

Sean

HAWKESBURY CITY COUNCIL



Where People Make The Difference!

COMMITTEE BUSINESS PAPER

MEETING DATE: 1 February 1994

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

Your Ref:

Our Ref: 27 January 1994

HAWKESBURY CITY COUNCIL



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

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

Dear Mr Falson,

A meeting of the GENERAL PURPOSE COMMITTEE will be held in the Council Chambers, Windsor, on TUESDAY, 1 FEBRUARY 1994, commencing at 9.30am and your attendance would be appreciated.

Yours faithfully

G M McCully
General Manager

How Council Operates...

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

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

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

Meeting Procedure...

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

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

Public Participation...

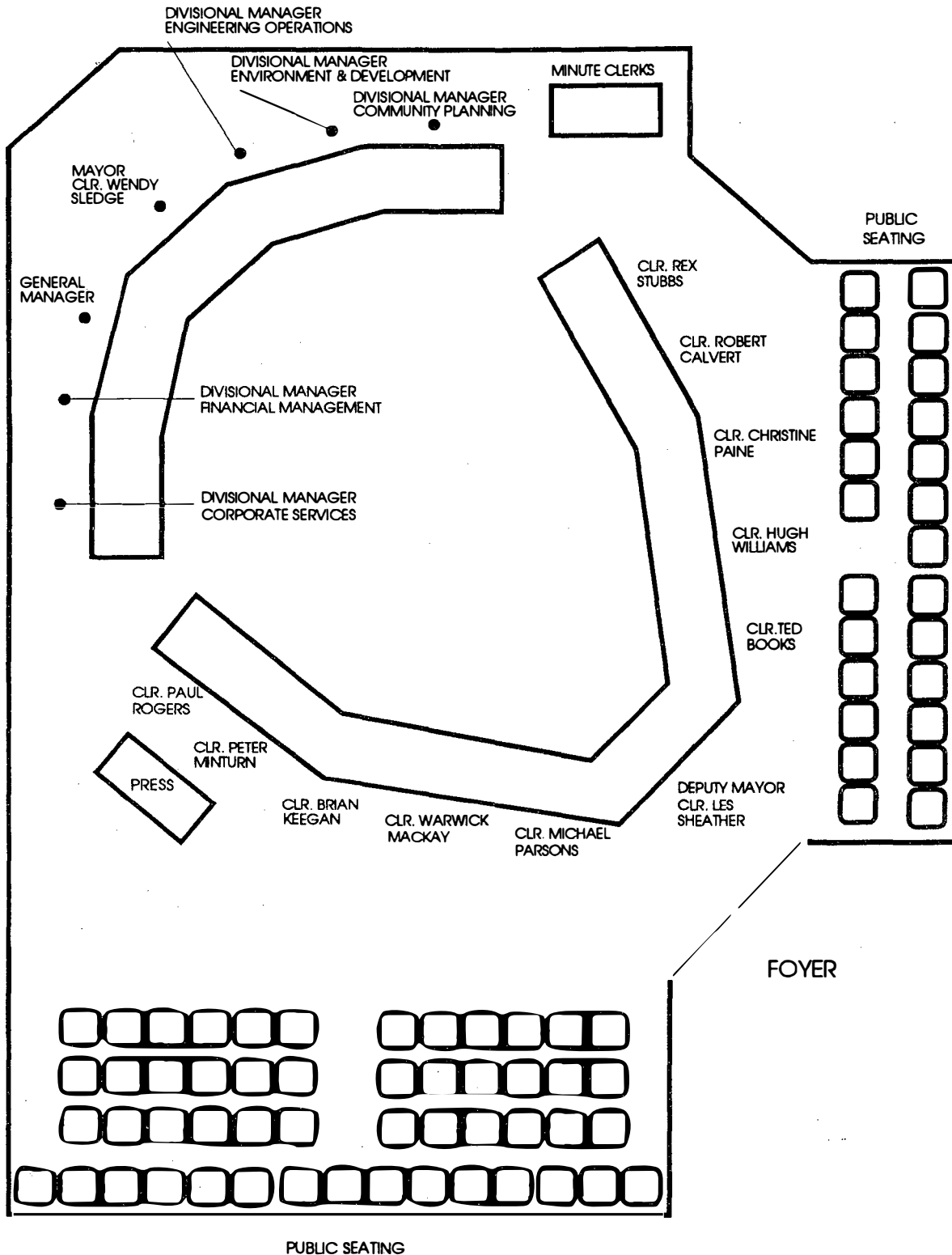
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest...

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

COUNCIL CHAMBERS



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

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

An apology for absence was received from Councillor W J Mackay

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

RESOLVED on the motion of Councillor H J M Books seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the General Purpose Committee Meeting held on 2nd November 1993, be confirmed.

Councillor R P Stubbs left the meeting at 3.45pm.

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

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

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

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

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

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

APPROVAL BE GRANTED to exclusive use of Governor Phillip Reserve by the Drag Boat Racers of Australia Ltd, on those dates listed below, subject to the Club paying to Council the contribution rate applicable at those times:-

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

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

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

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

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

THE INFORMATION BE received.

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

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

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

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

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

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

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

PRESENT:

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

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

APOLOGIES:

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

CONFIRMATION OF MINUTES:

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

CORRESPONDENCE:

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

THIS MATTER BE deferred to the next Committee meeting pending receipt of comment from the Department of Transport and local bus companies.

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

THE INFORMATION BE received.

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

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

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

TO DEFER CONSIDERATION of this matter pending completion of traffic count in respect of the subject roads.

REPORTS:

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

NO OBJECTION TO the proposal, subject to:-

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

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

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

CONSIDERATION OF APPLICATION be deferred pending examination of Richmond Traffic Study.

GENERAL BUSINESS:

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

THE MATTER BE referred to the Roads and Traffic Authority for investigation.

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

THE SUBJECT REGULATORY signs be removed.

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

APPROVAL GIVEN TO Australia Post for relocation of regulatory signs on George Street, South Windsor, be endorsed.

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

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

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

APPROVAL BE GRANTED to:-

1. Relocation of total bus parking zone 2 (two) metres west of existing location on Fitzgerald Street, Windsor, to a point approximately 4.25 (four point two five) metres west of private driveway situated at intersection of Union Lane and Fitzgerald Street.
2. Subject to local business houses in proximity to location having no objection, the bus parking zone be extended for 40 (forty) metres.

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

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

QUESTIONS WITHOUT NOTICE

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

Committee's Recommendation

The subject regulatory signs be altered as follows:-

- | | |
|---------------|---|
| "No Standing, | 7.30am - 6.30pm, Monday to Friday
8.30am - 1.30pm, Saturday
Vehicles for applicants for driving tests
excepted." |
|---------------|---|
2. Mr D Lamont requested inclusion of progress report on works under the Network and Road Safety Program, incorporating both Suburban Amenity Component and Road Safety Component, as a permanent item on Committee agenda.

Committee's Recommendation

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

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

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

Committee's Recommendation

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

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

Committee's Recommendation

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

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

Committee's Recommendation

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

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held on 14 January 1994, commencing at 10.00am.

Meeting terminated at 1.15pm.

THE REPORT BE received and the recommendations be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT

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

Mr R Bice, applicant, addressed the Committee.

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

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

Mrs Woodhill, objector, addressed the Committee.

A. THE APPLICATION BE refused for the following reasons:-

1. The landfill operation has potential to generate excessive truck movements.
2. The proposal is considered to adversely affect the amenity of the locality in terms of dust, noise and poor external appearance.
3. No measures have been taken to control the erosion of the fill material.
4. The proposal is not in the public interest.

B. The applicant be given a 3 (three) month period in which to turf or seed the area and maintain the existing filled area until a suitable grass cover is achieved, with further importation of landfill being prohibited. Topsoil associated with the turfing is allowed to be placed on the filled area, to a maximum thickness of 150mm (one hundred and fifty).

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

A SITE INSPECTION be carried out.

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

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

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

1. The development shall be carried out generally in accordance with Plan N° 76793 dated 14 August 1993.
2. The existing fibro cottage shall be refurbished to provide a matching roofline.
3. Submission of a building application, plans and specifications in accordance with the Local Government Act 1993, and complying with the Building Code of Australia.
4. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.

B. The applicant be advised that under the provisions of REP12 there is no subdivision potential of his land.

C. That the 6m (six) separating distance of attached dual occupancies be maintained.

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

THE INFORMATION BE received.

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

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

A SITE INSPECTION be carried out.

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

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

THE APPLICATION BE refused on the following grounds:-

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

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

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

A SITE INSPECTION be carried out.

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

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

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

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

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

THE PROPOSED "HOME Activity" be supported by Council and that, subject to approval being granted from the Heritage Council, the application be approved subject to the following conditions:

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

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

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

- (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
- (ii) *involve exposure to view from any public place of any unsightly matter;*
- (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
- (iv) *involve the employment of persons other than residents of the dwelling house or dwelling;*
- (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident thereof."*

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

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

Mr Hooker, applicant, addressed the Committee.

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

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

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

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

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

Mrs G Timmerman, applicant, addressed the Committee.

COUNCIL PREPARE A Draft Local Environmental Plan to delete Clause 40 from Hawkesbury Local Environmental Plan, 1989, and to permit residential subdivision of the site into 20 (twenty) lots with a residual lot not being capable of further subdivision until services are available.

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

Mr G Simpson, applicant, addressed the Committee.

A SITE INSPECTION be carried out.

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

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

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

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

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

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

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

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

Mrs G Timmerman addressed the Committee.

COUNCIL PREPARE A submission to the Department of Planning pursuant to Section 69 of the Environmental Planning and Assessment Act 1979, to enable the plan to be gazetted with the exclusion of Barn 10E and the slabs from Barn 10E being used in the restoration of the other barns.

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

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

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

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

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

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

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

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

THE INFORMATION CONCERNING the processing of the proposal be received.

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

COUNCIL AGREE TO the principle of providing alternative, stand-alone electricity generating systems in rural subdivisions where it can be demonstrated that these are cost effective, to the benefit of the environment and where provision of the facilities to purchasers of the property are guaranteed.

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

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

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

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

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

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

SECTION 3 - FINANCE

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

Councillor B N Keegan declared an interest in Cheque N°s 22795 and 22754.

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

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

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

1. THE DEPARTMENT OF School Education be advised of Council's interest in a joint venture to construct a community building on departmental land at Pitt Town.
2. Construction of a new neighbourhood centre at McGraths Hill be considered along with the possible sale of the Chatham Street land when a proposal has been prepared for a joint facility at Pitt Town.

3. ALCOHOL FREE ZONES. GP070/001 PT04/CS

COUNCIL UNDERTAKE THE required re-advertising procedures in respect of all Alcohol Free Zones in the City to rationalise the commencement dates to 1 January of each year, so long as the zones shall be required and further that those Alcohol Free Zones which expire in November 1993, be extended to cover the period up to 31 December 1993.

4. COMMUNITY ACCESS FACILITY - FORMER SOUTH WINDSOR TIP SITE. GW001/006 PT01, LEP13/93/CS

- A. COUNCIL PREPARE A submission to the Department of Planning pursuant to Section 6B of the Environmental Planning and Assessment Act 1979, to enable the plan to be gazetted.
- B. The following conditions be imposed on any future development consent in respect of recreational use of the site:-
 - 1. The applicant undertake all necessary ameliorative measures to correct existing scoured batters and prevent further scouring in the future.
 - 2. The applicants make appropriate arrangements to ensure that the existing leachate collection and disposal system is retained in an effective operating condition so as to prevent the pollution of the surrounding waters.
 - 3. The applicant obtain a Section 27 Certificate from the Water Board in relation to the provision, adjustment or amplification of the Board's services, prior to commencement of development.
- C. Expressions of Interest be invited from the community for compatible recreational land uses.
- D. Council devolve care, control and management of the Reserve to a Management Committee in accordance with Section 377 of the Local Government Act 1993.
- E. The Sports Council be advised of Council's decision in this matter.

5. SALE OF N° 54 FRANCIS STREET, RICHMOND. GC285/018 PT01/CS

Councillor P E Rogers declared an interest in this matter.

1. THAT N° 54 Francis Street, Richmond, be sold to Mr Mark Anthony and Mrs Maria Edith Barry for a purchase price of \$129,500 (one hundred and twenty nine thousand five hundred dollars) and the Common Seal of Council be placed on all necessary documentation.
2. That the Committee endorse the action of this sale being completed prior to the Ordinary meeting.

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

COUNCIL CONCUR WITH the proposal to undertake an engineering option study and community consultation for the provision of sewerage to the villages of Glossodia, Freemans Reach and Wilberforce on the basis of one third funding in the order of \$35,000 (thirty five thousand dollars) with this being provided from the Bligh Park Reserve.

7. COUNCILLORS - PAYMENT OF FEES. GA030/001 PT02/GM

COUNCIL ADOPT AS a policy for the period 1 July 1993 to 30 June 1994, that the fee for Councillors is \$3,000 (three thousand dollars) with this paid monthly in advance.

**8. VEHICLE INSPECTIONS AND WEIGHT OF VEHICLES ON
ROADS. GT230/004 PT03/GM**

COUNCIL AGREE TO the trial period for undertaking vehicle inspections and the Roads and Traffic Authority be advised it will co-operate in trialing overloaded vehicles, and that the necessary equipment be purchased during 1994 from the Plant Vote.

**9. 1994 BICENTENARY - REQUEST FOR FINANCIAL
ASSISTANCE. GC030/012 PT02/GM**

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

SECTION 4 - QUESTIONS WITHOUT NOTICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Councillor Books agreed to the report.

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

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

The meeting terminated at 9.20pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 1st February 1994.

