

John

HAWKESBURY CITY COUNCIL



Where People Make The Difference!

COMMITTEE BUSINESS PAPER

MEETING DATE: 22 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: 17 February 1994

HAWKESBURY CITY COUNCIL



George Street, Windsor NSW 2756
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*A Community Celebrates
Hawkesbury Bicentenary 1794-1994*

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

Dear Mr Falson

A meeting of the GENERAL PURPOSE COMMITTEE will be held in the Council
Chambers, Windsor, on TUESDAY, 22 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...

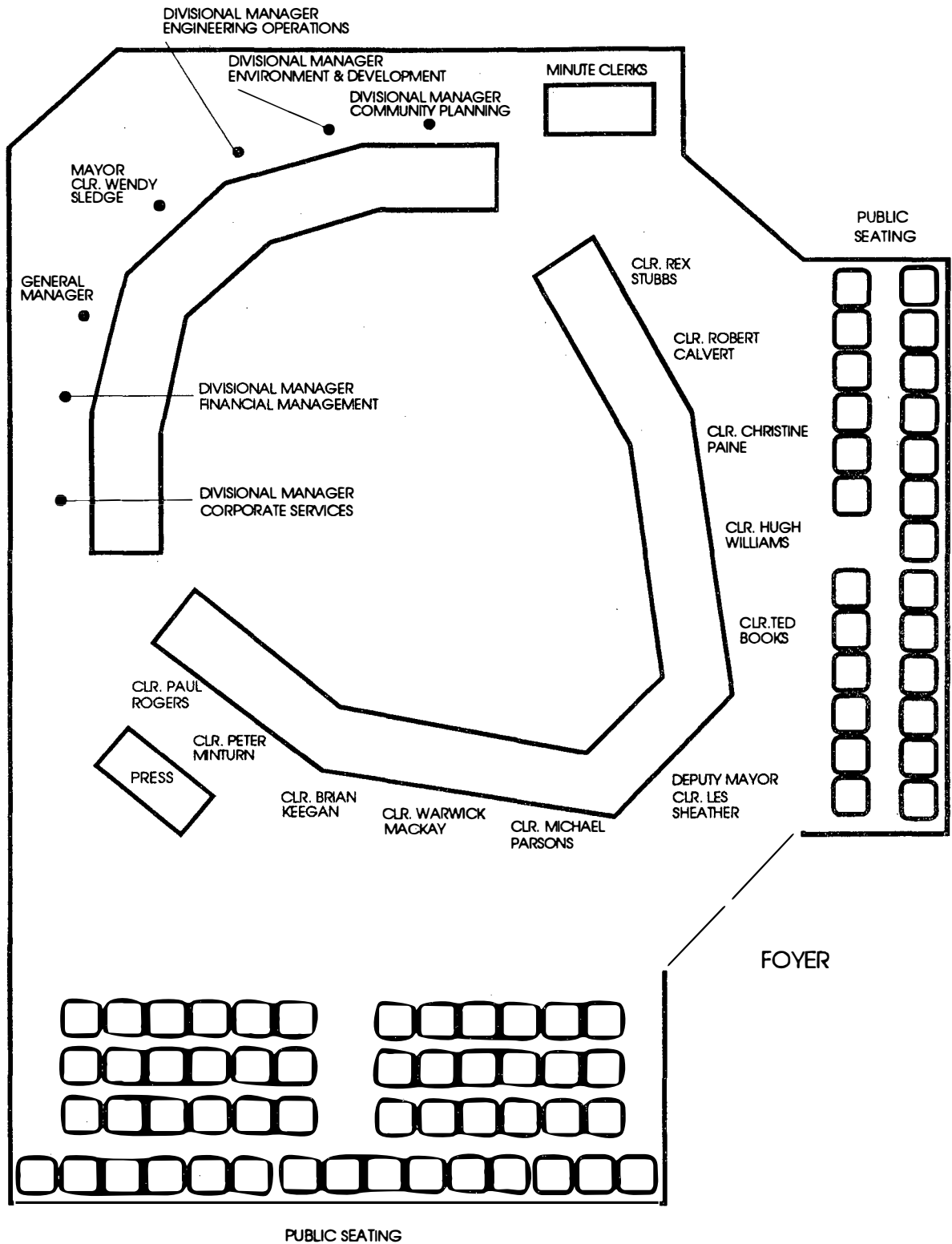
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 1 February 1994, commencing at 9.30am.

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

An apology for absence was received from Councillor W J Mackay, B N Keegan, H J M Books and P J Minturn.

RESOLVED on the motion of Councillor R G Calvert seconded by Councillor L C Sheather, Deputy Mayor, that the apologies be accepted.

RESOLVED on the motion of Councillor R G Calvert seconded by Councillor L C Sheather, Deputy Mayor, that the Minutes of the General Purpose Committee Meeting held on 30 November 1993, be confirmed.

Councillor C A Paine arrived at the meeting at 9.37am.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

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

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

ACTION BE TAKEN to finalise the change of name of Faischi Crescent, South Windsor to Fiaschi Place.

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

THE INFORMATION BE received.

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

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.
3. Council obtain a valuation subject to written confirmation from the Environmental Protection Authority that this proposal is viable.

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

THE 1994 PARK Improvement Program be adopted.

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

IN ADDITION TO the existing concession offered at the swimming centres, the following be offered to the general community commencing immediately:-

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.

INSPECTION - BERGER ROAD, SOUTH WINDSOR -
DETENTION BASIN. 0245/R PT02

The Committee inspected the detention basin off Berger Road, South Windsor.

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

THE ROADS AND 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

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

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

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

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

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

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

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/disparate 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 an 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 Local Traffic Committee will be held at 10.00am on 11 February 1994.

Meeting terminated at 11.45am.

THE REPORT BE received and the recommendations be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT

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

Mr B McKinlay, on behalf of the applicant, addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 2.00pm. Councillors present at the inspection were Councillors W J Sledge, R G Calvert, C A Paine, M G Parsons, P E Rogers, L C Sheather, R P Stubbs, and H Williams.

Mr Kemp, applicant; Mr B McKinlay, on behalf of the applicant; and Mr W Ritchie, Port Erringhi Rate Payers Association, addressed the Committee on site.

CONSIDERATION OF THE rezoning application be deferred pending the outcome of the 'Our City Our Future' planning strategy.

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

Mrs E Colquhoun, applicant, addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 3.00pm. Councillors present at the inspection were Councillors W J Sledge, R G Calvert, C A Paine, M G Parsons, L C Sheather, and H Williams.

Mrs E Colquhoun, applicant, addressed members of the Committee on site.

As a quorum of the Committee was not present a recommendation could not be formulated.

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

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° 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.
 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.
- C. The Department be requested to provide an additional 7 (seven) parking spaces.

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

Mr F Leal, applicant; and Mrs Woodhill, objector, addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 3.20pm. Councillors present at the inspection were Councillors W J Sledge, R G Calvert, C A Paine, M G Parsons, L C Sheather, and H Williams.

Mr F Leal, applicant; and Mrs Woodhill, adjoining property owner addressed members of the Committee on site.

As a quorum of the Committee was not present a recommendation could not be formulated.

5. CONSTRUCTION OF TWELVE (12) PLASTIC IGLOOS AND VARIATION OF TREE REMOVAL APPROVAL - LOT 11 DP 25149 N^o 27 AIRSTRIP ROAD, PITT TOWN - J P & R L ROGERS - BA1451/93, P112.7/ED

Mr Walmsley, on behalf of the applicants, addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 1.15pm. Councillors present at the inspection were Councillors W J Sledge, R G Calvert, C A Paine, M G Parsons, P E Rogers, L C Sheather, R P Stubbs, and H Williams.

The applicant and Mr Walmsley, Solicitor on behalf of the applicant, addressed the Committee on site.

- 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 advanced trees are required on the northern side of the driveway and using species and numbers to the satisfaction of the Divisional Manager Environment & Development.

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

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.

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

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**

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.

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

Mr Pandu addressed the Committee.

- 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).
 - 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

THE INFORMATION ON "Sydney's Future" be received.

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

This item was dealt with in conjunction with Item 4 of the Planning and Development Section of this Business Paper.

SECTION 3 - FINANCE

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

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

A. CASH EXPENDITURE WARRANT N° 11/1993

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

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

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

A. CASH EXPENDITURE WARRANT N° 12/1993

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

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

THE INFORMATION BE received.

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

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

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

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

A REPRESENTATIVE FROM this Council be nominated for inclusion in the panel of names submitted by the Association to the Water Board.

Councillor L C Sheather, Deputy Mayor, was nominated for inclusion.

SECTION 4 - QUESTIONS WITHOUT NOTICE

1. Councillor Rogers asked what was proposed in relation to a debriefing of Councillors, staff, bush fire personnel and National Parks and Wildlife Service personnel in relation to the recent bush fires in the Hawkesbury.

The General Manager advised that there will be a short written report with plans and statistical details to the Ordinary Meeting. A coronial enquiry on the fires will be held, and accordingly there is the need to have the matter reported in some detail.

In terms of the brigades, each one has been asked, as have the associated support agencies, to provide notes of debriefing. The Mayor and General Manager have been to two of those to date and others are providing their input separately. There will be a debriefing of captains of the Hawkesbury City Bush Fire Brigades on Friday, 11 February.

Councillor Rogers asked that perhaps an informal debriefing for Councillors could take place to have an exchange of ideas and matters that were raised during the period of the bush fires which may be of benefit.

The Mayor advised that this can be organised.

2. Councillor Parsons asked that a congratulatory tribute be sent to the oldest living Australian who is celebrating her 107th birthday today as she was born in Lower Portland.
3. Councillor Sheather advised that he had spoken to the General Manager regarding the submissions for the pool proposal that are currently on display in the foyer of the Council Offices. If the pools at South Windsor are going to be used for sport, then Richmond Pool be looked at for the feasibility of having a wet area as this has not been displayed, at this time the public may shy away from the expense.

The General Manager advised that the matter will be further investigated and Councillor Sheather will be advised of the outcome.

4. Councillor Sheather asked if Ray White's property at Wilberforce alongside the Tropicana is a proposal for a nursery.

The Divisional Manager Environment and Development advised that it was reported to Council at its last meeting. Council approved a nursery/landscape supply business.

Councillor Sheather asked what the zoning of the land is.

The Divisional Manager Environment and Development advised that it is Environmental Protection 7(d) (Scenic).

