:	Membership	160.00
	Donations	5.00
	Wine Sales	<u>427.00</u>
TOTAL		\$592.00
Expenditure:	Wine	\$720.00
	Dept Bus. & Consumer Affairs	20.00
	Bank Charges:	
	FID	.45
	GDT	<u>1.80</u>
TOTAL		\$742.25
<i>Closing Balance:</i>		\$1,886.32

- The donations account bank forms are still unsigned and with the executive officer.
- The fixed term deposit matures on 23rd April. Interest is \$380.76. The additional amount of \$619.24 will be added to the term deposit to make it \$6,000.

RESOLVED on a motion of Mrs Hulbert seconded by Mrs Rea that the Treasurers Report be accepted.

CORRESPONDENCE

IN:

- Macquarie Towns Arts Society newsletter.
- Bicentenary Committee re - 1994 project.

GENERAL BUSINESS

1. Executive Officer will contact Errol Davis, curator of the Sculpture Garden at Macquarie University to arrange a weekend visit.
2. Street Stall, Windsor Mall, 9.00am onwards, 22nd May. Goods - plants - Mrs Hulbert, Mr Shields; books - Ms Manning; Mrs Rea, FOHL(?) - Cakes; Ms Colquhoun, Mrs West, Ms Hulbert, Ms Manning - picture frames and Mr Hansell - paints. Helpers to be there at 8.30. Executive Officer will have key. Basket and groceries raffle will be drawn that morning. Tickets were distributed for pre-sale.
3. Jazz at the Winery will be Sunday 19th September (lunch). Marcia has booked a band from 11.00am - 2.00pm and will obtain quote from Tizzana Winery for a hot meal.
4. Christmas in July dinner - July 24th, 1993, 7.30pm. Diane Finch to host and cater. Cost to Committee \$25.00, tickets to be \$35.00 Maximum 40 people. Catering cost includes punch, savouries, 3 course meal, music, decorations, staff. This Committee will organise holly (Mrs Hulbert) and the raffle. Money and bookings by 16th July.
5. Logo - several designs were viewed and one by Bill Wells chosen as the Committee's logo. Lettering (in a suitable typeface) will be added according to purpose for which the logo is being used.
6. Publicity Officer, Mrs Rea will write editorial for newspaper on tax-deductibility, stall and dinner.

The next meeting will be at 8.00pm on 27th May 1993.

The meeting terminated at 9.20pm.

Minutes of the Macquarie Towns Festival Committee Inc Committee held at the Aldermens Room, Council Chambers, Windsor, on 28th April, 1993.

PRESENT: Mrs R Wiltshire; Mrs D Shirt; Mrs J Dewhurst; Mr B Hardiman; Fl Lt D Thomas; Mr T Brill; Mr A Hendrikson; Ms J McCully; Mr C Daley; Alderman R Stubbs; Ms L Allen; Ms E Manning.

RESOLVED on the motion of Ms Wiltshire seconded by J Dewhurst that the minutes of the previous meeting be adopted.

TREASURER'S REPORT

2 accounts have been paid - \$18.30 - Regional Publishers for AGM advertisement and \$80.60 to GIO for workers compensation insurance.

RESOLVED on a motion of Mrs Shirt seconded Ms McCully that the Treasurer's Report be adopted.

CORRESPONDENCE

IN

- Holroyd Band - Parade participation;
- UWS - Hawkesbury Union - re: representation;
- UWS - Hawkesbury - Jo-Anne Savage - Resignation;
- Bicentennial Committee - inclusion in program;
- Prestige Portable - quotes.

OUT

- Mrs Edwards, Quilters Group in 1994 project;
- Bicentennial Committee in 1994 project;
- DASET - nil return.

RESOLVED on a motion of Mr Hendrikson seconded Mrs Shirt that correspondence be accepted.

GENERAL BUSINESS

- Mr Hardiman spoke of the "Cultural Tourism" seminar organised by the Opera House Trust and Tourism Commission. He reported that deadline for 1995 information for National Tourism Commission is 1st June 1993, and that deadline for 1994 information for the NSW Tourism Commission is 1st June 1993. Mr Hardiman is to consult Ministers Fraternal re concerts in churches for 1994 to coincide with the Antique Fair, being held at the showground.