.....
Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

		Expenditure				Variance	Remarks
Item		Adopted	Previous	Current	Total		
		Estimate	Years	Expenditure	Expenditure		
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	4326	0	5500	5500	1174	Annual Provision
1020.00	Tree Planting New	14715	0	14990	14990	275	Annual Provision
1020.01	Tree Maintenance	38316	0	41986	41986	3670	Annual Provision
1020.02	Earth Week	4635	0	5630	5630	995	Annual Provision
1510.01	Richmond Grandstand Cons. Stg 3	40169	849	31547	32396	-7773	Work completed
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
<u>Ferries</u>							
2000	Lower Portland Ferry	170000	0	133650	133650	-36350	Annual Provision
<u>RTA State Roads "Tied" Grant 93/94</u>							
2002.250	Wisemans Ferry 1993/94	200000	0	111458	111458		93/94 Programme
2004.250	Webbs Creek Ferry 1993/94	165000	0	98902	98902		93/94 Programme
2006.250	Sackville Ferry 1993/94	155000	0	77256	77256		93/94 Programme
2007.251	Spare Ferry 1993/94	5000	0	11308	11308	6308	93/94 Programme
2008.0	Docking Slips	15450	0	5203	5203	-10247	Annual Provision

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Road Maintenance							
2016.1 – 5	Sealed Roads Maintenance	1081158	0	1066248	1066248	–14910	Annual Provision
	Reseals						
	<u>Financial Assistance Grant (\$89300)</u>						
2037.01	Kurmond Rd, 2.9–3.7, 5.2–5.8, 7.65–7.9km	22800	0	20620	20620	–2180	Work completed
2037.02	East Kurrajong Rd Sec.1, 6.7–7.4km from Comleroy Rd	9000	0	7859	7859	–1141	Work completed
2037.03	Laws Farm Rd, 3.2–3.8km	15200	0	7385	7385	–7815	Work completed
2037.04	Tizzana Rd, 8.7–9.7km Ferry end	12800	0	11932	11932	–868	Work completed
2037.05	Blacktown Rd Freemans Reach	23000	0	20684	20684	–2316	Work completed
2037.06	Lt Bowen Drive, 1.1 –1.7km	6500	0	6914	6914	414	Work completed
	<u>1993 Maintenance Works Program</u>						
	<u>Revenue (\$137270)</u>						
	Agnes Banks						
2036.01	Price Lane	3500	0	3904	3904	404	Work completed
2036.02	Randall St (plus A.C.bulb)	5300	0	3948	3948	–1352	Work completed
2036.03	Warnock Road East	4400	0	2641	2641	–1759	Work completed
	Bilpin						
2036.04	Hanlons Rd South	2500	0	0	0	–	Programmed January
	Blaxlands Ridge						
2036.05	Cedar Ridge Rd	13500	0	10239	10239	–3261	Work completed

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Bowen Mountain						
2036.06	Lt Bowen Rd, 1.3km fm Nth end	4000	0	3402	3402	-598	Work completed
	Cattai						
2036.07	Lakeland Rd	1000	0	2472	2472	1472	Work completed
2036.09	Threlkeld Drive	17500	0	18078	18078	578	Work completed
	Clarendon						
2036.10	Rickaby Street	4000	0	2140	2140	-	Work commenced
	East Kurrajong						
2036.11	Morilla Rd	22800	0	15017	15017	-7783	Work completed
2036.08	Comleroy Rd, 4.15-5.0km from	8600	0	9150	9150	550	Work completed
	Blaxlands Ridge Rd						
	Freemans Reach						
2036.12	McKinnons Rd	6500	0	1205	1205	-5295	Work completed
2036.13	Smiths Lane	4200	0	3228	3228	-972	Work completed
	Glossodia						
2036.14	Derby Place A.C cul-de-sac	2200	0	3469	3469	1269	Work completed
2036.16	Ian St Glossodia	3600	0	5653	5653	2053	Work completed
2036.18	Wattle Crescent Glossodia	14600	0	16605	16605	2005	Work completed
	Kurmond						
2036.20	Erica St	5800	0	5800	5800	-	Work completed
	Kurrajong						
2036.24	Robertson St, 400m length	7000	0	6619	6619	-381	Work completed
	Wilberforce						
2036.77	Burdekin Rd	6270	0	0	0	-	Programmed January

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Loan Funds 91/92 (\$72256)</u>						
	<u>(Plus Ln 89/90 \$580 Cambridge Ave)</u>						
	Freemans Reach						
2036.15	Hibberts Lane, 400m from Kurmond Rd	12200	0	4776	4776	-7424	Work completed
2036.19	Freemans Reach Rd, 4.5–5.8km from Putty Rd	16000	0	0	0	–	Programmed January
	Glossodia						
2036.17	Valley Way (300m southern end)	4500	0	3045	3045	-1455	Work completed
	Kurrajong						
2036.21	Catherine St	3900	0	3493	3493	-407	Work completed
2036.22	Hermitage Rd, 2.2–2.7km from Bells Line of Rd	6800	0	4661	4661	-2140	Work completed
2036.23	Redbank Road	11000	0	9793	9793	-1207	Work completed
	Kurrajong Heights						
2036.33	Vista place, plus A.C. bulb	14600	0	3324	3324	-11277	Work completed
	Windsor						
2036.150	Cambridge Ave	3836	0	0	0	–	Programmed January

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Revenue (Previous loan 92/93 \$46824)</u>						
	Kurrajong Heights						
2036.25	Burralow Road	5000	0	5719	5719	719	Work completed
2036.26	Don Street	6200	0	8122	8122	1922	Work completed
2036.27	Frederick Place	4300	0	8238	8238	3938	Work completed
2036.28	Max Street	4700	0	4033	4033	-667	Work completed
2036.29	Nina Place plus A.C.bulb	3000	0	4504	4504	1504	Work completed
2036.30	Pecks Rd, first 250m	2500	0	2692	2692	192	Work completed
2036.31	Pinedale Place, first section	2000	0	1789	1789	-211	Work completed
2036.32	Tomah St, north west leg	3500	0	1435	1435	-2065	Work completed
	McGraths Hill						
2036.35	Old Hawkesbury Rd	15624	0	0	0	-	Programmed March
	<u>Revenue (Loan Redemption Funds \$351700)</u>						
	McGraths Hill						
2036.36	McGrath Road	12000	0	0	0	-	Programmed March
2036.37	Plimsoll St (not full length)	8825	0	3259	3259	-5566	Work completed
2036.38	West Hill St	1500	0	1579	1579	79	Work completed
	Maraylya						
2036.39	Mewton Rd	6400	0	212	212	-6188	Work completed Costs to be finalised
2036.40	Neich Rd	11850	0	6023	6023	-5827	Work completed Costs to be finalised
2036.41	Phipps Rd, second half	6700	0	5307	5307	-1393	Work completed

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

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Mulgrave						
2036.42	Mulgrave Rd, south of Railway	8800	0	5670	5670	-3130	Work completed Costs to be finalised
	North Richmond						
2036.43	Patya Place	2000	0	1620	1620	-380	Work completed
2036.44	Pecks Rd (Campbell Street to Susella Crescent)	6100	0	4619	4619	-1481	Work completed
2036.45	Slopes Rd (Crooked Lane to Maddens Rd)	11400	0	7630	7630	-3770	Work completed
	Oakville						
2036.46	Bocks Rd (Stahls Rd to Commercial Rd)	9800	0	11920	11920	2120	Work completed
2036.47	Commercial Road (Boundary Rd to Menin Rd)	10300	0	6292	6292	-4008	Work completed
2036.48	Hession Rd	8400	0	7484	7484	-916	Work completed
2036.49	Martins Rd	4000	0	3234	3234	-766	Work completed
2036.50	Menin Rd	1500	0	2172	2172	672	Work completed
2036.51	Midson Rd (Cusack Rd to Martins Rd)	5400	0	5208	5208	-192	Work completed
2036.52	Old Pitt Town Rd, 3.2-4.9km recon two sections plus reseal	40300	0	35132	35132	-5168	Work complete
2036.53	Old Stock Route Rd (Saunders Rd to Oakville Rd)	5200	0	0	0	-	Programmed March
2036.54	Saunders Rd (Old Stock Route Rd to Smith Rd)	17900	0	16867	16867	-1033	Work completed
2036.55	Smith Rd, first 50m fm Saunders Rd	1000	0	944	944	-56	Work completed

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Pitt Town						
2036.56	Buckingham St (Bathurst St to Liverpool St)	10300	0	8432	8432	-1868	Work completed
2036.57	Mawson Place	1500	0	1723	1723	223	Work completed
2036.58	Pitt Town Bottoms Rd, 0.9–1.6km fm Bathurst St northern end	9000	0	7391	7391	-1609	Work completed
2036.59	Schofields Rd (Old Stock Route Rd to Pitt Town Rd)	11300	0	9082	9082	-2219	Work completed
2036.60	Somerset St Richmond	1100	0	911	911	-190	Work completed
2036.61	Bourke St (Windsor St to Railway)	5899	0	2026	2026	-3873	Work completed
2036.62	Clarke Avenue	5500	0	1896	1896	-3604	Work completed
2036.63	Ducker Avenue	2800	0	905	905	-1895	Work completed
2036.64	East Market St (Lawrence Ave to Brentwood Ave)	4500	0	1552	1552	-2948	Work completed
2036.65	Francis St (Pitt St to Bourke St)	6800	0	2371	2371	-4430	Work completed
2036.66	Francis St (Paget St to East Market st)	7000	0	2414	2414	-4586	Work completed
2036.67	Long st	1800	0	1523	1523	-277	Work completed
2036.68	Moray St (Teviot St to College St)	4000	0	1422	1422	-2578	Work completed
2036.69	Rutherglen Ave	7000	0	2458	2458	-4542	Work completed
2036.70	Smith Ave	1800	0	517	517	-1283	Work completed
	South Windsor						
2036.71	Church St (Bell St to Campbell St)	9800	0	5243	5243	-4557	Work completed
2036.72	Church St (James St to Ham St)	14000	0	12288	12288	-1712	Work completed
	Tennyson						
2036.73	Derrig Rd	11300	0	0	0	-	Programmed February

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Vineyard						
2036.74	Level Crossing Rd	7000	0	0	0	–	Programmed February
2036.75	Railway Road South	12700	0	0	0	–	Programmed March
	Wilberforce						
2036.76	Anne Place, A/C overlay	16826	0	7974	7974	–8852	Work completed Costs to be finalised
2036.78	Church Rd (Macquarie Rd to Old Sackville Rd)	5200	0	2782	2782	–2418	Work completed
2036.79	Coburg Rd (Macquarie Rd to Old Sackville Rd)	4500	0	2408	2408	–2093	Work completed
2036.80	King St	2500	0	1338	1338	–1163	Work completed
2036.81	Stannix Park Rd 700m from Putty Rd	8200	0	4387	4387	–3813	Work completed
	<u>Road Works Reserve (\$53600)</u>						
	Windsor						
2036.100	Cornwallis Rd, 0–1.6km (minus 300m)	14576	0	8	8	–	Programmed February
2036.101	Cornwallis Rd, 2.3–3.15km	8000	0	0	0	–	Programmed February
2036.102	Cornwallis Rd, 5.6–6.0km	4800	0	0	0	–	Programmed February
2036.103	Cornwallis Rd, 6.4–6.7km	3500	0	0	0	–	Programmed February
2036.104	Gosper St	1900	0	0	0	–	Programmed February
2036.105	Pitt St	15200	0	0	0	–	Programmed February
	Yarramundi						
2036.106	Pleasant Place	5200	0	0	0	–	Programmed February

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2017.01	<u>Reseal Rehabilitation Program (\$252329)</u>						
	Bowen Mountain						
	Cabbage Tree Road 1.3 – 2.8km fm Grose Vale Road	16000	0	7600	7600	–8400	Work completed Costs to be finalised
	Carters Road	5000	0	7566	7566	2566	Work completed
	Cattai						
	Nelsons Road	8600	0	6109	6109	–2491	Work completed
	Freemans Reach						
	Graham Place	1000	0	2340	2340	1340	Work completed
	Grono's Piont						
	Tallowwood Close	5000	0	8223	8223	3223	Work completed
	Grose Vale						
	Grose Vale Road 5.8 – 6.9km from Pecks Road	16500	0	15797	15797	–703	Work completed
Kurrajong							
Bailey's Lane	7329	0	4727	4727	–2602	Work completed Costs to be finalised	
Kurrajong Road	11500	0	11199	11199	–301	Work completed	
Old Bells Line of Road 500m at western end	7000	0	4888	4888	–2112	Work completed Costs to be finalised	

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

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Redbank Road 900m from Bells Line of Road	11500	0	11534	11534	34	Work completed
Vincent Road 420m to end	4000	0	3750	3750	-250	Work completed
Kurrajong Heights						
Coach House Place	2700	0	4159	4159	1459	Work completed
Stone Terrace	1200	0	556	556	-644	Work completed
McGraths Hill						
Andrew Thompson Drive – Red House Crescent to Meares Road	10600	0	20698	20698	10098	Work completed
Clare Crescent	8400	0	9251	9251	851	Work completed
Maraylya						
Pitt Town–Dural Road 1100m from Boundary Road	15200	0	14273	14273	-927	Work completed
Richmond						
Catchpole Avenue, Valder Avenue to Douglas Street	3700	0	3366	3366	-334	Work completed
Douglas Street	9200	0	10380	10380	1180	Work completed
Lukis Avenue	8600	0	12803	12803	4203	Work completed
West Market Street – Lennox Street to March Street	7700	0	5281	5281	-2419	Work completed

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Tennyson						
Slopes Road 0.5 – 1.6km from Comleroy Road	14000	0	11310	11310	-2690	Work completed
Tennyson Road 5.3 – 5.9km from Kurmond Road	7900	0	6200	6200	-1700	Work completed
Vineyard						
Chapman Road, bridge to Commercial Road	6700	0	4881	4881	-1819	Work completed
Wilberforce						
Kirra Place	1600	0	3658	3658	2058	Work completed
Windsor						
Cox Street, Campbell Street to Bell Street	24000	893	13367	14260	-9740	Work completed
Cox Street, Rickaby Street to No.186 and Ham Street to No.104	10400	0	10400	10400	-	Work completed
Dowling Place	4600	0	3343	3343	-1257	Work completed
Moses Street, Tebbutt Street to Greenway Crescent at east side	2400	0	2208	2208	-192	Work completed
Walker Street	20000	0	16691	16691	-3309	Work completed

Regional Roads Program 1993/94 RTA Grant

2035.200	Regional Roads 1993/94	403940	0	139199	139199	1993/94 Programme
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1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>ROAD MAINTENANCE</u>						
2021.01 –5 Unsealed Roads Maintenance	440945	0	430540	430540	–10405	Annual Provision
2021.100 Gravel Resheeting Program	220000	0	220518	220518	518	Work completed
<u>FLOOD & STORM DAMAGE</u>						
<u>RTA Grant 1992</u>						
<u>Local Roads (\$1153600)</u>						
Working Funds (Council \$25000)						
2027 Local Roads 1992	1189907	614676	553520	1168196	–	Work in progress
<u>Dept Public Works Grant 1992</u>						
2030 Howe Park	16000	10166	3711	13877		Work in progress
Governor Phillip Park	191100	0	167341	167341	–	Work commenced
2016 Emergency	9500	0	9500	9500	–	Work completed
<u>Maintenance and Repair</u>						
2042.01 Paved Footpath Maintenance	21723	0	13095	13095	–8628	Annual Provision
2042.07 Unpaved Path Maintenance	2060	0	890	890	–1170	Annual Provision
2044 Bus Shelter Shed Maintenance	3090	0	2071	2071	–1019	Annual Provision
2046.01 Bridge Maintenance	95000	0	85922	85922	–9078	Annual Provision