5. Councillor Sheather advised that in relation to the Environmental Protection Authority reports in the local paper on the River, he has been trying to obtain documentation in relation to the Authority's recommendations.

It appears, at this stage, that there have been no studies done and asked whether this could be pursued as to where the information may come from and to what degree of investigation has been done in relation to the toxicity of blue/green algae on the Hawkesbury River.

6. Councillor Paine asked if more care can be taken when mowing and "whipper snipping" around the trees in Governor Phillip Park as some complaints have been received that the trees are being ring barked.
7. Councillor Paine asked if maintenance attention could be given to the Mall area, including the water wheel.
8. Councillor Calvert asked if Holroyd Council can be contacted regarding reports that a wetland area in an industrial site was going to be filled in. This wetland area is only 3ha in approximately a 27ha area and whilst it is felt that this is only a small section of wetland area, it is a fairly unique little one and it aggravates the problem down stream.
9. Councillor Calvert asked if some double lines can be placed on high speed or 60kph sections of road in Glossodia and Freemans Reach as some residents have made representations.
10. Councillor Calvert asked about new Bligh Park Community Centre regarding what access is there for groups to use the Centre and what is the roster system for hiring.

The Divisional Manager Community Planning advised that physical access is from Colonial Drive and access for the use of the building is in the hands of the Management Committee, as a report to Council previously indicated the Management Committee currently operating the Sirius Road Community Centre would also manage this one.

11. Councillor Calvert asked if a site inspection can be done today to the detention basin in Berger Road, South Windsor, as some 2½ years ago Council constructed part of a detention basin which is incomplete and the erosion is considerable, it is felt that the Council should be aware of the neglected state it has fallen into and some form of remedial repair should be taken to bring it up to an acceptable standard.

12. Councillor Calvert asked about Macquarie Park House, it was noticed that the restoration works have been finished, and upon inspection last week it is felt that it would be appropriate that a childrens play area would be beneficial. Could a report be done by the Ordinary meeting on the cost of play equipment and whether any funds are available from the restoration of Macquarie Park House.
13. Councillor Stubbs advised that he has had some representations from St James Church at Pitt Town regarding some works Council has undertaken outside the Church in 1988 as part of the Bicentennial Program, including the erection of an old gaslight. It was suggested that our commitments have not been completely fulfilled.
14. Councillor Stubbs advised that following the recent bushfires, it is felt that Council will receive many applications for tree removal. Councillor Stubbs made reference to a story on Page 5 of Monday, 31 January's Herald, which suggests that trees close to homes can actually reduce the risk of fires rather than increasing it. Can this matter be further reported to Council?
15. Councillor Stubbs advised that those who attended the last Australia Day Dinner were reminded that we are in a marginal government electorate and that prior to the election the former Minister for Tourism made a commitment for some funds for the restoration of the Wharf in Thompson Square area. What has happened to these funds?

The General Manager advised that there was a promise of funds and it was necessary, of course, that Council as with any other organisation complete the necessary forms so that the funds were justified. This has been completed and Council will be made aware of the outcome.

The meeting terminated at 12.05pm

Submitted to and confirmed at the meeting of the General Purpose Committee held on 22 February 1994.

.....Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee – Works – 22.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	1700	0	885	885		Annual Provision
1020.00	Tree Planting New	7360	0	0	0		Annual Provision
1020.01	Tree Maintenance	19160	0	1642	1642		Annual Provision
1020.02	Earth Week	2320	0	0	0		Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
Ferries							
2000	Lower Portland Ferry	87560	0	8661	8661		Annual Provision
RTA State Roads "Tied" Grant 93/94							
2002.250	Wisemans Ferry 1993/94	200000	111458	18561	130018		93/94 Programme
2004.250	Webbs Creek Ferry 1993/94	165000	98902	13806	112708		93/94 Programme
2006.250	Sackville Ferry 1993/94	155000	77256	12102	89358		93/94 Programme
2007.251	Spare Ferry 1993/94	5000	11308	461	11769	6769	93/94 Programme
2008.0	Docking Slips	7960	0	242	242		Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Road Maintenance						
2016.1 –5 Sealed Roads Maintenance	558390	0	40781	40781		Annual Provision
Reseals						
<u>1993 Maintenance Works Program</u>						
<u>Road Works Reserve \$8770</u>						
Bilpin						
2036.04 Hanlons Rd South	2500	0	0	0	–	Programmed January
Wilberforce						
2036.77 Burdekin Rd	6270	0	0	0	–	Programmed January
<u>Loan Funds plus Loan Redemption Funds</u>						
Freemans Reach						
2036.19 Freemans Reach Rd, 4.5 – 5.8km from Putty Rd	16000	0	0	0	–	Programmed January
Kurrajong Heights						
2036.33 Vista place, plus A.C. bulb	14600	3324	0	3324	–11277	Work completed
Windsor						
2036.150 Cambridge Ave	3836	0	0	0	–	Programmed January
<u>Revenue (Previous loan 92/93 \$46824)</u>						
McGraths Hill						
2036.35 Old Hawkesbury Rd	15624	0	0	0	–	Programmed March

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Revenue (Loan Redemption Funds \$224174)						
	McGraths Hill						
2036.36	McGrath Road	12000	0	0	0	–	Programmed March
2036.37	Plimsoll St (not full length)	8825	3259	4952	8211	–614	Work completed
2036.38	West Hill St	1500	1579	0	1579	79	Work completed
	Maraylya						
2036.39	Mewton Rd	6400	212	0	212	–6188	Work completed Costs to be finalised
2036.40	Neich Rd	11850	6023	0	6023	–5827	Work completed Costs to be finalised
2036.41	Phipps Rd, second half	6700	5307	0	5307	–1393	Work completed
	Mulgrave						
2036.42	Mulgrave Rd, south of Railway	8800	5670	0	5670	–3130	Work completed Costs to be finalised
	Oakville						
2036.47	Commercial Road (Boundary Rd to Menin Rd)	10300	6292	0	6292	–4008	Work completed
2036.49	Martins Rd	4000	3234	0	3234	–766	Work completed
2036.52	Old Pitt Town Rd, 3.2–4.9km recon two sections plus reseal	40300	35132	0	35132	–5168	Work complete
2036.53	Old Stock Route Rd (Saunders Rd to Oakville Rd)	5200	0	0	0	–	Programmed March

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Richmond						
2036.61	Bourke St (Windsor St to Railway)	5899	2026	1213	3239	–2660	Work completed
2036.62	Clarke Avenue	5500	1896	2579	4475	–1025	Work completed
2036.63	Ducker Avenue	2800	905	1087	1992	–808	Work completed
2036.64	East Market St (Lawrence Ave to Brentwood Ave)	4500	1552	2286	3837	–663	Work completed
2036.65	Francis St (Pitt St to Bourke St)	6800	2371	2707	5078	–1722	Work completed
2036.66	Francis St (Paget St to East Market st)	7000	2414	3296	5709	–1291	Work completed
2036.67	Long st	1800	1523	0	1523	–277	Work completed
2036.68	Moray St (Teviot St to College St)	4000	1422	706	2129	–1872	Work completed
2036.69	Rutherglen Ave	7000	2458	3012	5470	–1530	Work completed
2036.70	Smith Ave	1800	517	1401	1918	118	Work completed
	South Windsor						
2036.71	Church St (Bell St to Campbell St)	9800	5243	0	5243	–4557	Work completed
	Tennyson						
2036.73	Derrig Rd	11300	0	0	0	–	Programmed February
	Vineyard						
2036.74	Level Crossing Rd	7000	0	0	0	–	Programmed February
2036.75	Railway Road South	12700	0	0	0	–	Programmed March
	Wilberforce						
2036.78	Church Rd (Macquarie Rd to Old Sackville Rd)	5200	2782	0	2782	–2418	Work completed
2036.79	Coburg Rd (Macquarie Rd to Old Sackville Rd)	4500	2408	0	2408	–2093	Work completed
2036.80	King St	2500	1337	0	1337	–1163	Work completed
2036.81	Stannix Park Rd 700m from Putty Rd	8200	4387	0	4387	–3813	Work completed