- Festival Launch: A "ghost story" theme will be followed. Toxana basement is being used for a Festival exhibition, so is not available. Alternate venues were discussed and Mr Daly is to make further enquiries. Yuri, the story teller and a harpist have been booked. Thursday 14th October will be the date.
- Other confirmed dates in the Festival are - 15th - HAY - "Rage Against Racism" Dance Party: 16th - Parade and Open Air Fair: 15, 16 and 17, Macquarie Towns Art Society Exhibition - Toxana: 23rd Music in the Park: 22, 23, and 24th "Degree of Excellence" exhibition UWS.
- Australia Day 1994. The Chairman Spoke of a recent meeting and indicated that Macquarie Towns Festival Committee would have responsibility for activities at Australiana Pioneer Village and Animal Farm.
- Ms McCully had consulted students and teachers and had prepared suggestions for youth activities. These were distributed to Committee members and included:-
 - a. Short story writing competition;
 - b. Social functions; "Focus on Youth" newspaper profiles;
 - c. Art exhibition;
 - d. Youth "busters" from schools;
 - e. debates;

Executive Officer and Ms McCully will follow up.

- It was decided, that following the RAAF initiative, that the 1994 Parade would have a bicentennial theme.

NEXT MEETING

The next meeting will be at 8.00pm on 26th May, 1993.

The meeting closed at 9.30pm

Minutes of the Inaugural Meeting of the Mall Panel Review Committee held in the Aldermen's Room on Friday, 30th April, 1993 commencing at 3.30 p.m.

PRESENT : Aldermen R.G.Calvert, B.N.Keegan and C.A.Paine; Miss R. Wiltshire and Mrs.K.Elvy representing Windsor business people and Mrs.H.Clark, President and Mrs.L.Flower, Treasurer of the Windsor Markets Management Committee.

Mrs.Flower arrived at the meeting at 4.00 p.m. and Alderman Paine at 4.20 p.m.

Alderman Keegan outlined the history of the relocation of the markets from the Clarendon Showground to the Mall.

A copy of a memo provided by the Divisional Manager Community Planning relating to the operation of the markets was distributed to the members of the Committee.

The following points were raised :

1. Setting up a standard for the operation of the markets.

Mrs.Clark advised that the operators are screened before approval is granted to operate a market.

2. Use of the markets as a commercial venture.

Concern was expressed that in some cases the markets were being used as a commercial venture.

Mrs.Clark outlined the difficulty in differentiating between a craft market and a commercial venture.

3. Regulation of the number of stalls to ensure there was no duplication of services provided by the markets and the business people.

Mrs.Clark undertook to ensure as much as possible that the services were not duplicated.

4. Repairs and maintenance of the Mall.

Concern was expressed regarding broken tiles and bricks, and wear and tear on the Mall, also the cleaning of the Mall after use by the markets.

The members sought advice as to whether the money paid by the operators of the markets goes back into the maintenance of the Mall.

The question was asked as to how much money was in hand.

Alderman Keegan undertook to ascertain where the money is expended.

5. Provision of canopies

Discussion took place as to the provision of canopies over the stalls to give a sense of formulation.

The members asked if consideration could be given by Council to purchase the canopies and store them when not in use.

6. Vehicular access to the Mall

The need to provide vehicular access to the Mall in times of emergency, such as ambulances, fire brigades, etc. was stressed.

7. Ronni's Variety Discounts

The blue tarpaulins in front of Roni's store, and the possible use of the side block was discussed.

Alderman Keegan undertook to ascertain the conditions of consent and how far the company is permitted to encroach onto the Mall.

8. Sandwich board signs

Alderman Keegan advised that the Town Planning staff were trying to work out some amicable arrangement whereby people can advertise.

Mrs. Elvy asked if there was any way the markets could be advertised at the entrances into the town.

Mrs. Flowers arrived at the meeting at this stage - the time being 4.00 p.m.

9. Broken chairs and tables in the Mall

Alderman Keegan undertook to take this matter up with the Council Officers concerned.

10. Stalls trading in front of shops operating on Sundays

Concern was expressed regarding stalls setting up in front of shops trading on Sundays.

Mrs. Clark advised that this was not allowable and undertook to ensure that this was adhered to.

11. Number of markets permissible

Mrs. Clark sought clarification as to the number of stalls allowable. She advised that they had insurance coverage for 50.

It was decided to leave the number at 50 with some culling to be carried out where the service provided was duplicated.

12. Rotation of stalls

It was decided to move the stock around by rotating the stalls on a monthly basis.

Alderman Paine arrived at this stage, the time being 4.20 p.m.

It was agreed that the Council members would meet with the representatives of the business people and the Markets Management Committee on Sunday, 2nd May, 1993, at Mrs. Elvy's store between 2.00 and 2.30 p.m. to view first hand the problems being experienced and the general manner in which the markets were operating.

The meeting terminated at 4.25 p.m.