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Bridge Construction</u>						
	Financial Assistance Grant Rd Reconst	\$69398					
	Financial Assistance Grant Bridges	\$65602					
2047.01	Mill Rd Bridge Replacement	135000	0	1248	1248	–	Programmed Jan/Feb Survey costs
	<u>Kerb & Guttering</u>						
	Revenue (Previous Ln 92/93 \$211 500)						
2080.501	Nightingale Square	66000	0	513	513	–	Programmed Jan/Feb Survey costs
2080.502	Elizabeth St Nth Richmond, paving adjacent to school	5000	0	3859	3859	–1141	Work completed
2080.503	Mulgrave Rd Windsor, footpath at bus stop adjacent to school	3000	0	3097	3097	97	Work completed
2080.504	Kurmond Rd Freemans Reach, footpath south side Marlene St to Hibberts Lane	30000	0	21211	21211	–8789	Work completed
2080.505	Palmer St Windsor	10500	0	10500	10500	–	Work completed
2080.506	Richmond Rd Windsor, footpaving north side Gosper St to Moses St	5000	0	3729	3729	–1271	Work completed
2080.507	Little Church St Windsor, footpaving Moses St to school entrance	5000	0	0	0	–	Programmed February
2080.508	Bandon Rd Vineyard, footpaving north side adj to Windsor Country Village & from opposite school entrance to Windsor Rd	8000	0	6232	6232	–1768	Work completed

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

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2080.509	Grose Vale Rd North Richmond	31500	0	18014	18014	-13486	Work completed Costs to be finalised
2080.510	Wilberforce Child care Centre, concrete drainage invert nth side	3000	0	3002	3002	2	Work completed
2080.511	South Windsor shops, parking area at rear, pave between kerb & fence	7500	0	6669	6669	-831	Work completed
	<u>Wombat Crossings Council Contribution</u>						
2081	Church St Windsor, Golden Valley Drive Glossodia, George Rd Wilberforce, Grose Vale Rd Nth Richmond (Plus RTA Grant \$30000)	67000	0	67066	67066	66	Work completed
2080.401	Gormley Street, Freemans Reach Loan \$41200 Cont. \$25200	66400	43631	34237	77868	11468	Work completed
2080.550	Improve entrance Windsor Ln Funds \$26218 Ln Reserve \$37329	63547	0	7221	7221	-	Work commenced

PROVISION FOR INFRASTRUCTURE

2061.01	Sundry Pub/ Wks Survey & Design	29377	0	14576	14576	-14801	Annual Provision
2074	Vehicular Crossings	5665	0	5495	5495	-170	Work as required

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

		Expenditure				Variance	Remarks		
Item		Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure				
<u>CITY ROADS CONSTRUCTION</u>									
<u>Loan Program 89/90</u>									
+ 30000 Cncl Funds									
2066.05	The Terrace closure relocation	230000	177540	223	177763	–52237	Work completed		
<u>Loan Program 90/91</u>									
2070.52	Fitzgerald Street – George St to The Terrace – pavement reconst	101500	0	93471	93471	–8029	Work completed		
<u>Roads Reconstruction</u>									
<u>Financial Assistance Grant \$574620</u>									
2069.501	Spinks Rd, reconstruction and kerb & gutter 2.1 –2.82km	271620	0	745	745	–	Programmed February Survey costs		
2078.01	The Driftway, reconstruction.	660000	0	485174	485174	–174826	Work completed Costs to be finalised		
FA Grant \$330000									
FA Grant (Cncl Prop.) \$165000									
Penrith City Cncl \$165000									
2069.502	Buckingham St Pitt Town, Liverpool St to Main Cattai Rd	26400	0	23830	23830	–2570	Work completed		
2069.503	Yarraman Rd Grose Wold	24000	0	19049	19049	–4951	Work completed		
2069.504	Boundary Rd Glossodia	52600	0	47950	47950	–4650	Work completed		
2069.505	Paget St Richmond, pavement reconstruct	31000	0	23421	23421	–7579	Work completed		

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

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Loan Funds 1991/92 \$132000</u>						
2069.512	Traffic Facilities Windsor	33500	0	175	175	—	Work commenced survey costs
2069.513	Level Crossing Rd, railway crossing	14500	0	14285	14285	—215	Work completed
2069.514	Palmer St, George St to North St	12000	0	10000	10000	—2000	Work completed
2069.515	North St to Pitt St	18000	0	18010	18010	10	Work completed
2069.516	Grenville St Pitt Town, sealed shoulder adj to kerb & gutter	22000	0	16409	16409	—5591	Work completed
2069.517	Gillespie Place, alter car park	50000	0	38089	38089	—11911	Work completed
	<u>Revenue (Previous Ln 92/93 \$191676)</u>						
2069.506	Nightingale Square Glossodia	30000	0	386	386	—	Programmed Jan/Feb survey costs
2069.507	Ebenezer Wharf Rd, rehabilitation	50000	0	48405	48405	—1595	Work completed
2069.508	Grose Vale Rd, Nth Richmond	28500	0	28093	28093	—407	Work completed
2069.509	Dight St Windsor, Car Pk alterations	55000	0	12587	12587	—42413	Work completed
2069.510	George St Windsor, safety fence	5000	0	3065	3065	—1935	Work completed
2069.511	Douglas St Nth Richmond	23176	0	24050	24050	874	Work completed
	<u>Roadworks Reserve \$241539</u>						
2069.01	Commercial Rd, west of Chapman Rd, Reconstruct/Rehabilitation	84500	0	89244	89244	4744	Work completed
2069.02	Wallace Rd Vineyard, rehab/reconst	60000	0	59888	59888	—112	Work completed
2069.03	Lt Bowen Drive, 600m from Waratah St, rehabilitation/reconstruction	40000	0	40344	40344	344	Work completed
2069.04	Collith Ave, rehab/reconstruction	57039	0	0	0	—	Subject to report Feb. GPC.

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>L/R 90/91 RTA Grant (\$580000)</u>						
2071.302 Boundary Road Vineyard	87500	6519	0	6519	–	In conjunction with culvert construction
2071.304 Mileham St – Day St – Fairey Rd	242500	190142	57806	247948	5448	Work completed
<u>L/R 91/92 RTA Grant (\$673826)</u>						
2071.410 Tizzana Road	28275	6094	27756	33850	5575	Work completed
2071.411 Scheyville Road	12285	0	0	0	–12285	Work completed
2071.412 West Portland Road	11700	0	0	0	–	Programmed January
2071.403 George Street Sth Windsor LATM	60000	0	0	0	–	To Be Programmed
2071.408 Hermitage Road	99000	56724	9453	66177	–32823	Work completed
6522.06 Hermitage Road	1000	0	1000	1000	–	Work completed
<u>3x3 Roads Program (\$322000)</u>						
2077.01 Mulgrave Rd, reconstruct including entry to Curtis Rd	150000	0	485	485	–	Programmed January 1994 survey costs
2077.02 Whitmore Rd, reconstruct and seal unsealed section	87000	0	59341	59341	–27659	Work completed
2077.03 Old Hawkesbury Rd/ McGraths Rd McGraths Hill	68500	0	485	485	–	Programmed March survey costs

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2077.04	Roberts Creek Rd, reconst access fm East Kurrajong Rd Sec 1	16500	0	15019	15019	-1481	Work completed
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	42008	0	40287	40287	-1721	Annual Provision
2092.01	Traffic Signs Maintenance	22660	0	23714	23714	1054	Annual Provision
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemetries</u>							
3000	Cemeteries Expenses	77250	0	64826	64826	-12424	Annual Provision
<u>Emergency Services</u>							
3010	State Emergency Services	49599	0	49103	49103	-496	Annual Provision Volunteer Organisation
<u>Stormwater Control</u>							
3200.106	Loan Funds \$939,583 North Street (plus revenue \$11800)	23170	2563	-10	2553	-	Agreement for easement with one owner not complete

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

		Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
Item	Adopted Estimate	Previous Years					
3200.350	Lt5 Bowen Mt Rd	15813	0	5496	5496	−10317	Work completed
3200.202	Bandon/Windsor/Old H'bury Rds	18500	0	9453	9453	—	Work nearing completion
3200.203	Redfern Place, Pitt Town (Plus \$13200 Reserve)	25200	0	0	0	—	Programmed February
3200.303	Paget Street to East Market Street	70000	2271	0	2271	—	Programmed March (Survey costs)
3200.305	Stage 2 – College Drain	11900	0	9732	9732	—	Work nearing completion
3200.400...	Richmond Drainage	800000	3379	2498	5877	—	Design complete, tender documents under preparation
	Loan Funds 92/93 (\$72200)						
3200.300	North St, Windsor, Stage 2	38000	1402	0	1402	—	Agreement for easement with one owner not complete
3200.310	12 Rose Crescent, Glossodia	10000	48	6894	6942	−3058	Work completed
3200.311	9 David Street Wilberforce	24200	12746	6305	19051	−5149	Work completed
<u>Maintenance</u>							
3210	Drainage Maintenance	33990	0	31490	31490	−2500	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	517369	0	516839	516839	−530	Annual Provision

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

		Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
Item		Adopted Estimate	Previous Years				
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Maintenance	90331	0	48911	48911	-41420	Annual Provision
4000.10	McDonalds Car Pk (\$26166 Ln 88/89 \$8250 Cont.)	34416	0	35232	35232	816	Work completed
<u>Construction</u>							
	Revenue (Previous Ln 92/93 \$100000)						
4501.20	Windsor Railway Station Car Park	50000	0	28371	28371	-21629	Work completed
4501.21	Fitzgerald, Kable & Macquarie Sts	15000	0	11863	11863	-3137	Work completed
4501.22	Holland Paddock Car Park	35000	0	0	0		To be Programmed
<u>Community Facilities and Services</u>							
Boat Ramp							
5170	Boat Ramp Maintenance	53251	0	49268	49268	-3983	Annual Provision
Parks							
5180	Parks Maintenance	482210	0	515453	515453	33243	Annual Provision
5180.03	Parks Amenities Mtce	71000	0	75716	75716	4716	Annual Provision
5180.04	Parks Cleaning	233300	0	220057	220057	-13243	Annual Provision
5180.09	Contract Mowing	61500	0	50669	50669	-10831	Annual Provision
5180.13	Garden Competition	2000	0	4085	4085	2085	Annual Provision
5180.100	Sports Council M & R	145700	0	98637	98637	-47063	Annual Provision
5180.110	Contribution Sports Council	145700	0	74009	74009	-71691	Annual Provision

General Purpose Committee – Works – 01.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st December, 1993

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>RECREATIONAL SERVICES</u>							
Loan Program 1988/89 (\$100000)							
5680	Woodbury Reserve (Ln Fnds \$12050, Cont \$7940)	19990	8204	40	8244	—	Work in progress
5680	Richmond Park – Cannons, Tables and Trees	61850	22102	0	22102	—	Work commenced
Loan Program 1989/90 (\$71400)							
Contributions (\$264300)							
Kurrajong							
5682.09	Bowen Mountain Park	10000	7378	0	7378	—	Improvements by Committee
5682.10	Memorial Park	30000	659	18356	19015	—	Work commenced – K&G completed
5682.15	Landscape/Development – Major Parks & Reserves	5700	2464	4534	6998	1298	Work completed
S94 Contributions 1990/91 (\$379100)							
Grants (\$71400) Cont. (\$2000)							
Windsor							
5682.23	Colbee Park, McGraths Hill	25000	9852	6399	16251	—	Shelter Shed & Drainage Complete Drainage commenced
5682.38	Richmond Ex – Servicemens' Sport Complex – Water Supply	29000	5543	23240	28783	–217	Work completed
5682.29	North Richmond Community Centre	6000	844	3339	4183	—	Work commenced

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

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
5682.30	Kemsley Downs Estate	6000	1432	4189	5621	-379	Work completed
5682.31	McMahons Park – Replace Existing Amenities & play equip.	32600	21955	9270	31225	-1375	Work completed
5682.34	Agryle Bailey Reserve – reroof toilets & refurbish picnic shelters	9500	5548	180	5728	-3772	Work completed
5682.35	Woodlands Park – effluent disposal	37000	537	0	537	-	Work Commenced
	Revenue (Previous Ln 92/93 \$39500)						
5682.100	Richmond Park, picnic tables, park benches, litter bins	16800	0	11401	11401	-	Work in progress
5682.101	St Albans Park, picnic tables, park benches, litter bins	4900	0	0	0	-	Programmed February
5682.102	Lower Portland/Ski Lodge Village Reserve, picnic tables, park benches & litter bins	4200	0	0	0	-	Programmed March
5682.103	McLeod Park, picnic tables, park benches, litter bins	4600	0	5826	5826	1226	Work completed
5682.104	Macquarie Park, picnic tables, park benches, litter bins	5000	0	7862	7862	2862	Work completed
5682.105	McQuade Park, fence in Moses St adjacent to childrens playground	4000	0	3750	3750	-250	Work completed

Capital Works Programme 1987 (\$25000)

5681.08	Macquarie Park Cable Fence and Car Park	16000	1528	9654	11182	-4818	Work completed
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1. WORKS COST STATEMENT

EXPENDITURE TO: 31 st December, 1993

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.06	Cordners Corner Restoration	10300	0	34330	34330	24030	Annual Provision
<u>SEWERAGE WORKS</u>							
8256.3-6	Sth Windsor Treatment Wks Stg 2	4100000	3939017	-23598	3915419	-	Works Near Completion

* The figures provided in this report are final costs for the year, but may be subject to alteration pending the completion of the 1993 Annual Statements of Account.

Recommendation

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

1. FAISCHI CRESCENT - ROAD NAME SPELLING. 617/R PT02/EO

Council, at the Ordinary Meeting of 13 July 1993, resolved to alter the name Faischi Crescent to Fiaschi Crescent. This was to correct a spelling error on the original subdivision plan.

Objection has been made by seven of the nine affected landowners on two main points:-

1. The need to notify numerous authorities etc., of change of address and correction of various documents and the inconvenience and disruption this causes.
2. That the street is not a crescent, either by shape or name as evidenced by the street sign which has displayed Faischi Place for over eight years.

In regard to the question of *Crescent* or *Place*, if the name is being changed, there appears to be no good reason not to accede to the wishes of the majority and change the name to *Fiaschi Place*.

✓ IT IS RECOMMENDED THAT action be taken to finalise the change of name of Faischi Crescent, South Windsor to Fiaschi Place.

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

1994 Program

An amount of \$50,000 has been provided in the budget for the first six months of 1994, for building maintenance and improvements.

✓ The Work being undertaken in this program covers general repairs, ie: painting, floor repairs, roof repairs, tiling, gutter repairs and the like on Council buildings. A number of larger items in the program include Toxana internal painting \$3,300, Bensons Lane internal painting, \$3,500, Bligh Park Community Centre external painting \$4,300, McMahon's Park lighting and irrigation controller \$7,800 and painting Wheeney Creek Amenities Building \$2,500.

✓ IT IS RECOMMENDED THAT the information be received.

3. McGRATHS HILL SEWAGE TREATMENT PLANT PROPOSED TOTAL EFFLUENT REUSE PLAN. GS041/005 PT02/EO

Investigations have been carried out as to the most appropriate, beneficial and cost effective means of providing total reuse of treated wastewater effluent from McGraths Hill Sewerage Treatment Plant.