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 st January, 1994

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>Road Works Reserve (\$53176)</u>						
Windsor						
2036.100 Cornwallis Rd, 0–1.6km (minus 300m)	14576	8	0	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
<u>Reseal Rehabilitation Program</u>						
Road Works Reserve (\$20000)						
2017.01 Cabbage Tree Rd 1.3 – 2.8km from Grose Vale Rd	16000	7600	0	7600		Work completed Costs to be finalised
2017.11 Vincent Road 420m to end	4000	3750	0	3750		Work Completed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Expenditure				Variance	Remarks
	Item	Adopted	Previous	Current	Total		
		Estimate	Years	Expenditure	Expenditure		
<u>1994 Half Year Roadworks Program</u>							
	Reseals – 1993/94 FA Grant (\$848520)						
	Ebenezer						
2016.30	Stones Rd	2100	0	0	0		Programmed
2016.31	Port Erringhi Rd	6100	0	0	0		Programmed
2016.32	Sirius Crescent	5600	0	0	0		Programmed
2016.33	Tizzana Rd further 1.2km commencing 750m south of Portland Head Rd	14400	0	0	0		Programmed
	Wilberforce						
2016.34	David St	3100	0	0	0		Programmed
2016.35	Duke Rd, Macquarie Rd to Clergy Rd (3.5m width)	1500	0	0	0		Programmed
2016.36	Bora Place (AC Bulb only)	1400	0	0	0		Programmed
2016.37	Coburg Rd, Macquarie Rd to Sackville Rd	6900	0	0	0		Programmed
	Agnes Banks						
2016.43	Crowleys Lane	10500	0	0	0		Programmed
2016.44	Markwell Place	3000	0	0	0		Programmed
	North Richmond						
2016.45	Crooked Lane, Bells Line of Rd to Slopes Rd	8000	0	0	0		Programmed
2016.46	Silks Rd	4000	0	0	0		Programmed
2016.47	Campbell St, Elizabeth St to William St	2500	0	0	0		Programmed
2016.48	Charles St, Elizabeth St to William St	2500	0	0	0		Programmed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Adopted	Expenditure Previous	Current	Total		
	Item	Estimate	Years	Expenditure	Expenditure	Variance	Remarks
2016.49	Slopes Rd, Single Ridge Rd to No615	8500	0	0	0		Programmed
2016.50	Access Road in front of Post Office Windsor	2000	0	0	0		Programmed
2016.55	James Ruse Cl, including AC Bulbs	7100	0	0	0		Programmed
2016.56	Primrose Pl, including AC Bulbs	2300	0	0	0		Programmed
2016.57	Elizabeth Street	1700	0	0	0		Programmed
2016.58	Claremont Street	2600	0	0	0		Programmed
2016.59	Suffolk Street	2000	0	0	0		Programmed
2016.60	Arndell Street	3900	0	0	0		Programmed
2016.61	Baker St, The Terrace to 50m cast South Windsor	1000	0	0	0		Programmed
2016.62	Yarrowonga, Church to George St	2600	0	0	0		Programmed
2016.63	Church St, Railway property to Bell St	2000	0	0	0		Programmed
2016.64	Church St, Rickaby St to Yarrowonga	8500	0	0	0		Programmed
2016.65	Church St, Yarrowonga to Ham St	5000	0	0	0		Programmed
2016.66	Berger Rd, Woods Rd to Fairey Rd	11000	0	0	0		Programmed
2016.67	Bradley rd, Woods Rd to No 35	5600	0	0	0		Programmed
2016.68	Thorley Rd Bligh Park	3000	0	0	0		Programmed
2016.69	James St, Macquarie St to Mileham St	2600	0	0	0		Programmed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Adopted	Expenditure Previous	Current	Total	Variance	Remarks
	Item	Estimate	Years	Expenditure	Expenditure		
	Freemans Reach						
2016.71	Kurmond Rd, Marlene to Hibberts Lane	14000	0	0	0		Programmed
2016.72	Kurmond Rd, west of Terrace Rd 0.55km to 0.9km	4300	0	0	0		Programmed
2016.73	Kurmond Rd, west of Terrace Rd 1.3km to 1.6km	3700	0	0	0		Programmed
2016.74	Kurmond Rd, 350m west of Spinks Rd	4300	0	0	0		Programmed
2016.75	Raymond Street	1800	0	0	0		Programmed
	Kurrajong						
2016.76	Old Bells Line of Road, Grose Vale Rd to McMahons Park Rd	10600	0	0	0		Programmed
2016.77	Florence Ave, AC Bulb only	1500	0	0	0		Programmed
	Kurmond						
2016.78	McMahons Rd, 100m from Comleroy Rd	1200	0	0	0		Programmed
	Kurrajong Heights						
2016.79	Tomah Street	1600	0	0	0		Programmed
2016.80	Tomah St, Warks Hill Rd to Bells Line of Road	1100	0	0	0		Programmed
2016.81	Douglas St, from Bells Line of Road 220m	2800	0	0	0		Programmed
2016.82	East Street	5100	0	0	0		Programmed
2016.83	Coach House Road	3300	0	0	0		Programmed
2016.84	Coach House Place	1800	0	0	0		Programmed

1. WORKS COST STATEMENT

EXPENDITURE TO: 31 st January, 1994

		Expenditure Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Item						
	Bilpin						
2016.85	Mt Lagoon Rd, 4.1 km to 5.1 km	12900	0	0	0		Programmed
	Pitt Town						
2016.86	Bathurst St, Buckingham St to Pitt Town Bottoms Rd	15900	0	0	0		Programmed
2016.87	Hawkesbury and Johnston Street	9600	0	0	0		Programmed
2016.88	Schofield Rd, Old Stock Route Rd to Old Pitt Town Rd	8500	0	0	0		Programmed
2016.89	Redfern Place	4900	0	0	0		Programmed
2016.90	Mitchell Rd, Redfern Pl to Cattai Rd	3300	0	0	0		Programmed
	East Kurrajong						
2016.91	Titas Road	5800	0	0	0		Programmed
	Hobartville						
2016.92	Town St, Hereford St to Laurence St	7900	0	0	0		Programmed
2016.93	Brentwood, southern end including AC Bulb	2800	0	0	0		Programmed
2016.94	Valder Avenue	12800	0	0	0		Programmed
2016.95	Thompson Avenue	4300	0	0	0		Programmed
2016.96	Bell Avenue	1700	0	0	0		Programmed
	Scheyville						
2016.97	Dormitory Hill Road	10500	0	0	0		Programmed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Reseals – 1994 Revenue (\$75000)</u>						
	Richmond						
2016.38	Andrew St, Pitt St to Dight St	5500	0	0	0		Programmed
2016.39	Hobart St, Dight St to Eastern End	7800	0	0	0		Programmed
2016.40	Bowman St, Jersey to Pitt St	6500	0	0	0		Programmed
2016.41	Francis St, Old Kurrajong Rd to Chapel St	5000	0	0	0		Programmed
2016.42	Bosworth St, Francis St to Windsor St	5200	0	0	0		Programmed
	Oakville						
2016.51	Harkness Rd, Menin Rd to Commercial Rd	12100	0	0	0		Programmed
2016.52	Saunders Rd, Old Pitt Town Rd to Oakville Rd	11500	0	0	0		Programmed
2016.53	Glenidol Rd	14100	0	0	0		Programmed
2016.54	Old Stock Route Rd, Garfield Rd to Oakville Rd	4300	0	0	0		Programmed
	South Windsor						
2016.70	Bell St, George St to Mileham St	3000	0	0	0		Programmed
	<u>Regional Roads Program 1993/94 RTA Grant</u>						
2035.200	Regional Roads 1993/94	403940	139199	1821	141020		1993/94 Programme
	<u>ROAD MAINTENANCE</u>						
2021.01 – 5	Unsealed Roads Maintenance	261390	0	1250	1250		Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>FLOOD & STORM DAMAGE</u>						
<u>RTA Grant 1992</u>						
<u>Local Roads (\$1153600)</u>						
<u>Working Funds (Council \$25000)</u>						
2027 Local Roads 1992	1189907	1168196	0	1168196	—	Work in progress
<u>Dept Public Works Grant 1992</u>						
2030 Howe Park	16000	13877	0	13877	—	Work in progress
Governor Phillip Park	191100	167341	0	167341	—	Work commenced
2016 Emergency	9500	9500	0	9500	—	Work completed
<u>Maintenance and Repair</u>						
2042.01 Paved Footpath Maintenance	11190	0	0	0		Annual Provision
2042.07 Unpaved Path Maintenance	1060	0	0	0		Annual Provision
2044 Bus Shelter Shed Maintenance	3820	0	0	0		Annual Provision
2046.01 Bridge Maintenance	48930	0	44	44		Annual Provision
<u>Bridge Construction</u>						
Financial Assistance Grant Rd Reconst \$69398						
Financial Assistance Grant Bridges \$65602						
2047.01 Mill Rd Bridge Replacement	135000	1248	63	1311	—	Programmed Jan/Feb Survey costs

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>Kerb & Guttering</u>						
2080.501 Revenue (Previous Ln 92/93 \$97500) Nightingale Square	66000	513	0	513	–	Programmed Jan/Feb Survey costs
2080.509 Grose Vale Rd North Richmond	31500	18014	4808	22822	–8678	Work completed Costs to be finalised
2080.550 Improve entrance Windsor Ln Funds \$26356 Ln Reserve \$37329	63685	0	7221	7221	–	Work commenced
<u>1994 Half Year Roadworks Program</u>						
<u>Kerb & Gutter and Footpaving</u> (Kerb & Gutter Reserve \$75000)						
2080.601 Catherine St Windsor, K&G reconstruction and adjustment of sandstone associated with roadwork	14940	0	0	0		Programmed
2080.602 Church St Sth Windsor, K&G works associated with road and drainage works between James and Campbell Streets	16200	0	0	0		Programmed
2080.603 Argyle St Sth Windsor, concrete footpaving south side between Macquarie & George Streets & Macquarie & Mileham Streets	7700	0	0	0		Programmed
2080.604 Laurence St Hobartville, concrete paving adjacent to Tamplin Field from Powell St to existing path	7200	0	0	0		Programmed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Adopted	Expenditure Previous	Current	Total	Variance	Remarks
	Item	Estimate	Years	Expenditure	Expenditure		
2080.605	George St Windsor, concrete footpaving missing section between No 37 and No 43	2500	0	0	0		Programmed
2080.606	Drummond St Sth Windsor, footpaving south side Macquarie to the pool	7500	0	0	0		Programmed
2080.607	Elizabeth St Richmond, concrete footpaving adjacent to school (remaining section)	3960	0	0	0		Programmed
	<u>Wombat Crossings</u>						
	<u>plus \$25000 RTA Grant plus \$10000 Windsor Traffic Study</u>						
2081.13	George St Windsor (Near Coles)	10000	0	0	0		Programmed
2081.14	George St Windsor (adjacent to Primary School)	10000	0	0	0		Programmed
2081.11	Tebbut St Windsor (adjacent to Primary School)	10000	0	0	0		Programmed
2081.12	Alexander St Bligh Park (adjacent to Primary School)	10000	0	0	0		Programmed
2082.01	Richmond Kerb Ramps for Disabled	10000	0	0	0		Programmed

PROVISION FOR INFRASTRUCTURE

2061.01	Sundry Pub/ Wks Survey & Design	15130	0	660	660		Annual Provision
2074	Vehicular Crossings	1330	0	0	0		Work as required

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
Item		Adopted Estimate	Previous Years				
<u>CITY ROADS CONSTRUCTION</u>							
	<u>Loan Program 90/91</u> + 30000 Cncl Funds						
2066.05	The Terrace closure relocation	230000	177763		177763	−52237	Work completed
2070.52	Fitzgerald Street – George St to The Terrace – pavement reconst	101500	93471	84	93555	−7945	Work completed
	<u>Roads Reconstruction</u> <u>Financial Assistance Grant 92/93 \$574620</u>						
2069.501	Spinks Rd, reconstruction and kerb & gutter 2.1 – 2.82km	271620	745	180	925	–	Programmed February Survey costs
2078.01	The Driftway, reconstruction. FA Grant \$330000 FA Grant (Cncl Prop.) \$165000 Penrith City Cncl \$165000	660000	485174	0	485174	−174826	Work completed Costs to be finalised
2069.502	Buckingham St Pitt Town, Liverpool St to Main Cattai Rd	26400	23830	0	23830	−2570	Work completed
2069.503	Yarraman Rd Grose Wold	24000	19049	0	19049	−4951	Work completed
2069.504	Boundary Rd Glossodia	52600	47950	0	47950	−4650	Work completed
2069.505	Paget St Richmond, pavement reconstruct	31 000	23421	0	23421	−7579	Work completed

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Loan Funds 1991/92 \$57500</u>						
2069.512	Traffic Facilities Windsor	23500	175	0	175	–	Work commenced survey costs
2069.514	Palmer St, George St to North St	12000	10000	0	10000	–2000	Work completed
2069.516	Grenville St Pitt Town, sealed shoulder adj to kerb & gutter	22000	16409	0	16409	–5591	Work completed
	<u>Revenue (Previous Ln 92/93 \$108500)</u>						
2069.506	Nightingale Square Glossodia	30000	386	0	386	–	Programmed Jan/Feb survey costs
2069.507	Ebenezer Wharf Rd, rehabilitation	50000	48405	0	48405	–1595	Work completed
2069.508	Grose Vale Rd, Nth Richmond	28500	28117	0	28117	–383	Work completed
	<u>Roadworks Reserve (\$57039)</u>						
2069.04	Collith Ave, rehab/reconstruction	57039	0	0	0	–	Subject to report Feb. GPC.

1994 Half Year Roadworks Program

	<u>Road Construction</u>						
	<u>(FA Grant 93/94 \$548520)</u>						
2069.100	Carrs Rd Wilberforce, reconstruct 300m section	19800	0	0	0		Programmed
2069.101	Irwins Rd East Kurrajong, reconstruct 230m failed road pavement	13800	0	0	0		Programmed
2069.102	Bus Shelter, corner Howes and Singleton Roads	4000	0	0	0		Programmed
2069.103	Railway Rd South Mulgrave, reconstruct existing road pavement from Mulgrave Rd 1350m east	111520	0	0	0		Programmed

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

	Item	Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
		Adopted Estimate	Previous Years				
2069.104	Mitchell Rd Pitt Town, reconstruct half width road for approx 80m	3200	0	0	0		Programmed
2069.105	Fischer Rd Maraylya, reconstruct 1600m from Pitt Town Dural Rd	140000	0	0	0		Programmed
2069.106	Crowleys Lane Agnes Banks, reconstruct 350m section	19200	0	0	0		Programmed
2069.107	Yarramundi Lane Richmond, reconstruct section of failed pavement between Crowleys Lane and Inalls Lane	118500	0	0	0		Programmed
2069.108	Post Office Rd Ebenezer, reconstruction	43500	0	0	0		Programmed
2069.109	Cnr Bathurst/Eldon/Grenville Streets Pitt Town construct raised traffic island, including signage	3000	0	0	0		Programmed
2069.110	Irwins Rd East Kurrajong, reconstruct and seal the unsealed section	39600	0	0	0		Programmed
2069.111	Kable St Windsor, footpath restorations, construct paving bricks south side between George St and The Terrace	28900	0	0	0		Programmed
2069.112	Fitzgerald St Windsor, reconstruct bitumen footpath in paving bricks between Rest Centre and George St	3500	0	0	0		Programmed

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Road Construction (Loan Redemption Funds \$175000)</u>						
2076.01	Catherine St Windsor, pavement reconstruction associated with K&G reconstruction and sandstone adj	55400	0	0	0		Programmed
2076.02	Church St South Windsor, east side between James St and Campbell St Pavement and drainage works associated with K&G works	77800	0	0	0		Programmed
2076.03	Cornwells Lane Richmond, reconstruct from Bensons Lane to Triangle Lane	41800	0	0	0		Programmed

LOCAL ROADS PROGRAMMES

L/R 90/91 RTA Grant (\$580000)

2071.302	Boundary Road Vineyard	87500	6519	0	6519	—	In conjunction with culvert construction
2071.304	Mileham St – Day St – Fairey Rd	242500	247948	0	247948	5448	Work completed

L/R 91/92 RTA Grant (\$673826)

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

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>3x3 Roads Program (\$322000)</u>							
2077.01	Mulgrave Rd, reconstruct including entry to Curtis Rd	150000	485	3757	4242	–	Programmed January 1994 survey costs
2077.02	Whitmore Rd, reconstruct and seal unsealed section	87000	59920	427	60347	–26653	Work completed
2077.03	Old Hawkesbury Rd/ McGraths Rd McGraths Hill	68500	485	0	485	–	Programmed March survey costs
2077.04	Roberts Creek Rd, reconst access fm East Kurrajong Rd Sec 1	16500	15019	0	15019	–1481	Work completed

TRAFFIC MANAGEMENT

2090.01	Traffic Signs New	21630	0	1165	1165		Annual Provision
2092.01	Traffic Signs Maintenance	11670	0	657	657		Annual Provision

PUBLIC UTILITY INFRASTRUCTURE**Cemeteries**

3000	Cemeteries Expenses	45540	0	3198	3198		Annual Provision
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1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Expenditure					
Item		Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>Emergency Services</u>							
3010	State Emergency Services	30830	0	1585	1585		Annual Provision Volunteer Organisation
<u>Drainage/Stormwater Control</u>							
	Loan Funds \$939,583						
3200.106	North Street (plus revenue \$11800)	23170	2553	0	2553	—	Agreement for easement with one owner not complete
3200.202	Bandon/Windsor/Old H'bury Rds	18500	9453	0	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	9732	0	9732	—	Work nearing completion
3200.400...	Richmond Drainage	800000	5877	0	5877	—	Design complete, tender documents under preparation
	Loan Funds 92/93 (\$38000)						
3200.300	North St, Windsor, Stage 2	38000	1402	0	1402	—	Agreement for easement with one owner not complete
<u>Maintenance</u>							
3210	Drainage Maintenance	17500	0	71	71		Annual Provision

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

		Adopted	Expenditure Previous	Current	Total	Variance	Remarks
Item		Estimate	Years	Expenditure	Expenditure		
<u>1994 Half Year Roadworks Program</u>							
<u>Drainage (Drainage Reserve \$80000)</u>							
3200.11	College St Richmond, reconstruct partially collapsed half round pipe drainage systems, with box culverts in the vicinity of No11 and Moray St	30300	0	0	0		Programmed
3200.12	Harpur Crescent South Windsor, Drainage extension in front of pathway for pedestrian access	6100	0	0	0		Programmed
3200.13	180 Terrace Rd North Richmond, construct piped drainage system within easement to divert road drainage away from adjacent cottage	14100	0	0	0		Programmed
3200.14	340 Castlereagh Rd Agnes Banks, Construct piped drainage system between two existing sections to alleviate flooding	15500	0	0	0		Programmed
3200.15	599 Slopes Rd, construct piped drainage system within easement to divert road drainage away from adjacent cottages	14000	0	0	0		Programmed
<u>Street Lighting</u>							
3220.01	Street Lighting	266450	0	43745	43745		Annual Provision

General Purpose Committee – Works – 22.02.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Maintenance	47150	0	10345	10345		Annual Provision
	<u>Construction</u>						
	Revenue (Previous Ln 92/93 \$35000)						
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	26540	0	204	204		Annual Provision
Parks							
5180	Parks Maintenance	248284	0	39959	39959		Annual Provision
5180.03	Parks Amenities Mtce	36565	0	1974	1974		Annual Provision
5180.04	Parks Cleaning	120149	0	19132	19132		Annual Provision
5180.09	Contract Mowing	31672	0	14	14		Annual Provision
5180.13	Garden Competition	1030	0	0	0		Annual Provision
5180.100	Sports Council M & R	150078	0	7249	7249		Annual Provision
5180.110	Contribution Sports Council	75043	0	0	0		Annual Provision

1. WORKS COST STATEMENT**EXPENDITURE TO: 31st January, 1994**

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>RECREATIONAL SERVICES</u>							
Loan Program 1991/92 (\$12050)							
5680	Woodbury Reserve (Ln Fnds \$12050, Cont \$7940)	19990	8244	0	8244	—	Work in progress
S94 Contributions (\$40000)							
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
S94 Contributions 1990/91 (\$379100)							
Grants (\$71400) Cont. (\$2000)							
Windsor							
5682.23	Colbee Park, McGraths Hill	25000	16251	0	16251	—	Shelter Shed & Drainage Complete Drainage commenced
5682.35	Woodlands Park – effluent disposal	37000	537	0	537	—	Work Commenced
<u>Revenue (Previous Ln 92/93 \$25900)</u>							
5682.100	Richmond Park, picnic tables, park benches, litter bins	16800	11401	11401	22803	—	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

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>1994 Half Year Parks Improvements Program</u>						
<u>Loan Redemption Savings 1993/94 (\$50000)</u>						
5682.301 Relocate practice nets, North Richmond	11600	0	0	0		Programmed
5682.302 Bounty Oval, renovate	2200	0	0	0		Programmed
5682.303 Mower Place Reserve, path	2200	0	0	0		Programmed
5682.304 Bicentenary Park/Ham Common Cycleway (extended to Clarendon)	20000	0	0	0		Programmed
5682.305 Smith Park watering system	4000	0	0	0		Programmed
5682.306 Wheeney Creek Picnic Area L/scape	6200	0	0	0		Programmed
5682.307 Wilberforce Park water supply	4000	0	0	0		Programmed

ENTREPRENEURIAL ACTIVITIES

Cordners Corner

6050.06	Cordners Corner Restoration	11540	0	668	668	Annual Provision
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1. WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1994

Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>SEWERAGE WORKS</u>						
8256.3–6 Sth Windsor Treatment Wks Stg 2	4100000	3915419	0	3915419	–	Works Near Completion

Recommendation

1. That the Works Cost Statement to 31st January, 1994, be received.
2. The revised estimates of cost be adopted.

2. 34TH FLOOD MITIGATION CONFERENCE - INVERELL.
GR060/032 PT04/EO

Correspondence has been received from Inverell City Council advising that the 34th Annual Conference of the Flood Mitigation Authorities of NSW, will be held at Inverell from 11th to 13th May, 1994.

The theme of the Conference will be *"Living With Floods"*.

Council is permitted up to three delegates who can attend the Conference and vote on Executive Meeting Agenda items if required.



IT IS RECOMMENDED THAT:-

- a) Information in the report relating to the 34th Annual Conference of the Flood Mitigation Authorities be received.
- b) Councillors be nominated to attend the Conference as delegates.

Shatter
Minturn

3. CLOSURE PROPOSAL - UNSEALED PUBLIC ROADWAY
BETWEEN BRADLEY ROAD AND GEORGE STREET, SOUTH
WINDSOR. 0261/6 PT02/CS

Council previously adopted the recommendation of the Local Traffic Committee, namely;

"Investigations be undertaken into the closure of the unsealed section of Bradley Road, South Windsor."