Previous investigations carried out have determined, to irrigate the total dry weather flow of 2100kl/day at the plant site in dry weather conditions (up to 10mm of rain) will require a field area of 56ha.

Permission was granted by the then S.P.C.C. to establish irrigation on the available land at the site with the works being undertaken in 1989/90.

Approval to irrigate was based in dry weather conditions with the proposed irrigation site totalling approximately 26ha, comprising some 20ha of overhead irrigation on pasture land and some 6ha of silviculture by means of contour irrigation. In total, this comprised approximately 46% of the irrigation area required for total reuse.

Two options to effect reuse of the balance of the plant effluent by irrigation have been investigated and details are as follows:-

Option 1

Irrigation of Governor Phillip and McQuade Parks -

Design Consultants GHD have investigated the irrigation of both Governor Phillip and McQuade Parks, using treated wastewater effluent from McGraths Hill S.T.P.

The proposal included irrigation of 40ha at Governor Phillip Park and 8ha at McQuade Park.

While there is sufficient area to utilise the balance of treated wastewater effluent at Governor Phillip Park, McQuade Park was also considered due to the present irrigation requirement.

This proposal includes pumping treated effluent from the Treatment Plant to storage tanks to be constructed at each location, including McQuade Park, as it is considered appropriate to reduce the risk of contamination that both water supplies be separated.

It is proposed for each location to have a separate pumping station with construction of a fully automatic system at Governor Phillip Park and conversion of the existing system at McQuade Park to a fully automatic system. The cost in carrying out this works is estimated at \$2.03m.

Option 2

Irrigation of McGraths Hill Flats - Windsor Approach

This option includes the purchase and irrigation of properties joining the Treatment Plant to the north, being located either side of Windsor Road between McGraths Hill and Windsor, see Figure 1.

The land is generally zoned 1c Rural with exception of an area of wetlands stretching either side of Windsor Road which is zoned 7a Environmental Protection (Wetland) and the property owned by Western Stock Pty Ltd, zoned 6d Open Space (Proposed Recreation).

The area of land proposed to be purchased totals 57.09ha.

Displayed is a Plan of Management showing proposed development of the properties to achieve total utilisation of treated wastewater effluent from the plant, enhancement of the environment with the extension of wetlands and planting of tree lots, and enhancement of the Windsor Township approach from McGraths Hill.

It is proposed that the irrigation to be operated automatically, with a combination of overhead irrigation for open space pasture land and tree lots to be irrigated by means of flooding with canal drains and contour irrigation.

It is proposed that the wetlands area be extended and fed by carry over effluent from the existing silviculture area.

It is also proposed, subject to approval by the E.P.A. to construct walkways and provide access to the public, in particular school study groups to undertake studies of the flora and fauna of the area.

Access to the development would be denied from the main road, however, it is proposed for vehicular access to be gained off Mulgrave Road providing parking for both buses and cars on the higher ground above the wetlands.

Mass tree planting is also proposed around the South Creek perimeter of the property. A detailed estimate of cost to undertake the project has not been carried out to date, however, considering the simplified method of irrigation and proximity to the Treatment Plant, the cost would not be expected to be in excess of \$1million exclusive of acquisition costs, and should Council resolve to pursue this option, a more accurate estimate to carry out the project will be reported, following negotiations with landowners.

Funding

Loan funds totalling \$2million have been made available to undertake total reuse of effluent from McGraths Hill S.T.P.

Summary

It is proposed to utilise the total effluent discharge during dry weather conditions from McGraths Hill S.T.P. for irrigation as against creek discharge.

The closest available Council owned land with large enough area that could be utilised for irrigation has been identified as McQuade and Governor Phillip Parks, however, given their proximity to the Hawkesbury River, irrigation from the river could be seen as a more viable proposition.

The area of land adjoining the Treatment Plant and Windsor Road has also been investigated, presently the land is in private ownership.

Considering the existing and proposed use of the land and the land zonings, development of the site would be considered a major asset to the community in improving the environment and enhancing the approach to Windsor.

✓ **IT IS RECOMMENDED THAT:-**

1. Option 2 (two) be supported in principal and negotiations be undertaken with the appropriate owners, with the intention to purchase the subject properties.
2. The Environmental Protection Authority be approached with a view to gaining approval to undertake irrigation of the properties outlined in Option 2 as proposed.

4. PARK IMPROVEMENT PROGRAM. GP010/014 PT02/EO

An allocation of \$50,000 has been provided in the first six months of 1994, for park improvements.

The following projects are proposed to be included in the Park Improvement Program.

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<u>Item N°</u>	<u>Description</u>	<u>Estimate</u>
Program		
1.	Relocate practice nets, North Richmond	\$ 11,600
2.	Bounty Oval, renovate	2,200
3.	Mower Place Reserve, path	2,000
4.	Bicentenary Park/Ham Common Cycleway (extend to Clarendon)	20,000
5.	Smith Park watering system	4,000
6.	Wheeeney Creek Picnic Area Landscaping	6,200
7.	Wilberforce Park water supply	<u>4,000</u>
Total		\$ 50,000

✓ IT IS RECOMMENDED THAT the 1994 Park Improvement Program be adopted.

5. SWIMMING CENTRE CONCESSIONS. GP080/001 PT02, GP080/002 PT02

An investigation has been carried out into the various forms of concessions offered at various swimming centres and how concessions may be applied to Windsor and Richmond Centres.

To date, concessions at Hawkesbury Swimming Centres have only been offered to organised swimming groups ie; clubs, schools. It is proposed to extend entry concessions to the general community. These concessions are:-

- Swimming Clubs - 50% saving
- Schools - 50c/entry - 37.5 % saving

At the meeting of Council of 14th December, 1993, in relation to the adoption of Fees & Charges, it was indicated that accompanying parents/carers during the two week swimming lesson period, were admitted free. The fee in the document was intended to be \$5.00 for the period (ie; 50c per day).

It was obviously Council's intention at that time, that the fee for non-swimming adults accompanying children at the swimming lessons be admitted free and on this basis, there have been no charges applied for non-swimming adults to the current swimming

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lessons.

It is considered that adults should be encouraged to accompany children to the swimming centres at all times and although it would be difficult to police patrons abusing the concession, it would be of benefit in assisting the pool superintendent in their duties.

The various options considered were:-

- 20 entry card - \$20 Adults - saving of 37.5 %
20 entry card - \$10 Children - saving of 37.5 %
- Family Admission - 2 Adults, 3 children) saving ranges from 11% (for 2
\$3.50 + 50c/extra child) Adults & 1 child) to 26% (for 2
Adults & 3 children)
- Full Season Pass per Child - \$80) 180 potential entries (45%
saving)
Full Season Pass Single Adult - \$160)
Full Season Pass Family (2 Adults, 3 children) - \$250 (75% saving)
- Summer Holiday Pass - valid for Summer School Holidays (44 days)
- Children - \$25 (save 22%)
- Adult - \$50 (save 22%)

Electromagnetic cards, similar to telephone cards, can be utilised for unsupervised entry using the existing turnstiles, however, the cost of converting the turnstiles to take both concession cards and coins is estimated at \$3,500/unit, total cost of \$14,000.

It is proposed that electromagnetic units be considered as part of the re-development of the swimming centres. In the interim, temporary cashiers would be utilised.

Summary of Swimming Centres and Charges

Council	Entry	Concessions Offered
Ashfield - 1 Centre Solar/gas heated Outdoor (Council Staffed)	Under 6 free 6-15 - \$2.00 Adults \$2.00 School sports \$1.00	20 tickets \$20 10 tickets \$10 Season Photo Pass. Adults - \$110 Children - \$90 Family - \$240 Resident Pensioners Free
Auburn - 1 Centre 22m Indoor	Under 4 free Over 4 \$1.30 Flat rate	20 tickets \$20

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Heated
(Leased)

Bankstown -

3 Centres	Children	Adults	Nil
1 Indoor	\$1.00	\$1.50 indoor	
2 Outdoor	.70c	\$1.00 outdoor	
(All leased)	Students sport	.65c	
	Spectator	\$1.00	
	Pensioner	.35c	

Baulkham Hills -
Heated (extended
season)
(Leased)

Children \$1.00	
Adults \$2.00	20 tickets \$32
Student/Pensioner \$1.00	(Membership includes Aquarobics)
	1 month \$35
	3 month \$90

Blacktown -

4 Centres (Council
staffed)

1 x Indoor heated	Children/spectator \$1.20	20 tickets \$15
	Adult \$2.50	20 tickets \$30
		Family (2A + 3C) \$5.30
		+ .90c per extra child
		Yearly pass (2 adults any N ^o of children < 18yr \$240
		Season pass (2 adults any N ^o of children < 18yr \$120

3 x outdoor
unheated

Children/spectators \$1.10	20 tickets \$14
Adults \$2.10	20 tickets \$27
	Family \$5.10 + .80c per extra

child

Penrith -

2 Centres

Unheated

(Council staffed) \$1.60 flat rate

30 tickets \$30
\$40/month 6 member family
\$200/season " "
\$130/season single
\$18/month Squad training

IT IS RECOMMENDED THAT in addition to the existing concession offered at the swimming centres, the following be offered to the general community commencing immediately:-

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1. Children - 20 (twenty) entry card - \$10 (ten) Adult - 20 (twenty) entry card \$20 (twenty)

Family admission - 2 (two) Adults 3 (three) Children - \$3.50 (three dollars fifty cents) + .50c (fifty cents) extra child
2. Full Season Family Pass (commencing 1994/95 Season) - 2 Adults, unlimited children - \$250.
3. That non-swimming parents/carers accompanying children be admitted free.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday 21 January 1994 commencing at 10.00am.

PRESENT:

Members: Councillor C Paine, Chairperson,
Mr D Lamont, Roads & Traffic Authority
Mr R Searle, Office of K Rozzoli MP
Mr J Christie, Office of P Gibson MP
Constable R Grapes, NSW Police Service

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

APOLOGIES:

Mr G Hatch, Department of Transport

CONFIRMATION OF MINUTES:

The Minutes of the meeting held on 19 November 1993, were confirmed.

CORRESPONDENCE:

**1. CUPITTS LANE, RICHMOND - ROADS & TRAFFIC
AUTHORITY - REDUCTION OF SPEED LIMIT, 373/R**

Advising retention of existing speed limit of 80kph on Cupitts Lane, not 60kph as requested by Council resolution on 10 August 1993.

Committee's Recommendation

That the Roads & Traffic Authority be requested to erect 80kph speed restriction signs on Cupitts Lane, Richmond.

**2. GEORGE STREET, WINDSOR - DEPARTMENT OF
TRANSPORT - RELOCATION OF TAXI RANK. 731/R**

Supporting application by J R Beves for altered "Taxi Stand/No Standing" zones on eastern side of George Street, Windsor between Fitzgerald Street and Coles store.

Issues Addressed

No loss of car spaces in proposed taxi stand area;

Committee Recommendation

That the existing "Taxi Stand/No Standing" zones on eastern side of George Street, Windsor between Fitzgerald Street and Coles store be alternated.

**3. EAST COAST MOTOR CYCLE TOURS - LETTER OF
APPROVAL. GT230/002 PT03.**

Requesting approval from Council to conduct motorcycle tours in Hawkesbury area from the Department of Transport. Approval is required to gain accreditation.

Committee Recommendation

That approval be given to conduct motorcycle tours in the Hawkesbury area.

REPORTS:

4. PART LOT 4 SECTION 7 AND LOT A DP 91641 N° S 7 - 9
EAST MARKET STREET, RICHMOND - CONSTRUCTION OF 6
COMMERCIAL UNITS. DA284/93

Committee Recommendation

1. Driveway entrance be relocated approximately 5.5 metres to the north on East Market Street;
2. entry/exit to proposed Unit 1 be relocated to East Market Street frontage;
3. no access be permitted to Woodhills carpark from development site;
4. that parking requirements of Roads & Traffic Authority in relation to applicants for driving tests be investigated.

5. LOTS 252 AND 253 DP752050 N° 159 OAKVILLE ROAD,
OAKVILLE - ADDITIONS TO EXISTING SCHOOL. DA273/93

Committee Recommendation

1.
 1. Proposed bus bay on Ogden Road be relocated further into property to align with existing kerb gutter;
 2. kerb return be provided at intersection of Ogden/Oakville Roads to link with existing kerb and gutter on Ogden Road;
 3. kerb and gutter be extended from proposed bus bay on Ogden Road in a westerly direction to include service road to proposed car park;
 4. off street parking be increased by seven (7) spaces in accordance with Council's parking policy; and
2. A revised plan reflecting the foregoing be submitted by the applicant.

6. LOT 1 DP531411 BELLS LINE OF ROAD, KURRAJONG HEIGHTS - REDEVELOPMENT OF EXISTING SERVICE STATION. DA286/93

Committee Recommendation

1. The applicant be requested to submit revised plan depicting:
 - a) existing/proposed road alignments;
 - b) ownership of land;
 - c) filling points;
 - d) ingress/egress to development;
 - e) on site parking;
 - f) deceleration lanes approaching from westerly direction;
 - g) proposed kerb and gutter to development; and
2. The applicant be invited to address the Committee upon submission of that revised plan.

7. LOT 2 DP559566, 711 WINDSOR ROAD, VINEYARD - MOTEL. DA180/91

Mr Stansford, owner of development site, addressed Committee advising that he was prepared to grant easement for access over Lot 3 DP559566.

Committee Recommendation

The proposal to be supported in principle, and the applicant submit revised plans depicting proposal for Committee's further consideration.

GENERAL BUSINESS:

8. HAWKESBURY CITY COUNCIL - SIGN POLICY. GS080/001 PT03.

A Sign Policy is currently being formulated to control and regulate advertising signs in the City of Hawkesbury. The sign policy will set down guidelines and requirements for the assistance of Council, advertisers, developers and the general public in the assessment of advertising structures.

Some of the objectives of the new sign policy will be to permit adequate identification and business advertising; to enhance the valued environmental character of the local centre by ensuring the signs are of an adequate scale and character; and to reduce the visual complexity of streetscapes by providing fewer and more effective signs.

Discussions with local Chambers of Commerce have identified the following issues and concerns:

1. To reduce the proliferation of signs along major roads through the location of a predominant pole sign that would carry all signage appropriate to that particular area, with the general aim of reducing and consolidating signage. This would also aid in reducing the ongoing distractions for motorist.
2. The replacement of the multitude of parking signs in Council Car Parks with a single sign at the entrance and exist to the car parks.
3. The removal of unnecessary and repetitive signage. For example street signs, parking signs and welcoming signs to various townships within the City.
4. To review the necessity for the proliferation and repetition of Roads and Traffic Authority street signage which can have the effect of being out of character with attempts to beautify the City through tree planting and sympathetic signage.
5. To achieve greater involvement of Council and the Chambers of Commerce in the street signage implemented by the RTA once the new Sign Policy is implemented.
6. The possible introduction of an overall Traffic Management System introducing colour coded kerbing to reduce the number of parking and traffic signs along major roads.