A plan of the proposed closure will be displayed at the meeting. Subsequently, property owners adjoining the proposed closure as well as all residents in Bradley Road were advised of the proposal and their written submissions invited. Thirty four letters of advice were forwarded and five submissions were received, one supporting the closure and four opposing the closure. The principal points of objection relate to the additional distances to be travelled should the closure proceed and limited sight distance available at the intersection of George Street at Woods Road, South Windsor.

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Investigations indicate that the maximum additional travel distance is approximately 700 metres, whilst vision at the George Street/Woods Road intersection can be improved by trimming the shrubs on the footway in George Street immediately to the north of the intersection.

There are a number of benefits associated with the proposed closure, which include:-

1. The removal of a dangerous access onto George Street. The current access is by way of a narrow concrete crossing. Whilst sight distance is good, a driver on George Street gets no impression of it being a road. It has the appearance of being a property access.
2. Deletion of the access will provide some improvement to traffic flows in George Street.
3. The lane is a single gravel track. Closure will reduce maintenance costs and eliminate the need for future construction. If closed and retained by Council for pedestrian access, some maintenance, including mowing will still be required.
4. The closed road could be sold to adjoining property owners with a pathway retained for pedestrian access. If the sale to adjoining owners is not successful, the land can be retained for recreation purposes.
5. Amenity of the adjoining residents will be improved.

Having regard to the points raised above, it is considered that further action be taken to close the road to vehicular traffic. This may be done by the installation of barriers at the western end of the roadway, that is, at its junction with George Street.

✓ IT IS RECOMMENDED THAT:-

1. Council, as the local road authority, make application to the Department of Conservation and Land Management to close that portion of public road between Bradley Road and George Street, South Windsor.
2. Following gazettal of the closure:-
 - a) barriers be placed at the western side of the former public roadway to prevent vehicular access onto George Street;
 - b) adjoining property owners be approached to ascertain if they are prepared to purchase the residue lands; and
 - c) the shrubs on the footpath of the property immediately to the north of the Woods Road/George Street intersection be trimmed to improve sight distances.

3. All necessary documents be completed under Seal of Council.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday, 11 February 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
Sergeant G Thompson, 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
Mr J Christie, Office of P Gibson MP

CONFIRMATION OF MINUTES:

The Minutes of the meeting held on 21 January 1994, were confirmed.

CORRESPONDENCE:

**1. MARCH STREET, RICHMOND - MARKED FOOTCROSSING -
HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE. 1343/R**

Requesting provision of marked pedestrian footcrossing on March Street, Richmond, in vicinity of Hawkesbury District Senior Citizens Centre due to difficulty experienced by elderly in crossing March Street in vicinity of Centre.

Issues Addressed: Marked pedestrian crossing at traffic signals proximate to Centre; pedestrian refuge at West Market Street; insufficient patronage to ground warrant for requested crossing.

✓ **Committee's Recommendation**

That the application be refused.

**2. RIFLE RANGE ROAD, SOUTH WINDSOR - EXTENSION OF
BUS ZONE - BEDE POLDING COLLEGE. 1833/R**

Requesting extension of restricted bus zone on Rifle Range Road in front of College to accommodate volume of buses in light of student/motorist safety.

Committee's Recommendation

1. That the matter be deferred to the next meeting pending receipt of comment from the Department of Transport.
2. Mr G Hatch be requested to attend the next meeting of the Committee.

**3. PORPOISE CRESCENT, BLIGH PARK - TRAFFIC
CONDITIONS - MR R ETHERINGTON. 1646/R**

Petition requesting installation of traffic calming devices/measures on Porpoise Crescent, Bligh Park, in light of speeding traffic.

Messrs R Etherington and A Martin addressed the Committee.

Committee's Recommendation

1. That the matter be deferred pending investigation as to installation of appropriate traffic calming devices.
2. The NSW Police Service be requested to undertake regular patrols of subject location.

**4. DRUMMOND/MACQUARIE STREETS, SOUTH WINDSOR -
TRAFFIC CONDITIONS - C S WILLIAMS/MEMTEC LTD.,
1341/R, 426/R**

Requesting appropriate intersection warning signs on Drummond Street approaching Macquarie Street, South Windsor, having regard to potential accidents, highlighted by recent fatal accident.

Issues Addressed: Whilst accidents were relatively low in number, severity of accidents exacerbated by high impact speeds; projected volume of traffic with proposed sports centre; undue traffic volume transferred to other intersections due to motorists avoiding subject intersection.

Committee's Recommendation

1. That in the short term, "Stop" signs, with appropriate line marking be erected governing traffic on Drummond Street, with centre lines on Drummond Street to be remarked.
2. The Roads and Traffic Authority be requested to construct traffic signals at subject location.

REPORTS:

**5. CHAPEL STREET, RICHMOND (PT LOT 1 DP815222 N° 29) -
APPLICATION FOR REZONING TO PERMIT MEDIUM DENSITY
HOUSING - APPLICANT: F MATYUS. LEP1/92**

Application for rezoning of subject land to permit construction of 16 villa units.

Issues Addressed: Projected traffic volume at intersection Chapel/March Streets, Richmond.

Committee's Recommendation

The application not be supported as intersection Chapel/March Streets, Richmond, inadequate to accommodate projected traffic volume generated by proposed development.

✓ Receive info



GENERAL BUSINESS:

6. LOCAL TRAFFIC COMMITTEE MEETING 19 NOVEMBER 1993 - PROGRESS REPORT. GT230/002 PT02

General discussion/oral reports on progress in respect of matters determined at Committee Meeting held 19 November 1993.

Committee's Recommendation

Report be received.

7. GREENWAY CRESCENT, WINDSOR - "NO LEFT TURN-OVER 5 TONNE" REGULATORY SIGN. 740/R

The Local Traffic Committee, at its meeting held on 19 November 1993, resolved that a "No Left Turn-Over 5 Tonne" regulatory sign be erected on Greenway Crescent, Windsor, at intersection with Moses Street - purpose: to redirect heavy vehicles away from business/hospital/school/residential area.

Subsequent advice received from NSW Police Service to effect such regulatory sign, for all practicable purposes, is unenforceable without benefit of weight restriction on Moses Street, North of Greenway Crescent.

Further, proposal only partially addressed situation having regard to heavy vehicles traversing reverse route.

Committee's Recommendation

1. That Christie and Tebbutt Streets and Moses Street between Tebbutt Street and Greenway Crescent be declared light thoroughfares.
2. Regulatory signs restricting vehicle weight to 5 (five) tonne and under be erected on subject roads.
3. "No Left Turn-Over 5 Tonne" regulatory sign be erected on Greenway Crescent at intersection with Moses Street.

QUESTIONS WITHOUT NOTICE

Sgt G Thompson

1. Advising of receipt of correspondence from RAAF Base, Richmond, regarding Base Open Day to be held 12 March 1994, and requesting following road restrictions to accommodate projected traffic volume.

Committee's Recommendation

That the following road restrictions operate during 7.00am - 6.00pm, 12 March 1994, for RAAF Base, Richmond, Open Day:-

- a) Percival Street, between Windsor Street and Ingolds Lane - one way.
 - b) Dight Street, between Clarendon and Ingolds Lane - one way.
2. Advised that advance warning signs of pedestrian crossing at Richmond High School, Lennox Street, Richmond, are obscured when large vehicles parked.

Committee's Recommendation

That the Roads and Traffic Authority be requested to provide zig-zag advance warning sign on each approach side to pedestrian crossing at subject location.

3. Advised of east-bound traffic movement impeded by parked vehicles on northern side of Bells Line of Road, North Richmond, approaching North Richmond bridge.

Committee's Recommendation

That the Roads and Traffic Authority be requested to erect "No Stopping" regulatory signs on the northern side of Bells Line of Road, North Richmond, from western boundary of Coffey Ltd to North Richmond Bridge.

4. Advised of larger vehicles parked on southern side of Bells Line of Road, North Richmond, limiting sight distance east to Grose Vale Road when exiting Charles Street.

Committee's Recommendation

That further consideration of this matter be deferred pending investigation as to most appropriate regulatory signage.

5. Requested erection of "No U-Turn" regulatory sign on Macquarie Street, Windsor, at intersection with Fitzgerald Street, governing north-bound traffic on Macquarie Street.

Committee's Recommendation

That the Roads and Traffic Authority be requested to erect "No U-Turn" regulatory sign on Macquarie Street, Windsor, at intersection with Fitzgerald Street, governing north-bound traffic on Macquarie Street.

6. Requested "KEEP LEFT UNLESS OVERTAKING" regulatory signs be provided on west-bound dual carriageway sections of Windsor Road.

Committee's Recommendation

That the Roads and Traffic Authority be requested to erect subject signage.

7. Advised of representations received from Hawkesbury Rural Action Group regarding incidence of right-hand egress from eastern driveway B P Service Station onto Bells Line of Road over painted median lines with consequent risk of collision.

Issues Addressed: Limited sight distance east to North Richmond Bridge; illegal traversing of painted median lines; similar situation exists with right-hand egress from carpark, North Richmond Hotel.

Committee's Recommendation

- a) That the Roads and Traffic Authority be requested to construct a raised median strip on Bells Line of Road, North Richmond, from North Richmond Bridge to Pitt Lane, with provision for right-hand turn east-bound from Bells Line of Road into B P Service Station.
- b) The licensee of North Richmond Hotel be invited to attend the next Committee Meeting to discuss issue.

Councillor C Paine

8. Advised of need for review of speed limit on Railway Road South, Mulgrave.

Committee's Recommendation

That the Roads and Traffic Authority be requested to extend existing 60kph speed limit for full length of Railway Road South, Mulgrave.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held at 10.00am, 18 March 1994.

The meeting terminated at 12.10pm.

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. HOME ACTIVITY - ARTS AND CRAFTS STUDIO - LOT 2
DP832821 N° 98 CABBAGE TREE ROAD, GROSE VALE.
DA224/93/ED**

Owner	:	J & G Kerezszy
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	4ha
Zone	:	Rural 1(c1)
Advertising	:	Advertised with 6 submissions received
Date Received	:	14 September 1993

Key Issues

- ◆ Amenity
- ◆ Submissions

Recommendation

Approval with conditions

Report

Proposal

Application has been made for the establishment of a home activity for the purpose of an arts and crafts studio. The activity will take place within a timber barn and will operate between the hours of 10.00am to 5.00pm, Monday to Friday. The applicant has submitted the following in support of the proposal:-

"The proposed studio will be nothing more than an artist's studio for the pursuit of arts and crafts by my clients along with three or four artist friends. The arts and crafts undertaken will be painting, wood, stone and clay sculpture, wood turning and spinning and weaving. It is envisaged that there will be no more than a dozen people there maximum on a very infrequent basis, and when in use in normal circumstances, probably four to five artists."

It is not proposed to sell or display any items which are produced on the site.

Statutory Situation

The establishment of a home activity is permissible, with consent, under the provisions of Hawkesbury Local Environmental Plan, 1989.

Submissions

The application was advertised in accordance with Council policy and 7 submissions were received objecting to the development on the following grounds:-

- increase in traffic
- inappropriate vehicular entrance
- adversely affect amenity
- commercial development should be prohibited
- inappropriate location for the retail sale of goods
- increase in noise
- visitors to the site may wander onto adjoining properties
- impact of buildings and tree removal
- inadequate information

Planning Assessment

The subject property is an irregular shaped allotment with an area of 4ha and having a 91m frontage to Cabbage Tree Road, Grose Vale. The site currently contains a colorbond shed. Whilst a dwelling has been approved, construction has not yet begun.

This application proposes the erection of a timber barn which measures 15.2m x 10m and has a height of 5.5m. The building has a colorbond roof with a combination of a dutch gable and dutch barn design. The building has a satisfactory appearance.

The proposed barn is located towards the front of the property, 25m from Cabbage Tree Road and 30m from the southern boundary. The property is sloping in this area and contains a stand of significant mature Eucalyptus Trees. As a result of the sloping nature of the property, earthworks have been undertaken to provide a level surface to cater for the development. Approximately 1m of cut and fill has been undertaken. In addition, at least 1 of the Gum Trees has been removed. In view of the number of trees located in the general vicinity, the removal of 1 tree is considered reasonable, whilst the earthworks already undertaken are not excessive.

Council's Parking Development Control Plan does not stipulate a requirement for this activity. In light of the nature of the activity, the number of visitors and participants, it is considered that 6 spaces should be provided. Ample area is available on-site to provide this parking.

Access to the site is available solely via Cabbage Tree Road. At times, this road is quite narrow and winding. Despite this, it is not considered that significant traffic will be generated by this development to create a traffic safety issue. The entrance to the property permits satisfactory sight distance to permit safe exit from the site.

In conclusion, it is considered that the development is relatively low-key and domestic in scale. It is not envisaged that adverse impacts will result from the development, and conditions can be imposed.

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

1. The development shall be carried out in accordance with Plan N^o K2/93/13, dated 23 August 1993.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Compliance with the following requirements of a 'Home Activity' as defined in HLEP, 1989:-

"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)."*

4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
5. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
6. The batter slopes shall be immediately grassed to the satisfaction of the Divisional Manager Environment & Development.

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7. Parking shall be provided for 6 (six) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed with an all weather pavement. Full details of works shall be submitted for approval with the building application.
8. Completion of the access by providing an all weather pavement and satisfactory tail in drain to the pipe culvert.
9. Operating hours shall be limited to 10.00am to 5.00pm, Monday to Friday.
10. The retail sale or display of goods from the property is prohibited.
11. The activity is not to commence until the dwelling-house approved under BA1278/93 is erected and occupied.

2. SUBDIVISION AMENDMENT TEN LOT - LOT 1 DP222237 N^o
122 CATTAL ROAD, PITT TOWN - B A HOMANN &
ASSOCIATES. SA127/93/ED

Owner	:	Futuris Corporation Limited
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area:	:	24.88ha
Zone	:	Rural 1(c) and Proposed Road Widening 9(b)
Advertising	:	Not Required
Date Received	:	20 December 1993 (original received 1 September 1993)

Key Issues

- ◆ Flooding
- ◆ Use of fill material
- ◆ Incorrect orthophoto map

Recommendation

Approval of amended subdivision plans.

Report

Background

There exists on the subject property a track which has been used in association with vehicle testing (eg. solar power vehicle testing, brake testing, etc), and, for a time, a "precision driving school".

Council has been in receipt of applications to subdivide the property into ten allotments with a minimum area of 2ha. The first of these was approved in April 1991, and this approval has subsequently lapsed. The second of these (the subject application) was approved, under delegation, on 28 September 1993, subject to generally the same conditions as those imposed on the 1991 approval.

The subject site is partially below the 1 in 100 year flood level (15.9m AHD in this area). The applicant indicated on the subdivision plans the location of the 16m contour, and it was shown that each of the ten allotments had sufficient area of natural ground level above this 16m contour on which to erect a dwelling. The location of the 16m contour was derived from the orthophoto map for the area, which was compiled in 1972. However, when the applicant conducted a detailed survey of the site, the orthophoto map was found to be in error regarding the location of the 16m contour. The true location is such that only four of the ten proposed lots have sufficient area above the 1 in 100 year flood level on which to erect a dwelling. The other six lots either have no land above the 1 in 100 year flood level, or insufficient area in which to erect a dwelling-house.

The proposed use of fill material to provide building platforms of at least 16m AHD (on each of the lots where natural ground level is below 16.0m) has been submitted as an amendment to this subdivision application.

Generally, it is considered to be most undesirable (especially in terms of the precedent it could set) to allow the use of fill material to achieve a building platform at or above the 1 in 100 year flood level, so as to facilitate the subdivision of a parcel of land.

However, the source of the fill material for the building platforms will be from the vehicle testing track, and information supplied by the applicant indicates that there will be sufficient material in the testing track to provide building platforms on the six lots which do not have sufficient (natural) ground level above the 1 in 100 year flood level for the erection of a dwelling-house, without the need to import any fill material onto the site.

At present, the track is quite visually unattractive, which has been the source of complaints in the past. As the track will be levelled to provide material for building platforms on 6 of the proposed lots, the general appearance of the track will be improved.

As the amount of fill required will be relatively minor (the maximum height of any of the building platforms will be 1.5m), it is considered that to support the amended plans would not set an undesirable precedent, given the previous approvals.

The applicant has also requested deletion of conditions concerning earth mounding and landscaping along the access to the proposed lots. The conditions were included to provide for retention of amenity to a neighbouring house and are considered warranted.

IT IS RECOMMENDED THAT:-

- A. The following sentence be added at the end of Condition N^o 15 of SA127/93:-

"Fill material (originating from the vehicle testing track and not to be imported onto the site) is permitted to be placed on Lots 1, 2, 3, 4, 7 and 8 to achieve building platforms of at least 15.9m (fifteen point nine) AHD, in accordance with the Plan N^o 466-3314/6097, dated November 1993".

- B. The applicant being advised that fill material in conjunction with (A) above is not to be imported onto the site.
- C. The proposed amendments to Conditions 16 and 17 of SA127/93 (relating to earth mounding and landscaping) not be supported.

Defer - report to Ord. Mtg. - flood issues

3. HERITAGE ITEM ALTERATIONS AND ADDITIONS - LOT 182 DP593791 N^{os} 37-39 NORTH STREET, WINDSOR - C WELLS. DA247/93/ED

Owner	:	C J & B J Wells
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989; Permanent Conservation Order N ^o 110
Area:	:	744m ²
Zone	:	Residential 2(a)
Advertising	:	Adjoining owners notified with 3 submissions received
Date Received	:	30 September 1993

Key Issues

- ◆ Heritage significance
- ◆ Privacy

Recommendation

Application be approved, in part, subject to conditions.

Report

Proposal

Council is in receipt of an application to alter and extend an historic building on the corner of North and Arndell Streets, Windsor, known as "The Swallows House".

The applicant's submission states as follows:-

"The proposed development application seeks to alter the existing building to provide additional bedroom and bathroom accommodation for a young and growing family. What is sought is a new bathroom on the first floor nearby the bedrooms, an attic bedroom, enlarged family room and a timber balcony deck.

Other minor alterations are planned which include a new kitchen fitout, renovation and fitout of existing shower room and two new openings through internal walls to improve the planning of the house.

The original wine cellar in the basement is to be made accessible again from the Lounge Room through the existing trapdoor in the floor, while the cabinet over it is relocated to the adjacent dining room.

The reason for these changes is that the existing house fails to work properly as a family home.

The present shower room is far too small for a family and it is accessible only by going outside the house via the rear porch. This is neither desirable, sensible or secure, especially on wet and cold Winter nights and particularly with young children in the house. The good and obvious place for the new bathroom is within the bedroom located over the kitchen where insertion of services will not compromise the existing building fabric unduly. Further, the planning of the house is better served by the bathroom being near the bedrooms and so, passage through the living rooms is not necessary. Extra bedroom space to compensate the loss to the bathroom is to be found in the commodious roof space where the attic is planned in a similar manner as is evident in the adjoining cottages along North Street with the dormer windows being located away from the street frontages...

Changes to the family room are necessary as the present plan at the ground level limits the house in use and is not suitable as a family home.

By closing in the existing porch at the rear of the house and combining it with the existing adjoining room a space of useful size is possible.

Off this, french doors give access to a timber deck/balcony and stair access to the garden level and basement level.

To provide better enjoyment of the garden from the rear rooms the existing window wall is to be replaced with lower sill windows and in a more sympathetic design.

Where the original fabric is disturbed or altered the materials are to be salvaged to be reused in new work or set aside in safe storage under the house...

In the quest for extra and better usable living space, alterations and adaptation within the existing building envelope have been chosen above an alternate proposition to provide additions to the building at the rear as a physical attachment.

It is felt that this would be a "soft" approach and it would make use of traditional building techniques and philosophy and be consistent with others in the North Street group..."

Statutory Situation

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan 1989. As the site is identified as an item of environmental heritage in Schedule 1 of the LEP, being within the North Street Conservation Area, consent is required pursuant to clauses 26 and 27 of the plan.

In particular, clause 26 provides that Council shall not grant consent to alter the exterior of an existing building unless an assessment has been made of:-

- (a) the pitch and form of the roof;
- (b) the style, size, proportion and position of the openings for windows and doors; and
- (c) whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing buildings within the conservation area.

The property is also covered by a Permanent Conservation Order under the provisions of the Heritage Act 1977, and as such, approval under Section 60 of the Act is required. However, pursuant to Section 68, Council cannot approve the development application, should it so desire, until such time as the Heritage Council grants approval to the proposal. The comments of the Heritage Council are discussed below.