Committee Recommendation

The report be received and submitted to the Roads and Traffic Authority for comment.

QUESTIONS WITHOUT NOTICE

Mr J Christie

1. Requested consideration be given to remarking holding lines at railway level crossings in City Area.

Mr C Daley advised responsibility for working subject lines was responsibility of City Rail.

2. Advised of near-accidents in respect of traffic exiting Richmond Golf Course car park.

✓ Committee Recommendation

That Richmond Golf Club be requested to erect 'STOP' signs as well as install speed hump internally at car park exit.

Mr D Lamont

3. Advised of limited sign distance upon egress from BP Service Station, Chatham Street, Pitt Town.

✓ Committee Recommendation

That "No Standing" signs be erected on Chatham Street for full frontage of service station.

Mr R Searle

4. Advised that 60kph speed restriction signs missing at Duffys Corner, Grose Wold Road.

✓ Committee Recommendation

The Roads and Traffic Authority be requested to re erect 60kph signs at subject location.

5. Advising in respect of the wombat crossing on Grose Vale Road, North Richmond that line marking fading, disparate signage, as well as platform too low to slow traffic.

Mr C Daley advised that line marking/disperate signage would be scheduled for repair with height of platform to be investigated.

6. Advised of several traffic accidents at intersection of Drift and Londonderry Roads.

✓ Committee Recommendation

That the Roads and Traffic Authority be requested to erect 'STOP' signs, as well as advance warning signs at subject location.

Councillor Paine

Advised of continuing representation by Mr H Hauser regarding alleged unsafe roundabouts on The Terrace, Windsor.

Committee Recommendation

That on site conference be arranged between Mr H Hauser, Mr C Daley, Constable R Grapes and Councillor Paine to discuss issue.

NEXT MEETING:

The next meeting of the LTC will be held at 10.00am, 11 February 1994.

Meeting terminated at 11.45am.

GENERAL PURPOSE COMMITTEE MEETING

PLANNING AND DEVELOPMENT

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

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

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

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

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

**1. REZONING PROPOSAL - RURAL/RESIDENTIAL SUBDIVISION
- LOT A DP184255, LOT 1 DP185503 AND PART PORTIONS 31
AND 142, PARISH OF WILBERFORCE, TIZZANA ROAD,
EBENEZER - MCKINLAY MORGAN & ASSOCIATES PTY LTD,
LEP17/93/ED**

Owner	:	C H Kemp & Sons Pty Ltd
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area:	:	52.86 hectares
Zone	:	Environmental Protection 7(d1) (Scenic)
Date Received	:	28 October 1993

Key Issues

- Environmental impact
- Disposal of effluent
- Visual impact
- Agricultural value of land
- Traffic and access considerations

Recommendation

That consideration of the rezoning application be deferred pending the outcome of the 'Our City Our Future' planning strategy.

Report

Background

At its Ordinary meeting of 6 August 1991, Council considered an application to establish an 18 hole golf course, clubhouse and accommodation facilities on the subject land. At that meeting, it was resolved:

"That Council support the proposal in principle and advise the applicant that further documentation is required to enable full consideration, such documentation to include design of buildings; consultant's reports on water, sewage and drainage, traffic; and methods to be employed both during and after construction to alleviate possible pollution of the locality and the river."

Proposal

Application has now been made to rezone the site to permit small lot subdivision, in particular, the creation of 36 lots with areas ranging from 0.5ha to 2.0ha and a residue lot, approximately 25.1ha in area, proposed for public open space.

The applicant's submission states:

"The subject land is located to the east of Tizzana Road and on the east is bounded by the village of Port Erringhi and the Hawkesbury River.

Approximately 50% of the property has been used for agriculture, during the last 60 - 70 years in the ownership of the Kemp Family.

The south eastern corner of the site where it adjoins the Hawkesbury River includes that part which contains "Bennetts Wharf" being the wharf which was used for many years for boats to load produce, and for funerals to disembark from the river and proceed to the Ebenezer Church by way of horse for burial.

The total area of the site is 52.86ha, some 50% of which is presently cleared.

Approximately 3 - 4ha is river flat with the balance of the cleared area being on a high ridge with westerly slopes and minimal grades. This part of the site contained a citrus orchard.

The remainder of the site, particularly approximately 15ha in the northern section has not been affected by development, and contains significant sandstone cliffs adjacent to the Hawkesbury River.

At present those areas which contained citrus trees have been retained as pasture. The conflict between the need to farm for reasonable economical return and the adjacent Port Erringhi development of small residential allotments, has seen the production of the citrus orchard diminish by over 50% and as such the trees were removed several years ago, being uneconomical to continue on this basis.

It is proposed that the site be rezoned, to allow small lot development adjacent to the existing Port Erringhi development and on the site of that part of the property that had been previously cleared and used for grazing.

The balance of the site being approximately 25.1ha is proposed as Public Open Space; being bounded by the 1:100 flood contour, and containing all the river frontage of the site together with the river flats previously farmed, and the sandstone cliffs to the north which overlook the river.

That part of the site proposed for development could contain approximately thirty six (36) allotments with allotment sizes ranging from 0.5ha to 2ha. These sizes have been determined from the need to contain all wastes within the allotment and to minimise the impact of development upon vegetation and the particular visual amenity of the site.

It is intended that the existing irrigation system could be utilised to provide for a non-potable water supply to the allotments.

The proposal allows for an expansion of the existing small village of Port Erringhi, but would however provide the necessary infrastructure in terms of Open Space as a public amenity, and which at present is not available.

It is believed that this would allow the area to become the future community focus for the residents of Ebenezer.

The advantages for the proposal are:

- (1) Provision of land in the property market, when strong demand exists, but with little development available at present.*
- (2) The use of a land resource with a positive benefit to the community, where the land, due to conflict of development with the adjacent Port Erringhi, has proven to be uneconomical for agricultural use.*
- (3) The intent to provide the flood liable river flats and the high cliffs to the north as Public Open Space will allow for an area of spectacular visual amenity and historical significance to be enjoyed by the residents of Ebenezer and the broader community of the Hawkesbury.*
- (4) The provision of such infrastructure will benefit in particular the residents of Port Erringhi, and allow for public amenities to be developed.*
- (5) In the dedication of such lands to the public, the actions of the Kemp Family who have farmed this area for some seventy years, will be identified. "*

Accompanying the rezoning submission are letters of support from some of the adjoining landowners and from the Port Erringhi Ratepayers Association.

Statutory Situation

The site is currently zoned Environmental Protection 7(d1) (Scenic) under the provisions of Hawkesbury LEP 1989. The minimum allotment size within this zone is 10ha. As the applicant seeks to create 36 allotments, with areas ranging from 0.5ha to 2.0ha, the Director of Planning will be required to issue a Section 65 Certificate to enable exhibition of the draft plan, should Council resolve to prepare a draft local environmental plan in the first instance.

Planning Assessment

To enable a full assessment to be undertaken of the proposed rezoning, it will be necessary to prepare a local environmental study. The study should address, inter alia, the following matters:

- provision of water (potable/non-potable);

- disposal of effluent, waste water management and drainage;
- provision and demand for community facilities;
- potential bush fire hazard;
- impact of the proposal on vegetation and wildlife;
- heritage and landscape issues, including the visual impact on surrounding areas;
- flooding issues;
- agricultural value of the land; and
- traffic generation and the capability of the surrounding road system.

Council staff however are currently preparing the 'Our City Our Future' planning strategy. It is anticipated that a discussion paper on the strategy will be produced by the end of February. Thus, whilst there may be some merit in the proposed rezoning, it is not considered appropriate to assess the proposal at this time until the outcome of the planning strategy is known.

As a considerable amount of information has already been compiled as part of the 'Our City Our Future' project, it is likely that the scope of any future detailed local environmental study of the site will be reduced, should Council support the rezoning at a later date.

IT IS RECOMMENDED THAT consideration of the rezoning application be deferred pending the outcome of the 'Our City Our Future' planning strategy.

Site Inspection

**2. DEMOLITION OF WEATHERBOARD COTTAGE - LOT 1
DP738701 N^o 339 WINDSOR STREET, RICHMOND - MRS E
COLQUHOUN. DA281/93/ED**

Owner	:	Ms C Shaw
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area:		569m²
Zone	:	Residential 2(a), Heritage Item (Schedule 1 of HLEP, 1989)
Advertising	:	Advertised with no submissions
Date Received	:	18 November 1993

Key Issues

- Dilapidation
- Beyond economic repair
- Questionable heritage significance

Recommendation

Approval.

Report

Proposal

Application is made to obtain Council consent for the demolition of an early workingman's cottage with corrugated iron roof and verandah - partially enclosed with fibro and screens with brick chimney.

The applicant has stated in part that:

"... the cottage has not been lived in for several years and is in very considerable disrepair ... Most of the originality of the cottage has been lost over the years and accordingly, we seek approval for demolition."

Statutory Situation

The cottage is identified as a Heritage Item (Nº 128) Schedule 1 of the provisions of Hawkesbury Local Environmental, 1989. Clause 30 within the plan allows Council to grant consent for the demolition of heritage items, subject to notification of the Heritage Council and withholding of consent for 28 days.

Planning Assessment

The cottage is adjacent to other heritage items to the right and within Chapel Street being the nearest intersection.

Reputedly erected in 1826 as a gardeners' cottage for the St Peters Church, the cottage is within a residential precinct.

A site inspection revealed that the cottage is in fairly poor condition throughout. Roots from an adjacent tree are lifting the floor which is making the cottage unstable. It is considered that as alterations have taken place over the years, much of the originality has gone, diminishing its significance. It is also considered to be beyond economical repair since the building requires substantial expensive restoration works.

Therefore, no objection is raised to the demolition of the cottage.

IT IS RECOMMENDED THAT:-

- A. Council's intent to approve demolition be notified to the Heritage Council of New South Wales.
- B. Upon expiration of 28 (twenty eight) days without advice, approval of the application be issued, subject to compliance with the following conditions:-
 - 1. The demolition works shall be restricted to the fibro cottage (Nº 339 Windsor Street, Richmond) generally in accordance with the submitted application dated 18 November 1993.
 - 2. Provision of suitable hoarding between the property and adjoining building and any public place during demolition.
 - 3. All demolished materials shall be removed from the site within 7 (seven) days of commencement of demolition.
 - 4. A schedule of building materials which can be salvaged from the cottage shall be made prior to demolition.
 - 5. Any building materials to be salvaged shall be removed prior to commencement of any demolition works and stored at a suitable location as determined by the Divisional Manager Environment & Development.
 - 6. Asbestos within the building shall be removed by a licensed contractor and carried out under the guidelines of WorkCover.
 - 7. The applicant shall provide 20cm x 25cm black and white photographs of all elevations of the building prior to any works being carried out.

Inspection

**3. ADDITIONS TO A SCHOOL - LOTS 252 & 253 DP752050 N° 159
OAKVILLE ROAD, OAKVILLE - DEPARTMENT OF SCHOOL
EDUCATION. DA273/93/ED**

Owner	:	Department of School Education
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	4ha
Zone	:	Special Uses 5(a)
Advertising	:	Not required under Council Policy
Date Received	:	10 November 1993

Key Issues

- Traffic and parking
- Visual amenity

Recommendation

Approval with conditions.

Report

Proposal

The subject property contains a primary school which is made up from a number of brick, weatherboard and demountable type buildings and classrooms. This application proposes additions and refurbishments to the school in the following manner:-

- removal of the majority of demountable type buildings
- refurbishment of existing weatherboard and brick classrooms
- construction of a new brick, colorbond and glass hall, administration block and 5 classrooms
- car parking for 30 cars
- site landscaping
- external works including bus layby

Statutory Provisions

The property is zoned Special Uses 5(a) School under Hawkesbury Local Environmental Plan, 1989. This development is permissible, with consent. Should support for the application be forthcoming, concurrence from the Department of School Education is required to impose conditions.

Under the provisions of SEPP11 - Traffic Generating Development, the proposal requires referral to the Local Traffic Committee. The Committee resolved the following:-

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- an additional 7 extra car spaces be provided to reflect Council's Parking Development Control Plan;
- the busbay be relocated further towards the property to link in with the existing kerb and gutter in Ogden Road;
- the provision of a kerb return in Ogden and Oakville Roads to match up with existing kerb and gutter in Ogden Road;
- kerb and gutter be extended to, and include, the service road to the car park; and
- a revised plan to be submitted to the next available Local Traffic Committee which details the alterations recommended above.

It is considered that the submission of a revised plan is unreasonable given that unnecessary delay will be experienced in further consideration of the application, whilst the requirements of the Committee can be imposed as conditions.

In addition, it is considered unreasonable to require more than 30 spaces as the existing school currently provides a very limited number of on-site spaces.

Planning Assessment

The subject property is triangular shaped and located on the corner of Oakville and Ogden Roads, Oakville. The property contains an existing public school made up of timber, brick and demountable buildings. This development is located towards the north eastern corner of the property.

Traffic and Parking

Council's Parking Development Control Plan requires for schools that 1 space be provided for each 2 employees plus 1 space per 7m² of assembly hall area. This would require the provision of 37 spaces. The development proposed 30 spaces within a sealed car park located off Ogden Road. Although this is less than required by the DCP, the number proposed is considered reasonable given the limited number of parking spaces that exist at present, and on-street parking is ample given the 2 street frontages.

The additional traffic will not be significant and the local road network will be able to cope with the expected vehicular traffic.

Siting and Design

The location and appearance of the development is satisfactory and will be an improvement on the existing school.

Amenity

This development will not incur additional impact than currently experienced in the locality. Indeed the provision of improved visual aesthetics, coupled with the community benefit derived from the school, will enhance the amenity of the locality.

IT IS RECOMMENDED THAT:-

- A. The application be supported and the Department of School Education be requested to agree to the following conditions:-
1. The development shall be carried out in accordance with Plan N^o DD A00-A13, dated 15 October 1993.
 2. The provision of landscaping in accordance with Plan L01-2 dated 8 October 1993. Such landscaping shall be maintained for the life of the development.
 3. Compliance with the requirements of the Building Code of Australia.
 4. The bus layby to be located to line up with the existing kerb and gutter in Ogden Road and road widening to be dedicated free of cost to Council to maintain a footpath width of 3m (three) at the bus bay.
 5. The bus layby to be of sufficient length to hold 4 (four) buses.
 6. The construction of concrete kerb and gutter, where not already provided, concrete path paving 1.2m (one point two) wide widened to 3m (three) at the bus bay with the remaining footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder including the bus layby over the frontage of the site in Ogden Road from Oakville Road to and over the frontage of the new car park entrance together with any works necessary to make this construction effective.
 7. The construction of concrete kerb and gutter, the footway area being formed in earth and all necessary drainage together with the full construction of the adjacent road shoulder over the frontage of the site to Oakville Road from Ogden Road for a distance of 100m (one hundred). Alternatively, all pedestrian access from the school directly to Oakville Road is to be eliminated.
 8. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
 9. 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.
 10. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked.