Public Submissions

Adjoining owners were notified of the proposal with three submissions being received. One submission indicates support for the proposal, while two submissions raise objection. One objection states that the building is a wonderfully rare intact example of an early building, which in no way requires upgrading externally. The second objection from the owners of N^o 35 North Street is more detailed and is reproduced, in part, below:-

"After sighting the plans for these alterations and additions, we both have great concerns for:-

- 1. the loss of privacy and de-valuation of our own property; and*
- 2. the alteration of such an important building in our history.*

Point 1

Our very real concern here is the addition of a balcony at the rear of the building. This planned balcony comes out parallel to our own courtyard, and will be way above fence line. This will give any persons on the balcony full view of our backdoor, through to our family room, a wonderful view of our cottage garden, and as for that fact, everything in our own backyard. The proposed french doors and full length windows will have the same impact on us.

Currently, the rear of our home, including the verandah, only comes out to the same distance as the existing brickwork of the Swallows Inn. If this addition is allowed, we will lose full privacy forever in our own backyard. No amount of trees, shrubs and screening will change that fact. The current dividing fence is only approximately four feet high. Even if we replace this with a six foot fence, it will make no difference to our privacy...

The Swallows Inn, N^o 37 North Street, and our own adjoining cottage, N^o 35, are in a type of "terrace" house situation, with a communal wall, and long parallel rear yards. Because of this, both occupants must consider the impact of any changes a bit more carefully than in a normal "suburban" house and yard situation. We realise our cottage had an addition prior to our purchase just over one year ago, but this addition does not extend any further than the rear of the adjoining buildings. The impact was minimal, not like this proposed addition...

Point 2

Placing dormer windows in the "Swallows Inn" should be considered vandalism on such a historical building.

The historical importance of our North Street cottages as a Colonial Streetscape is highly valued through all sections of our community. This includes Historians, Artists, interstate and overseas etc, visitors, and all the young school students who constantly visit our street, and view an important piece of our past.

Further to Points 1 and 2, we are also concerned that any construction work, particularly that in the roof line at Nº 37, will disrupt/dislodge the MUD Nests of the "Fairy Martin Swallows", which are housed beneath the roofing eaves of the property. As we are not experts on bird habitats and migration movements, it is felt that unnecessary "debase" to the colony, will force their "home" elsewhere, possibly out of the District and perhaps the Hawkesbury..."

Heritage Council Comments

The Heritage Council has approved the Section 60 application subject to the following conditions:-

- "a) deletion of the proposed dormer windows. Dormer windows are considered inappropriate for this significant landmark building as the original, simple, geometric roof form should not be disturbed. The Heritage Council would consider a proposal for a maximum of two simple, flat, glazed skylights in the rear (NW) roof plane;*
- b) the rear stone steps being retained in their original position and being covered over if necessary;*
- c) all work to be designed to minimise interference with existing structure, joinery and finishes;*
- d) detail drawings being prepared in consultation with the National Trust and submitted to the Manager, Heritage Branch for approval prior to work proceeding; and*
- e) this approval shall be void if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act 1979."*

Further, the Heritage Council also resolved to write to Council requesting dispensation from the building code for the window area, should that be necessary to comply with Condition (a) of the above approval.

National Trust Comments

The subject property was formerly owned by the National Trust as part of the "small houses scheme" and was subsequently sold with a covenant stating:-

"The purchaser shall not without the prior written consent of the National Trust... make any alteration whatsoever to the external design configuration, detailing, colour scheme or finishes of the buildings..."

In this regard, the Trust has made the following comments:-

- There is no objection to the inclusion of a new bathroom above the kitchen, however, no significant fabric should be altered for this work.
- The Trust objects to the proposed dormer windows. The use of traditional skylights is recommended to enable the roof space to be occupied. The decision not to agree to the proposed dormers was made on the basis that the house has a long history of being viewed and admired as an original unaltered early dwelling seen in relation to other buildings in the street. There are many illustrated representations of the building in its existing form and context.
- No objection is raised to the alterations in the family room as proposed. However, it is recommended that details for the window wall be simpler with fewer small panes of glazing bars so as to distinguish it as new work.
- The Trust acknowledges that the stone steps will be retained in their existing position.
- On heritage grounds, no objection is made to the extension of the balcony as it could be considered a reversible change to the exterior of the building. This extension may have other implications in terms of amenity/privacy.

Planning Assessment

Heritage Significance

The Swallows House is included in the Department of Planning's 1984 Heritage Study of the North Western Sector of Sydney; Council's 1987 Heritage Study and the National Trust Register. The building is generally described as follows:-

"A two storey brick house built c1841 probably as the Peninsular Hotel. In 1846-48 a licence was granted to John Shearing for use as an inn when it was known as the Court House Hotel. Foundations are sandstone with carved insurance label, lintels are of gouged stone and verandah paved with stone flags. Windows are 12 panes, shuttered, doors 6 panel while timber verandah has interesting open timber spoke quatrefoils giving shallow arch profile to bays. Single storey brick and timber additions at rear, all roof hipped form in corrugated iron. Although dilapidated in 1972 the building has now been successfully restored by Architects Fisher Lucas

for use as a large single dwelling, it previously being subdivided into two flats."

The building is considered to be of national significance and is listed by the National Trust as it is *"an impressive Colonial Georgian former pub, recently restored and the dominant building of the North Street Group that is as important in visual terms to the Peninsular Area as the Court House opposite."*

As indicated by both the Heritage Council and the National Trust, the internal alterations, apart from the dormer windows, are generally considered reasonable. Accordingly, the conditions suggested by these agencies should be imposed. However, there are a number of other matters that have been raised by Council's Heritage Adviser which should also be included as conditions:-

- The proposed new stair to the attic bedroom should match the existing stair details.
- The floor levels of the family room should not be raised as this will unnecessarily destroy the existing fabric of the building.
- A false hob wall should be constructed along the north eastern wall at sill height so that all plumbing can be installed without chasing into the original fabric.

Privacy

The proposed timber balcony at the rear of the building will be situated approximately 2.3m above the ground level. The adjoining landowners to the north east are concerned about their loss of privacy, a concern which is considered valid given that the subject site is only a narrow lot (about 11.6m wide) and is at a level slightly higher than the adjoining property.

Although some form of screen wall could be built, this screen would need to be constructed for some considerable distance along the common boundary and would need to be at a height in the order of 3.5m. Such a screen would detract from the heritage significance of the property and be visually intrusive to the adjoining owners. A "softer" vegetation screen could be provided, however, this is likely to take considerable time to grow. Another alternative is to provide a screen, such as lattice, on the north eastern end of the balcony. This, however, will not prevent overlooking towards the rear of the adjoining backyard and may even detract from the overall appearance of the balcony.

Whilst screening is one option, a second option could be the provision of a ground level paved courtyard accessed via a small landing at the rear of the proposed family room. This would still allow the provision of an outdoor entertainment area, but would significantly reduce overlooking. Although Council could request the applicant to reduce the size of the balcony as suggested above, the issue is whether the loss of privacy to one landowner, if only in the short term depending on the effectiveness of the vegetation screen, outweighs the other landowner's right to extend his residence to provide a more usable living space. In other

words, should not the adjoining landowners, when deciding whether to purchase their land, have been cognisant of the disadvantages of a narrow "terrace" allotment, both in relation to themselves and their neighbours. Alternatively, should not the applicant have been aware of the limitations on altering and extending a heritage item.

Regardless of whether consideration was given to these matters, it is believed that the issue of privacy is not sufficient to warrant refusal of the application, particularly when a vegetation screen can be provided.

IT IS RECOMMENDED THAT:-

A. The application be approved subject to compliance with the following conditions:-

1. The development shall be carried out generally in accordance with Drawing N^os 9313-3, 9313-4, 9313-5, dated September 1993, prepared by Karl Romand and Helen De Luis Pty Ltd except where amended by conditions of consent.
2. Compliance with the requirements of the Heritage Council of NSW being:-
 - a) deletion of the proposed dormer windows. The Heritage Council will consider a proposal for a maximum of two simple, flat, glazed skylights in the rear (NW) roof plane;
 - b) the rear stone steps being retained in their original position and being covered over if necessary;
 - c) all work to be designed to minimise interference with existing structure, joinery and finishes;
 - d) detail drawings being prepared in consultation with the National Trust and submitted to the Heritage Branch for approval prior to work proceeding; and
 - e) the Heritage Council's approval shall be void if the activity to which it refers is not physically commenced within 5 (five) years after the date of approval or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act 1979.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia.
4. The proposed new stair to the attic bedroom shall match the existing stair details. Details to be submitted with the building application.
5. The floor levels of the family room shall not be raised.
CAN'T BE DONE

*WRONG
CONSERVATION
APPROACH*

General Purpose Committee - Planning and Development - 22/2/94

6. Details of joinery in relation to the enclosure of the rear porch shall be submitted with the building application. The existing sandstock walls shall be retained unrendered. Material removed in demolition (window, brickwork, timber lintels and sills) shall be stored on site for future repair and maintenance work.
 7. Reduction of the flagging levels under the proposed and existing balconies shall be subject to archaeological supervision during this work. There shall be no reduction of the stone flagged floor levels in the wine cellar. *NOT PROPOSED*
 8. A false hob wall shall be constructed along the north eastern wall at sill height so all plumbing can be installed without chasing into the original fabric of the building.
 9. The materials removed to create a new opening to the study shall be stored on site for future use. In relation to this opening, existing details should be continued to match adjoining work.
 10. A series of 200mm (two hundred) x 250mm (two hundred and fifty) black and white photographs of areas affected by the proposed alterations shall be submitted prior to release of the building approval.
 11. Appropriate landscaping shall be provided along the north eastern boundary of the site to ensure the privacy of the adjoining landowners. Details of the number, type and height of species to be submitted with the building application. Such landscaping shall be completed to Council's satisfaction within 6 (six) months from the date of the issue of the building approval.
- B. Council give dispensation from the Building Code of Australia for the window area, should this be necessary to comply with Condition 2(a) of the consent.

Site inspection

4. FARM MACHINERY MAINTENANCE AND GENERAL REPAIRS - LOT 1 DP500716 N° 43B YEOMANS ROAD, NORTH RICHMOND - MR D B LONGLEY. DA306/93/ED

Owner : Mr B & Mrs C Longley
Statutory Provisions : Hawkesbury Local Environmental Plan, 1989
Area: : 5818m²
Zone : Rural 1(b)
Advertising : Advertised with 4 objections received
Date Received : 15 December 1993

Key Issues

- ◆ Noise, dust and privacy
- ◆ Increase in traffic
- ◆ Maintenance of access
- ◆ Defacto industrial use
- ◆ Public interest

Recommendation

Refusal

Report

This application has been submitted as a result of complaints in regard to an unauthorised use on the subject land.