Oliver

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sewered system

11. Details of the proposed septic disposal system shall be submitted for consideration and approval.
 12. All buses servicing the site are to use the new bus layby.
 13. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
- B. Upon receiving the Department's agreement to conditions, consent be granted.

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

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

Key Issues

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

Recommendation

Refusal

GENERAL MANAGER'S SUPPLEMENTARY REPORT

GENERAL PURPOSE COMMITTEE MEETING - 1 FEBRUARY 1994.

SECTION 2 - PLANNING AND DEVELOPMENT

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

Council is referred to Item 4 in the Planning and Development Section of this business paper.

Correspondence has been received from Mr. F. Leal as follows:

"... I now wish to submit a plan of management for the filling processes outlined in the application to Council. Also this correspondence addresses objections raised during the appraisal of such application.

STAGE 1 - Western End *Top soil to be removed from area to be filled and stockpiled below for later use - area to be worked from the bottom up, 1 in 4 batters, top dressed and turfed. To be completed within three months, weather permitting.*

STAGE 2 - Eastern End *To be completed as above.*

STAGE 3 - Centre *To be completed as above.*

MATERIALS *No rubbish, all hard core fill, concrete, bricks, soil and top soil for finishing.*

OBJECTIONS *To alleviate concerns of adjoining neighbours -*

- (a) Dust to be controlled by working from bottom up, use of sprinklers and gravel on drives where applicable;*
- (b) With both ends completed the filling process being carried out in the centre section will not be visible;*
- (c) Volume of truck traffic to be discussed with Councillors in order to reach agreement -
Higher volume, quicker completion or
Lower volume, slower completion.*

TIME SCHEDULE *It is hoped to complete within twelve months provided the operation is not delayed by circumstances beyond my control such as weather, flood etc.*

Prior to making any decision, it is requested Council carry out an inspection of the site so that it is better informed of processes to take place..."

IT IS RECOMMENDED THAT the information be received.

Background

The following report was deferred for consideration from Council's Ordinary meeting of 14th December, 1993, to enable the applicant to address the Committee.

Report

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

Statutory Situation

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

Advertising

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

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

Planning Assessment

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

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

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

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

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

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

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

Conclusion

Some of the objectives of the Draft Landfill DCP include:

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

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

IT IS RECOMMENDED THAT:-

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

Site Inspection

**5. CONSTRUCTION OF TWELVE (12) PLASTIC IGLOOS AND
VARIATION OF TREE REMOVAL APPROVAL - LOT 11 DP 25149
Nº 27 AIRSTRIP ROAD, PITT TOWN - J P & R L ROGERS -
BA1451/93, P112.7/ED**

Owner	:	Mr. J.P. & Mrs. R.L. Rogers
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989 Local Government Act 1993
Area	:	2.232 hectares
Zone	:	Rural 1(c)
Advertising	:	Advertised with two submissions received.
Date Received	:	30rd November 1993

Key Issues

- Loss of visual amenity

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- Noise and chemical drift
- Non compliance with previous approval for tree removal

Recommendation

Approval of construction of igloos and approval to variation of conditions of tree removal.

Proposal

It is proposed to construct twelve (12) metal framed, plastic lined igloos for the purposes of flower production. Each igloo measures 40m x 6m wide and stands 2.6m in height. Two rows of six igloos are to run east-west being setback approximately 5m off the southern boundary and 7.0m off the eastern boundary.

This application is reported to Council due to the history of the site in regard to objections to tree removal and dam construction. These matters have previously been reported to Council.

Statutory Situation

The site is zoned Rural 1(c) and as such agriculture is permissible without consent of Council. It is considered that the igloos proposed are ancillary to this use and also do not require consent.

However, building approval is required pursuant to the Local Government Act 1993.

Submissions

Two submissions were received from adjoining owners. The basis of these objections are summarised as:

- a) loss of visual amenity
- b) noise and chemical drift
- c) non compliance with previous approval for tree removal

Comment

Visual amenity - The plans submitted indicate a total of 80m x 40m (3060m²) of the site will be covered by the igloos. They will be visible at varying degrees from all adjoining residences and Airstrip Road. The two immediate neighbour's dwellings are approximately 100m and 150m from the proposed igloos.

The dwelling to the north of the site has substantial existing scrub and bushland which will screen the igloos. The southern property, however, has no such screen and it is considered that the visual amenity will be affected by the proposed igloos. The applicant has been approached regarding this issue and has amended the application with a submission which states they will provide *"a row of shrubs along the southern edge of the igloos. These will be either Bottle Brush, Photinia Rubens or Grevillea. The height of these will be approximately the height of the igloo sides"*.

It is considered that these shrubs will provide a buffer to the southern property (Lot 12) which will soften the visual effect of the igloos.

Noise and Chemical Sprays - The applicant has advised that a tractor is the only machinery to be used and it is considered that the minimal noise generated will be consistent with the existing activities in the vicinity and the Rural 1c zone generally.

In regard to chemical drift, the applicant's submission which accompanied the building application states:

"... insecticides and fertilisers are all approved and licensed products. All care is taken to reduce drift. In addition a predator mite is used extensively to control spider mite and other pests to reduce the need to spray."

A full list of the chemicals to be used and their frequency has also been submitted.

Given that the applicants currently operate a similar operation on another site in Airstrip Road and no complaints have been received, it is considered that the use and type of chemicals proposed are satisfactory.

Non Compliance with Previous Approval to Remove Trees - A tree removal application was reported to the General Purpose Committee meeting held on 23rd February 1993. The recommendation, ratified at the Ordinary meeting of 8th March 1993 was as follows:

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

Since this approval was granted a driveway, dam and dwelling house have been constructed. A number of complaints from adjoining owners have been received regarding non compliance with the approval. Specifically, that there has been no trees planted on the southern boundary.

A number of requests have been made to the applicant to provide trees to this boundary (most recent 17/1/94). Subsequently, a response has been received (dated 19/1/94) requesting a variation to the original approval.

The applicants propose to plant shrubs on the northern side of the driveway. The driveway which is approximately 3.5 metres wide is located approximately 500mm off the southern boundary.

This area to be planted is approximately 5.0m from the southern boundary fence and will have irrigation provided. This is considered suitable in that inadequate area exists between the driveway and southern boundary for successful planting. The intention of the original approved condition was to provide trees to screen the open yard activities and not necessarily the driveway and it is felt that shrubs of the nature proposed will achieve this effect.

IT IS RECOMMENDED THAT:-

- A. The construction of 12 (twelve) Igloos (BA1451/93) be approved under delegated authority with the approval to include the following condition:
 - 1. The provision of a row of shrubs along the southern edge of the igloos. These are to be advanced shrubs (min 600mm in height) of either Bottle Brush, Photinia Rubens or Grevillea. These are to be planted at approximately 1.0m intervals prior to the use of the igloos and maintained to the satisfaction of the Divisional Manager Environment & Development.
- B. The approval granted on 8th March 1993 be altered so that super advanced trees are required on the northern side of the driveway with planting to be carried out within 6 (six) weeks and using species and numbers to the satisfaction of the Divisional Manager Environment & Development.

Inspector

6. REQUEST TO REDUCE SIDE BOUNDARY SETBACK - LOT 2062 DP810842, RISBEY PLACE, BLIGH PARK - DEFENCE HOUSING AUTHORITY. BA1422/93/ED

Owner	:	Defence Housing Authority
Statutory Provisions	:	Section 57 Part 2 Local (Approvals) Regulation 1993.
Zone	:	Residential 2(a)
Advertising	:	Not applicable (adjoining land owned by Defence Housing Authority)
Date Received	:	12th January 1994.

Key Issues

Reduced building setback to side boundary.

Recommendation

A reduced setback of 700mm to the northern boundary of the dwelling be granted.

Background

A building application was received in November 1993 for a dwelling to be constructed on the subject site. The original plans submitted indicated side boundary setbacks of 1300mm which complied with the requirements of the Local Government Act (LGA) and Building Code of Australia (BCA). The plans were subsequently approved and a building permit was issued.

Proposal

An application was subsequently received from the builders, Topmead Pty. Ltd. for a reduction in the setback to 700mm on the northern boundary. This is required due to an error made in the original survey of the site by the builder.

Statutory Requirements

Section 57 of Part 2 (Regulations) LGA 1993 requires a minimum distance of 900mm between a face of a wall and the side boundary, and 675mm for the eaves overhang. However, Part c(ii) of Section 57 allows approval by resolution of Council in the individual case, the erection of a wall less than 900mm to a boundary. If the reduced setback is approved, the construction materials will need to comply with the Building Code of Australia, i.e., be non combustible.

General Purpose Committee - Planning and Development - 1/2/94

Report

The setback requested by the application is 700mm in lieu of the original 1300mm proposed and approved.

The subject wall is the external wall of the garage constructed of masonry. There are no doors or windows present.

The adjoining lot (being Lot 2061) in Risbey Place is also owned by the Defence Housing Authority on which a dwelling is under construction. The reduction sought on Lot 2062 is not considered to have a detrimental effect on Lot 2061.

IT IS RECOMMENDED THAT a setback of 700mm (seven hundred millimetres) to the northern boundary of the dwelling on Lot 2062 DP 810842 Risbey Place, be granted subject to the following additional condition:

1. The eaves being constructed of non-combustible materials so as to comply with the requirements of Clause 9 of the Building Code of Australia.

Why not zero setback - is it because of eaves? - Find out for Ord. Mtg.

7. TREE REMOVAL - AGRICULTURE - LOT 1 DP805230 N^o 262 CREEK RIDGE ROAD, FREEMANS REACH - MR S TABONE AND MS N MUSCAT. P321/520/ED

The applicants have applied for the removal of Privet, Blackwattle and Eucalyptus Trees for the purpose of agriculture. The property is zoned Rural 1(b) and fronts Creek Ridge Road, Freemans Reach. Town water is unavailable to the property. The property is however serviced by two small dams towards the southern boundary and a large dam on the eastern boundary. It is proposed to extend this dam westward as approximately half is on an adjoining property to the east.

The total area of the property is 6.077 hectares. Tree cover is sparse to the southern and eastern boundaries, and medium to the north and west boundaries. The western boundary is affected by both Privet and Blackwattle regrowth. The applicants have requested the removal of all trees from the eastern boundary and selective clearing on the southern, northern and western boundaries.

Mr Tabone has been advised that a vegetative screen would be required to be retained on the boundaries, this screening to be within 15 metres on the western boundary and

50 metres on the northern boundary. Sparse regrowth to the eastern boundary fence line may be removed entirely. Several singular Eucalyptus Trees to be retained on the southern boundary. Blackwattle, Privet and miscellaneous Blackthorn Bush may be removed. Mr Tabone has agreed to this request.

✓ IT IS RECOMMENDED THAT the applicants be granted approval, subject to the retention of all trees within 15 (fifteen) metres and 50 (fifty) metres on the western and northern boundaries respectively. Sparse regrowth to be removed entirely on the eastern boundary with the retention of several singular Eucalyptus Trees on the southern boundary. Blackwattle, Privet and miscellaneous Blackthorn Bush may be removed. No excavated material from dam reconstruction is to be removed from the site.

8. DRAFT LOCAL ENVIRONMENTAL PLAN - ADDITIONAL HERITAGE ITEMS. LEP1/94/ED

Council's Heritage Advisory Committee has, over the past 9 months, inspected 50 buildings or sites which have the potential to be included in the Hawkesbury Local Environmental Plan, 1989 Heritage List.

Of these 50 items, 36 have been recommended to be included in a Draft Local Environmental Plan, with the purpose of adding these buildings or sites onto the existing list of Heritage Items.

The majority of the historical buildings examined by the committee were recommended to be included in the "Items of Environmental Heritage" list in HLEP 1989 in 1988. At the time, Council declined to include these items for one reason or another.

Twenty two of the potential thirty six heritage items are located in Richmond and Windsor, with the remainder being located in North Richmond, Pitt Town, Wilberforce and Kurrajong.

The committee has provided comments as to why each of the items that have been recommended to be included on the list are important and this would form part of the exhibition process. Each person who owns a potential Heritage Item, as identified by the Heritage Advisory Committee, will be notified in writing of the draft plan and will have the opportunity to prepare submissions and address Council if they so choose.

✓

IT IS RECOMMENDED THAT a Draft Local Environmental Plan be prepared which has the purpose of adding buildings of heritage potential to the existing Schedule 1 (Items of Environmental Heritage) in Hawkesbury Local Environmental Plan, 1989.

*give list to Councillors.
Inform owners by registered mail
and also by phone first*

9. REPLACEMENT OF STOLEN WASTE CARTS -
GW010/017PT4/ED

At the commencement of the use of waste carts for waste collection in 1982 and for each new service since, the cart has been issued free of charge to the premises.

When the use was to commence, Council considered several options for the supply of carts, and in respect to those reported stolen, resolved that reimbursement for the cost of the original cart be required prior to another being supplied. The current replacement cost is \$65.00 with payment procedures being assessed in individual cases with some persons being forwarded an account; some pay by instalments and others pay prior to delivery.

Insurance cannot be obtained to cover the carts against theft and this replacement policy places an obligation on residents to accept some responsibility for the care of the carts which represent a financial outlay in excess of \$1,050,000.00 to Council.

Recently two carts were reported stolen from two properties in Richmond owned by Mr S Pandu. Representations have been received from Mr G Pandu on behalf of his father objecting to making payment and requesting that his objections be placed before Council. The basis of the objections are:-

- he did not steal the carts
- the existing policy is not just and sets a bad example as it does not consider how many innocent people are punished
- he did not realise that the carts were at risk of being stolen as he had not been advised as such
- the policy encourages people to steal other people's carts.

Mr Pandu's properties are serviced on the night shift which is finished by 10.30pm. In this instance the carts were left on the footpath overnight.

Councils in Western Sydney have varying replacement policies as follows:

COUNCIL	REPLACED BY	ANNUAL THEFT RATE AS PERCENTAGE OF TOTAL CARTS IN SERVICE
Hawkesbury	Owner/occupier	0.74%
Fairfield	Council	2.00%
Liverpool	Contractor	0.87%
Blue Mountains	Council if out for collection (subject to guidelines) Owner/occupier in other cases	0.53%
Penrith	Contractor	2.60%
Blacktown	Owner/occupier for past 2 years Council prior to this time	1.50% 2.70%

Similar procedures are in place for the replacement of stolen recycling tubs within the City at a cost of \$8.00 the current theft rate of which is 0.68%.

Considering the low theft rate of both waste carts and recycling tubs 135 per annum and 123 per annum respectively, the opportunity exists to review the existing procedures. It is considered however that any review should continue to encourage residents to accept some responsibility for the care of this equipment.

As mentioned previously, the night shift of the waste collection service is generally concluded by 10.30pm and it would be reasonable to expect residents to return the carts to their property on the night. The day shift commences at 5.30am and the carts for those premises serviced prior to 7.30am may need to be placed out the previous night.

The recycling service does not commence until 7.30am and thus tubs can be placed for collection on the day.

✓ IT IS RECOMMENDED THAT:-

A. Waste carts and recycling tubs be replaced generally in accordance with the following guidelines:

- a) Council be reimbursed for the cost of waste carts and recycling tubs stolen from premises and in circumstances outside the guidelines in b) & c).

replace items left out for service that are stolen

- b) Council replace waste carts stolen whilst out for service subject to the cart not being left off the premises overnight except for those premises serviced prior to 7.30am by the waste collection day shift.
 - c) Council replace recycling tubs stolen whilst out for service subject to the tub not being left off the premises overnight.
- B. The recommendations in A above be trialed for a 12 (twelve) month period.
- C. Residents be encouraged to provide clear identification of property addresses on waste carts and recycle tubs.

10. SYDNEY'S FUTURE - A DISCUSSION PAPER ON PLANNING THE GREATER METROPOLITAN REGION. GT110/005 PT09/ED

In October 1993, the Minister for Planning and Minister for Housing, the Hon. Robert Webster MLC, released a discussion paper entitled "Sydney's Future" for public comment. The document sets out a draft planning strategy for the Greater Metropolitan Region which includes Sydney, Newcastle and Wollongong, to the year 2011. The draft strategy is based on a review of the previous metropolitan strategy for the Sydney region, "Sydney Into Its Third Century", released in 1988. "Sydney's Future" is supported by the "Integrated Transport Strategy for Greater Sydney" prepared by the Department of Transport.

THE MAIN POINTS OF THE DRAFT STRATEGY

Future Population

The draft strategy adopts a population forecast of 5.2 million in 2011 for the Greater Metropolitan Region, an increase of about 800,000 people. The majority of this growth will be in Sydney, which will increase in population to 4.5 million by this time.

Most of this growth will come from natural increase, with the rest from overseas migration. The city, however, is not growing at the expense of country areas. Sydney is actually losing population to most other parts of the state and the nation.

The draft strategy considers the proposition that Sydney's growth should be stopped

and diverted elsewhere, but notes that opportunities to influence this are limited. In particular, the ability of other centres in New South Wales to accept a relatively large increase in population is restricted by their sizes, lack of job opportunities and (especially in coastal areas) environmental constraints.

However, growth could be distributed to some extent within the Greater Metropolitan Region. Newcastle has spare land and infrastructure capacity. The draft strategy strongly pursues this opportunity, proposing that new dwellings built in Newcastle over the next 20 years should increase from the 50,000 expected on current trends to 80,000 - that is, a 60 per cent increase on the present growth forecast. The strategy makes it clear though that this additional growth is subject to the development of more local employment.

The Vision and Key Directions

The proposed vision of the draft strategy is stated as :

"A dynamic, sustainable and diverse community built on the region's prominent position in the New South Wales, Australian and Asia-Pacific economies and which enhances its special natural and cultural environments."

This vision is supported by four goals being equity, efficiency, environmental quality and livability.

To achieve its vision and goals, the draft strategy adopts four key directions:

- **a more compact city**, taking up less new urban land, getting more out of new and existing land and infrastructure, with improved transport links, and bringing jobs, housing and facilities closer together;
- **a better environment**, through integration of environmental protection and pollution control in planning and development, more public transport use, and reduced new development in the Hawkesbury/Nepean basin;
- **a more equitable and efficient city**, with improved services provision and accessibility, better location of jobs relative to housing, modern cost effective infrastructure and a sound economic base; and
- **effective implementation** of the strategy to achieve its vision and goals through improved management, teamwork of government agencies and community participation.

The draft strategy proposes a range of policies and actions to implement these key directions, examples of which are outlined below:

The Environment

The draft strategy proposes better integration of land use and transport to assist in improving environmental quality. Reducing fringe expansion, for example, will conserve natural areas as well as agricultural land, and contribute to maintenance of air and water quality.

Improvements to the region's environmental quality will also be achieved through an "integrated management" approach. This includes a range of policies which:

- . integrate decision-making on environmental protection and pollution control;
- . manage waste, preserve habitats and discourage pollution; and
- . introduce processes and data for predicting and assessing the cumulative effects of development on the environment and on health.

The draft strategy's proposed urban management policies also cover human services, economic development, urban design and infrastructure.

All the policies recognise that pricing of services including the appropriate recovery of costs, is essential in realising a more compact urban form.

Transport

A series of transport corridors have been suggested which will guide future infrastructure provision and complement new and existing growth patterns.

At this stage, the corridors do not relate to particular modes of transport, such as rail, bus or light rail or to specific routes and they have not yet been subjected to economic and environmental assessment.

The corridors however define opportunities to develop new transport facilities especially public transport. Public transport provision in these corridors will help redress the imbalance that has occurred in transport investment and assist in meeting environmental objectives.

The importance of freight movement is also acknowledged in the draft strategy. The potential conflict of freight traffic and other traffic in terms of delay and road damage is to be addressed by integrating freight transport considerations into land use planning at an early stage. This will include developing new links, encouraging new technologies and concentrating employment activities which generate freight traffic in key, well served, locations.

Access to Jobs

The transport elements of the draft strategy seek to consolidate the growth of the region's major commercial centres in Sydney, Parramatta, Newcastle and Wollongong. These centres have the potential to maximise the benefits of existing and future transport facilities corridors. By focusing growth in this way, viable public transport can be retained and improved to provide employment centres which are accessible to a large proportion of the population.

Naturally, central Sydney is very important to the draft strategy, since it is highly accessible and fills many national and international roles which cannot be located elsewhere. When adjoining areas are developed a consolidated employment "spine" could well stretch from Sydney Airport to Chatswood - and this would also support central Sydney's role.

Parramatta will grow strongly too, supported by new transport investments. By 2011 its workforce could more than double to 80,000.

At the same time, Newcastle and Wollongong will become more important centres in the Greater Metropolitan Region.

The draft strategy also recognises that up to 70 per cent of jobs are located outside major centres, in places such as hospitals, airports, neighbourhood centres and homes, as well as in the industrial sector. This dispersed employment provides the best opportunity to redress the imbalance between jobs in the east and workforce in the west of Sydney.

Measures to support dispersed employment include ensuring that land is available, that the planning system is flexible and that major developments in the right areas can become catalysts for creating jobs. The need to invest in transport and related infrastructure where it can best encourage and guide employment growth is also recognised.

Housing

Making better use of both existing and new urban areas to accommodate Sydney's population and employment growth is the overall approach of the draft strategy outlined in Sydney's Future.

For the housing elements of the strategy this means:

- by 2011, 65 per cent of all new dwellings built each year will be in forms other than detached homes. Currently about 40 per cent of new dwellings built each year are in these forms. It is important to note that about 65 percent of Sydney's total dwelling stock will still be in detached form by the end of this period. This will only be a small reduction from the present level of about 70 percent;
- making the most of opportunities to provide more housing in established areas with under utilised capacity in services and with good accessibility to rail or other public transport;
- developing new land more efficiently by increasing the overall density from 11 to 15 dwellings per hectare in the short to medium term;
- identifying areas with the potential to absorb growth. Within the Greater Metropolitan Region, Newcastle has good prospects for housing more people;
- relating the areas with potential for residential growth to the existing and proposed transport infrastructure to ensure that new development is accessible, adequately serviced and is based on sound economic, environmental and equity considerations.

The draft strategy contains a possible schedule for additional residential development in Sydney's outer areas. This is as follows:

- . The remainder of the land covered by the Rouse Hill Development Area is to be given a high priority. Planning for this sector is most advanced. To date land has been rezoned for 20,000 homesites out of a total of about 70,000 potential lots. Development within the later stages of Rouse Hill needs to be given further consideration, particularly in relation to transport issues.
- . South Creek Valley - options for this area are for either a small scale release focused on Camden or the development of a major employment and housing area focused on an international airport at Badgerys Creek. These options are dependent on the results of studies being undertaken for the Revised South Western Sydney Strategy and the proposal for Badgerys Creek Airport.
- . Warnervale/Wadalba - development of this sector will be related to housing needs on the Central Coast and dependent on local employment generation.
- . Macarthur South, Londonderry, Gosford West and Scheyville are to be given a low priority.

Implementation

The vision for the Greater Metropolitan Region depends on the strategy's successful implementation.

Key points in the proposed management strategy are:

- . an integrated metropolitan Land Use/Transport Plan which will be provided by the Metropolitan Strategy and the Integrated Transport Strategy;
- . new accountability procedures in an action plan of specific programs which will identify responsible agencies;
- . a joint approach by government in pursuing agreed objectives for Sydney's Future;
- . participation of the community, business and other levels of government.

PLANNING RESPONSE

The "Sydney's Future" document is on public exhibition until 28th February 1994. Whilst the opportunity exists for Council to make a separate submission on the document, Council officers have been involved in preparing a combined submission with other WSROC Councils on the merits or otherwise of the draft strategy from a Western Sydney perspective. The main concern of WSROC is the lack of detail and consideration paid to issues which particularly affect Western Sydney. Specifically, the WSROC submission will focus on the following issues:

- . The draft strategy's broad vision, goals and key directions, as they relate to Western Sydney. Little direction or detail is provided in the strategy. Possible alternatives for Western Sydney will be suggested.

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- . The role of Western Sydney in the draft strategy. Again, little detail is provided.
- . The 'dispersed' economic development proposals for Western Sydney and their relationship with other areas in the Greater Metropolitan Region.
- . The general implications of the Integrated Transport Strategy especially for Western Sydney.
- . The locational impacts of "user pays" pricing policies on residents in fringe areas.
- . The increased use of private funding in the provision of infrastructure.
- . Whether housing will become more affordable particularly for low income earners in established areas.
- . Whether the housing density targets generally and for both multi-unit dwellings and greenfield sites are realistic.
- . The need for further statistical analysis to support the document's assessment of environmental issues.
- . The means of co-ordination between the various authorities involved in environmental management.
- . The need to prioritise the tasks/actions outlined in the document to ensure effective implementation; who will have the responsibility for co-ordinating and ensuring other government and non-government agencies implement the strategy.
- . The need for further and more extensive consultation on the "final" strategy when it is released.
- . The need for ongoing consultation when the strategy is implemented.

WSROC's draft submission on the "Sydney Future" document will be presented to the next WSROC Chief Town Planners meeting on 2nd February 1994 for adoption.

As the above concerns are also relevant to the City of Hawkesbury, it is not considered necessary to make a separate submission on the document other than to endorse the WSROC submission.

The draft strategy will be taken into consideration in the preparation of Council's own planning strategy - "Our City Our Future".

IT IS RECOMMENDED THAT the information on "Sydney's Future" be received.

V5 9 6 4
ITEM: 1
17/93

ROAD

RIVER.

Scale 11

185503

361455

518382

577803.

LEP 17/93

ITEM: 2
DA281/93

P154

PUGHS

6(a)
Reserve

5(a)

CEMETERY (a) 129

85(a)

CHURCH²³⁸¹⁴⁹

LAGOON (P) NOON

WATER (9)

00N 7(a)

100 5(a)
RETIREMENT

614512 NT VII

SUBJECT
PROPERTY

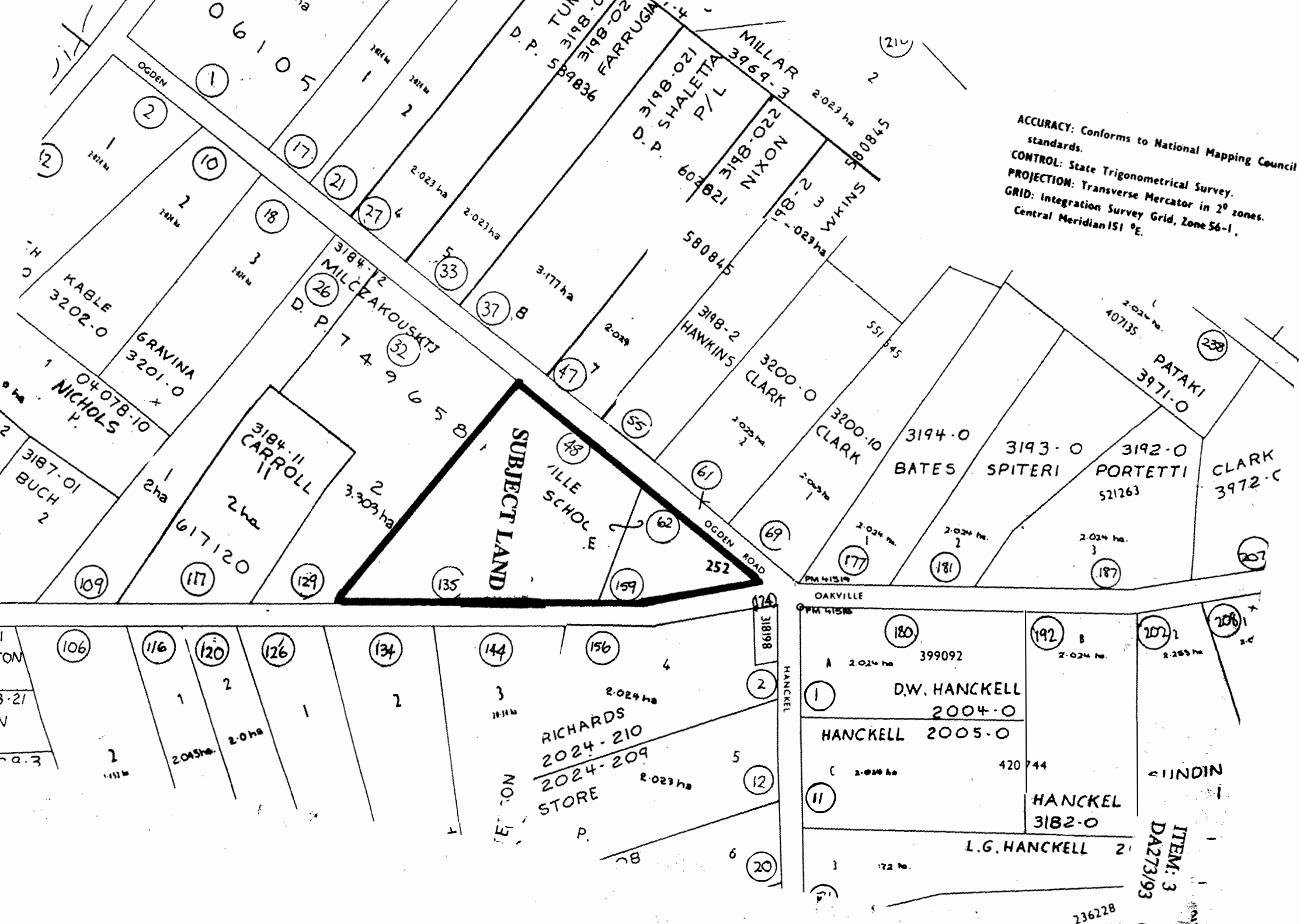
HERITAGE ITEMS

SHOW THIS - (517)

517

7

ACCURACY: Conforms to National Mapping Council standards.
CONTROL: State Trigonometrical Survey.
PROJECTION: Transverse Mercator in 2° zones.
GRID: Integration Survey Grid, Zone 56-1, Central Meridian 151°E.



ITEM: 7
P321/520

10 ha

7

4

7

8

7

8

115

116

41

AVENUE

5
+

Subject Property.

568057
16.79ha

2

19
4047m²

DP 751665

471

3.104 ha

16

GLOSSODIA

PUBLIC

2

SCHOOL

224

N.

D.

P.

8

0

5

2

3

0

2

1
6.077 ha

6.06 ha

236

ROAD

235

327487
20.23ha

14.36 ha

386

DP 751665

DP 751665

Pt
382
12.14ha

276

1
12.03 ha

2

8

3

285

0

8

5

Currency

Creek

397

15.18 ha

DP 751665

Pt 396

DP 751665

GENERAL PURPOSE COMMITTEE MEETING

F I N A N C E

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

1. MONTHLY FINANCIAL STATEMENTS. GF011/004 PT04/FM**A. CASH EXPENDITURE WARRANT Nº 1/1994****SUMMARY - Accounts Paid**

General Fund Nos.	23109	-	23713	4,019,063.94
Trust Fund Nos.	4041	-	4069	1,562,218.37
FID General Fund	-	-	-	-
				5,581,282.31

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

The summary Warrant presented above is fully supported by Vouchers and Invoices which have been duly certified as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Divisional Manager of Finance

General Purpose Committee - Finance - 1/2/94

B. STATEMENT OF BANK BALANCES AND RESPONSIBLE ACCOUNTING OFFICER'S CERTIFICATE**STATEMENT OF BANK BALANCES AS AT 30 NOVEMBER 1993**

GENERAL FUND	CR.	86,350.81
TRUST FUND	CR.	54,336.21
GENERAL FUND 98P		

FORM 2**GENERAL**

Balance - Cash Account as at 1 November 1993	DR.	594,320.54
Receipts for period ended 30 November 1993	CR.	5,009,740.29

CR. 4,415,419.75

Payments for period ended 30 November 1993	DR.	4,733,545.54
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DR. 318,125.79

Unpaid accounts in office amount to		154,007.99
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Limit of overdraft arranged with bank		800,000.00
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RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Statements have been reconciled in all funds as at 30 November 1993.

L M Weatherstone
Divisional Manager of Finance

General Purpose Committee - Finance - 1/2/94

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest Account</u>	<u>Amount</u>
763 Days	10.06.94	8.10%	General Fund	2,000,000.00

Term Deposits

90 Days	02.12.93	4.88%	Sewerage Fund	1,000,000.00
210 Days	09.12.93	5.32%	General Fund	1,500,000.00
59 Days	13.12.93	4.85%	General Fund	303,286.04
59 Days	13.12.93	4.85%	Sewerage Fund	196,713.96
85 Days	16.12.93	4.93%	Sewerage Fund	268,466.88
85 Days	16.12.93	4.93%	General Fund	90,394.12
85 Days	16.12.93	4.93%	Treatment Works	141,139.00
30 Days	29.12.93	4.82%	Sewerage Fund	600,000.00
112 Days	29.12.93	4.96%	Sewerage Fund	500,000.00
84 Days	31.12.93	4.90%	General Fund	1,200,000.00
83 Days	04.01.94	5.00%	General Fund	1,966,737.47
83 Days	04.01.94	5.00%	General Fund	33,262.53
271 Days	16.05.94	5.15%	General Fund	900,000.00
365 Days	01.06.94	5.55%	General Fund	1,000,000.00
365 Days	16.06.94	5.42%	Sewerage Fund	1,500,000.00
743 Days	15.09.94	7.90%	General Fund	330,000.00
395 Days	22.07.94	5.39%	Sewerage Fund	1,000,000.00
812 Days	08.09.94	7.21%	General Fund	460,000.00
812 Days	08.09.94	7.21%	General Fund	2,540,000.00
730 Days	06.07.95	5.91%	General Fund	2,000,000.00
750 Days	26.07.95	5.86%	General Fund	2,000,000.00
730 Days	28.07.95	5.86%	General Fund	500,000.00

Australian Treasury Corporation

03.02.94	8.70%	Workers' Comp Board	200,000.00
15.09.94	7.90%	Workers' Comp Board	420,000.00

Short Term Investments	<u>610,000.00</u>
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23,260,000.00

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the investments listed above are the total of all money that have been invested and that the investments have been made in accordance with the Act, Regulations and Council's investment policies.

L M Weatherstone
Divisional Manager of Finance

2. MONTHLY FINANCIAL STATEMENTS. GF011/004 PT04/FM

A. CASH EXPENDITURE WARRANT N° 2/1994

SUMMARY - Accounts Paid

General Fund Nos.	23714	-	24537	5,708,391.39
Trust Fund Nos.	4070	-	4093	1,097,841.67
FID General Fund	469196	-	-	887,938.39
				7,694,171.45

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

The summary Warrant presented above is fully supported by Vouchers and Invoices which have been duly certified as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Divisional Manager of Finance

General Purpose Committee - Finance - 1/2/94

B. STATEMENT OF BANK BALANCES AND RESPONSIBLE ACCOUNTING OFFICER'S CERTIFICATE**STATEMENT OF BANK BALANCES AS AT 31 DECEMBER 1993**

GENERAL FUND	CR. 119,577.22
TRUST FUND	CR. 87,455.11
GENERAL FUND 98P	

FORM 2

GENERAL

Balance - Cash Account as at 1 December 1993	DR. 318,125.79
Receipts for period ended 31 December 1993	CR. 9,326,062.44

CR. 9,007,936.65

Payments for period ended 31 December 1993	DR. 9,501,461.82
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DR. 493,525.17

Unpaid accounts in office amount to	317,277.65
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Limit of overdraft arranged with bank	800,000.00
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RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Statements have been reconciled in all funds as at 31 December 1993.

L M Weatherstone
Divisional Manager of Finance

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest Account</u>	<u>Amount</u>
763 Days	10.06.94	8.10%	General Fund	2,000,000.00

Term Deposits

83 Days	04.01.94	5.00%	General Fund	1,966,737.47
83 Days	04.01.94	5.00%	General Fund	33,262.53
28 Days	10.01.94	4.85%	Sewerage Fund	500,000.00
120 Days	08.04.94	5.00%	General Fund	1,500,000.00
271 Days	16.05.94	5.15%	General Fund	900,000.00
365 Days	01.06.94	5.55%	General Fund	1,000,000.00
365 Days	16.06.94	5.42%	Sewerage Fund	1,500,000.00
743 Days	15.09.94	7.90%	General Fund	330,000.00
395 Days	22.07.94	5.39%	Sewerage Fund	1,000,000.00
812 Days	08.09.94	7.21%	General Fund	460,000.00
812 Days	08.09.94	7.21%	General Fund	2,540,000.00
730 Days	06.07.95	5.91%	General Fund	2,000,000.00
750 Days	26.07.95	5.86%	General Fund	2,000,000.00
730 Days	28.07.95	5.86%	General Fund	500,000.00

Australian Treasury Corporation

03.02.94	8.70%	Workers' Comp Board	200,000.00
15.09.94	7.90%	Workers' Comp Board	420,000.00

Short Term Investments	Sewerage/Treatment Works	2,706,319.84
	General Fund	<u>158,680.16</u>
		21,715,000.00

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the investments listed above are the total of all money that has been invested and that the investments have been made in accordance with the Act, Regulations and Council's investment policies.

L M Weatherstone
Divisional Manager of Finance

3. REPORTING OF MONTHLY FINANCIAL STATEMENTS.
GF011/004 PT04/FM

The monthly reporting of financial statements to Council was in accordance with the requirements of the Local Government Act 1919. With the introduction of the new Local Government Act and associated Regulations, it is appropriate to review the monthly reporting requirements to Council through the General Purpose Committee, Finance Section. The intent of the review is to provide an efficient reporting mechanism whilst meeting statutory requirements.

The requirements set out in the Regulations for Local Government Financial Management include:-

- Separate Bank Accounts for the Consolidated Fund and Trust Fund.
- Reporting all money invested with a certificate as to whether the investments have been made within the guidelines of the Act, Regulations and internal investment policy.
- Any instance where actual income or expenditure is materially different to estimated income or expenditure.

In meeting the above requirements and maintaining internal control, a summary of accounts paid for each separate Bank Account will be reported monthly, with a certificate verifying that the detailed Warrant has been checked against payments made, balanced to Council's General Ledger and made available upon request to the Responsible Accounting Officer.

This will be followed by a Statement of Bank Balances, Cash Book Reconciliation and a report of all investments with a certificate from the Responsible Accounting Officer that each investment has been made in accordance with the Act, Regulations and Council's Investment Policy.

IT IS RECOMMENDED THAT the information be received.

4. BOOMERANG DRIVE, GLOSSODIA (LOT 3) - PROPOSED SALE. GC285/024 PT01/CS

An offer has been received from Mr Tony Mecozzi for the purchase of Lot 3 in DP812559 (Nº 2) Boomerang Drive, Glossodia. The offer is in the amount of \$45,000.

The property is a vacant residential lot located on the corner of Spinks Road and Boomerang Drive at Glossodia and comprises an area of 692.5m². The property is part of a three lot subdivision undertaken by Council and it is noted that the other two lots were sold some eighteen months ago for \$52,000 and \$53,000 respectively. However, commissions were payable on these sales to agents who sold the lots on Council's behalf. Market appraisals indicate \$45,000 to be a fair and reasonable offer for this lot given its corner location and the excessive site costs likely to be incurred in building on the property due to the variable undulation of the property. The other two lots in this subdivision provided relatively level building platforms.

No agents are involved in this sale and therefore no commission is payable.

✓ IT IS RECOMMENDED THAT:-

1. The offer in the amount of \$45,000 (forty five thousand) from Mr Tony Mecozzi for the purchase of Lot 3 DP812559 (Nº 2) Boomerang Drive, Glossodia be accepted.
2. The Seal of Council be affixed to all associated documentation.

5. WILBERFORCE SHOPPING CENTRE - ESTABLISHMENT OF A NURSERY. GC283/130 PT1/CS

A proposal has been submitted by Mr Paul Mahaffey to establish a garden nursery on land within the Wilberforce Shopping Centre site.

The nursery, as proposed, would be located on the grassed triangular area between the two wings of the complex ie between the newsagency and the post office. Customer access would be from the covered walkway at the front of the shops and deliveries would be made from the rear service laneway. A relocatable office, amenities facilities and cyclone security fencing of the site will be provided by the applicant. An appropriate colonial style gate would be erected at the shop frontage. A plan of the proposal will be displayed at the meeting.

The applicant has requested a three (3) x three (3) year ground lease of the site and has offered to pay a commencing rental of \$200 per week plus outgoings. It is noted that the Act provides that a subdivision would be required in this instance, if the lease term including option period exceeds five years and subsequently, the applicant is agreeable to a three (3) x two (2) year arrangement to avoid any additional costs. With regard to outgoings contributions payable by all tenants for rates, taxes and maintenance and repairs to the complex, negotiations have resulted in a flat contribution of \$20 per week being agreed upon. Consultant valuers have indicated that this is a fair and reasonable market rental for the site. Also, due to the expected high consumption of water by a nursery, separate water metering will be required.

Mr Mahaffey and his family currently own and operate the Wilberforce Garden Nursery on Singleton Road at Wilberforce and propose to relocate the business to this site due to better access and they are of the view that the shopping centre location will provide greater opportunities for their business. It is considered a nursery will prove to be an asset to the Centre and at the same time provide the Council an additional source of income. The subject site has not been identified for any alternative uses and is currently being utilised for unauthorised deliveries.

✓ **IT IS RECOMMENDED THAT** the area of land at Wilberforce Shopping Centre, as described in this report, be leased to Wilberforce Garden Nursery, subject to the following principal terms and conditions:-

1. A 3 (three) x 2 (two) year tenure.
2. A commencing weekly rental, including outgoings contribution, of \$220 (two hundred and twenty dollars), subject to annual review to the Consumer Price Index for Sydney and review to market at the commencement of the option period, if exercised.
3. The lessee being responsible for all reasonable legal and survey costs in this matter.
4. The lessee arranging separate water metering for the site and paying for the cost of same.
5. Payment of a bond in the amount of \$1,000 (one thousand).
6. The proposal is subject to lodgement of, and subsequent approval of, building and development applications.
7. The Seal of Council be affixed to all associated documentation.

6. WELLESLEY STREET, PITT TOWN (LOT 46) - PROPOSED SALE. GC285/015 PT01/CS

Council at its meeting of 13 July 1993 resolved to sell Lot 46 DP793511 Wellesley Street, Pitt Town to Mr Glen Power for \$58,000. Mr Power was subsequently unable to exchange contracts and the offer was withdrawn.

A fresh offer, also in the amount of \$58,000, has now been received from Mr Brett and Mrs Sharon Chain. As the proposed sale has been negotiated directly with Mr & Mrs Chain, no commission is payable.

Having regard to Council's previous resolution to sell the land, the application by Mr & Mrs Chain is supported.

✓ IT IS RECOMMENDED THAT:-

1. Council sell Lot 46 DP793511 Wellesley Street, Pitt Town to Mr Brett and Mrs Sharon Chain for a purchase price of \$58,000 (fifty eight thousand).
2. The Common Seal of Council be affixed to associated documentation.

7. WATER BOARD CONSULTATIVE FORUM. GA030/003 PT03/GM

The Local Government Association has been advised of a vacancy in the Water Board's Northwestern Region Consultative Forum/Corporate Customer Council which incorporates Hawkesbury Local Government area.

Nominations have been invited from Councillors for inclusion in the panel of names submitted by the Association to the Water Board.

Any Councillor nominated by the Association to the committee must agree in writing to observe the following conditions:

- (a) The Councillor will agree to resign from the Committee should she/he cease to be a Councillor;
- (b) The Councillor will provide a written report to the Association, at least twice a year, on the committee's activities.

✓ IT IS RECOMMENDED THAT a representative from this Council be nominated for inclusion in the panel of names submitted by the Association to the Water Board.

Questions

Sheather - EPA reports in local paper
— where do they get recommendations from
EPA go to Health Dept ?? - Ray
Clifford did not know - Various
reports Sheather hasn't been
able to get - blue/green algae
toxicity levels - EPA say dangerous
over 15,000 - we've had readings
over 600,000 ? — Info. for Qid Mh.

Pami - Hans Bergius - Portland - when

Colvert - Helroyd came filling a
wetland area - HCE to ~~stop~~
make representations to find out
facts and depending on facts
we should expect to filling of
wetland area.

Stuck - Dept. of Health should be contacted
regarding info. for algae blooms

- Trees close to homes are
beneficial in fires p5 Herald
Monday 3/1/94 - Report to Council

- Gas light at school