The use which has now ceased will be carried out within an existing stable and garage located behind the existing dwelling.

The use involves the general repairs and maintenance of farm machinery. Hours of operation will be eight hours a day, five days a week. The applicant has further stated that delivery of spare parts will be carried out by himself with his own vehicle. The applicant is the only employee.

Statutory Situation

The applicant had been operating without approval and as a consequence has applied for development consent.

The application may be defined as a "car repair station" and is separately defined in the Model Provisions of the Environmental Planning and Assessment Act 1979:-

"car repair station" means a building or place used for the purpose of carrying out repairs to motor vehicles or agricultural machinery not being -

RURAL INDUSTRY ?

- (a) *body building;*
- (b) *panel beating which involves dismantling; or*
- (c) *spray painting other than of a touching-up character."*

Car repair stations are permissible with consent.

Public Submissions

As a result of notification to adjoining landowners, four objections have been received. The basis of objections are:-

- maintenance of accessway;
- privacy;
- defacto industrial use;
- increase in traffic and associated noise, speeding and dust;
- not consistent with objectives of zone; and
- interference with rural amenity.

Planning Assessment

The subject land is 'battle-axe' in shape and access is subject to a 'right-of-way' off Yeomans Road measuring approximately 250m in length. Access to the subject site extends past an existing dwelling located 2-3m from the accessway, for a further 375m. The access is unsealed except for a length of 70m located at the mid section adjacent to 43A Yeomans Road. Maintenance of this accessway is paid for by the owners of the three properties involved, (N^os 43, 43A and 43B) on a proportional linear basis and not a traffic use basis.

No further structures are proposed at this time.

Being self-employed, traffic will be minimal, however, the objectors state that:-

"Because this proposed business was already a going concern before being restrained by your Council, we have already had a sample of what to expect if this project goes through. Apart from serious damage to the roadway, we have had vehicles travelling at unrealistic speeds with total disregard for the safety of our livestock and the comfort and safety of the residents and their visitors, some of whom are small children; despite the fact that they have been appealed to many times to slow down.

There is also the problem of speeding up and down the road. Although we own the road, we have no control over the speed at which people travel over it. There has already been an accident in which a pet has been lost... which could have been avoided had the driver not been speeding.

The business is being seen as an invasion to our privacy... It is also annoying to have people knocking on your door asking if you are 43B Yeomans Road or having them drive up and down looking for the property.

Being a dirt road we also have to deal with copious amounts of dust which will also increase due to the increasing numbers of traffic on the road."

This could be alleviated by sealing the entire length, however, this would be very costly and could further exacerbate speeding.

The land is located within a rural setting and currently has a peaceful atmosphere.

Whilst the applicant has indicated that he will be the only employee and will be delivering parts himself, the adjoining landowners have advised that in the past, customers had frequently visited the site. Therefore, the landowners fear that, even if a condition which restricted customers from visiting the site was imposed, it would be difficult to enforce.

Council could approve the development for a period of 12 months for example, however, it is considered that this would not be beneficial given that the use has previously operated from the site.

As the objectives of the zone are:-

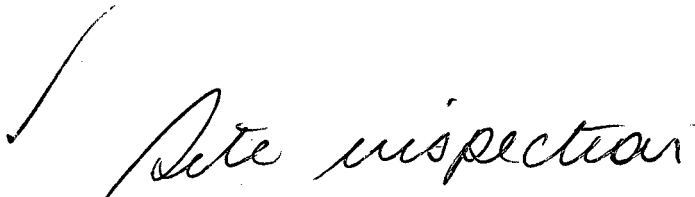
- to provide for agricultural uses;
- to prevent the establishment of traffic generating; and
- to ensure that development maintains the rural character of the locality.

it is considered that the use is not in keeping with these objectives.

The applicant was advised to address those matters discussed above, however, no information has been submitted to date.

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

1. The use is not in keeping with the objectives of the zone.
2. The proposal will interfere with the amenity of the area with respect to privacy, noise, speed, increase traffic and dust.
3. The proposal is not in the public interest.

A handwritten signature in cursive script, appearing to read 'Date inspection', is written over the bottom of the list.

5. HOME ACTIVITY - MANUFACTURE OF WROUGHT IRON GATES AND VARIOUS WROUGHT IRON PRODUCTS - LOT 27 DP560003 N^o 158 FISHER ROAD, MARAYLYA - Z & E SURBEK. DA316/93/ED

Owner	:	Mr Z & Mrs E Surbek
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	0.97 ha.
Zone	:	Rural 1(c)
Advertising	:	Advertised with two submissions received.
Date Received	:	21 December 1993

Key Issues

- ◆ Noise
- ◆ Amenity

Recommendation

Approval

Proposal

The proposal is to manufacture wrought iron gates and other products within an existing galvanised iron shed, located near the northern boundary approximately 16.0m from Fisher Road. It is proposed to divide the shed internally with the work space being confined to a 26m² area.

Statutory Situation

The site is zoned Rural 1(c) and the development is permissible with consent under the provisions of HLEP 1989.

Background

A similar application was reported to Council in April 1989 (DA758/88) and subsequently refused for the following reasons:

- "1. Not in the public interest.
2. The application does not comply with the definition of Home Industry as defined in Hawkesbury Local Environmental Plan 1984 in that:
 - a) The building occupies a floor space of greater than 50 (fifty) square metres.

- b) The operation interferes with the amenity of the locality by reason of the emission of noise and vibration.
- 3. The existing road structure would not cope with additional heavy traffic making deliveries."

The application currently before Council is substantially different from the previous proposal in that the use is less intensive and on a smaller scale.

The applicant currently operates a business in the industrial area of South Windsor from which a wide range of wrought iron manufacture is conducted. In a submission accompanying the application, the applicants state that they wish to limit their working activities to "the making of various wrought iron products and farm gates. The wrought iron products comprise candle holders, small shelves, widow grilles and some gates".

The applicants list a number of reasons for limiting production, including, the present state of the economy, the cost of maintaining the factory, the better profit available from a limited range of products, the limited space and equipment required to produce the products intended, the elimination of overheads and the age of the applicants.

Submissions

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

- (a) noise
- (b) loss of amenity.
- (c) effect on television reception

Comment

Noise - The machinery proposed to be used in conjunction with the activity include a MIG welder; workbench; metal saw; plasma cutter; bender; drill; grinder; and various hand tools. The general handling and machining of wrought iron will generate noise and, as such, some form of acoustical treatment should be applied to the work area. The applicants propose to provide concrete block internal walls to half the height of the shed and to line the exterior walls and roof with insulation. In addition, the applicants state that they "have the equipment necessary to monitor noise from time to time and are able to ensure that no interference with the amenity of the neighbourhood will take place".

It is considered that the measures proposed are insufficient and that full height block walls should be constructed for both the internal and external walls of the work area. In addition, a limited consent will enable monitoring and, if necessary, further controls can be applied.

Amenity - The applicants state that a considerable amount of time will be spent off site in carrying out installation and quotations. In the event of an occasional visit by a customer, there is ample room for parking within the existing driveway. Likewise, adequate area exists for delivery vehicles. While Fisher Road is narrow, it is sealed and it is considered that the increase in traffic due to deliveries and such would be negligible.

Effect on Television Reception - Works can be undertaken to mitigate against television interference and this should be required as a condition.

Conclusion

The proposal falls within the definition of "Home Activity" in accordance with HLEP 1989. However, noise will be generated and conditions should be imposed to control these emissions. Recycling of all waste wrought iron should also be conditioned and a limited consent will ultimately safeguard neighbouring residences should a problem arise.

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

1. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:

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)."*

2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. No materials or goods to be stored outside the building and all work shall be confined to within the building.

4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development. Where possible, all waste products are to be recycled.
5. The subject development is to be maintained in a clean and tidy manner at all times.
6. The activity is limited to an initial 12 (twelve) month period during which time the activity will be monitored.
7. Full height block walls are to be provided to the work area in addition to ceiling linings to restrict noise emissions. Full details are to accompany the building application.
8. Operating hours shall be limited to 8.00am to 5.00pm Mondays to Fridays and 9.00am to 12.00pm Saturdays. Any alteration of these hours will require further approval.
9. Should television reception in the locality be affected as a consequence of the development, the applicant shall undertake any works as necessary to overcome this problem. Works shall be to the satisfaction of the Divisional Manager Environment and Development.

**6. REZONING PROPOSAL - SERVICE STATION - LOT 4
DP959819 MCGRATHS ROAD AND LOT 6 DP959819 WINDSOR
ROAD, MCGRATHS HILL - J F & J L GOLLAN. LEP22/93/ED**

Owner	:	Messrs A R W & Mrs C B Sieders
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	1.196ha
Zone	:	Hawkesbury Local Environmental Plan 1989 Rural 1(c) and 9(b) Proposed Road Reservation
Advertising	:	
Date Received	:	22 December 1993

Key Issues

- ◆ Appropriateness of locality
- ◆ Traffic impact

Recommendation

Council prepare a Draft Local Environmental Plan to enable development of the site as a service station/convenience store.

Report

An application has been submitted seeking Council's support to the rezoning of the subject land to enable its subsequent use as a service station incorporating a convenience store.

The land is irregular in shape and whilst its major frontage is to Windsor Road, also has frontage to McGrath Road to the rear. The land is situated directly opposite the Car Lovers Car Wash and is between Millers nursery and the roadside flower stall/shop.

Whilst part of the land is zoned Proposed Road Reservation, this is only a small strip across the Windsor Street frontage, with the majority of the land being zoned Rural 1(c). The road widening component of the land is not proposed to be utilised in the development and, should the development ultimately proceed, it would be a requirement that the land be given free of cost to the Roads and Traffic Authority.

The provisions of the Rural 1(c) zone in HLEP 1989 prohibit the erection of service stations, hence, the need for rezoning. One of the objectives of the 1(c) zone is "to prevent the establishment of traffic generating development along main and arterial roads", accordingly, in any rezoning submission it would need to be justified in traffic terms as to how a service station can be contained on the land in a satisfactory manner. In this respect, the application has been accompanied by Traffic Engineer's Report by Stapleton & Hallam which concludes that "subject to implementation of access arrangements recommended, this traffic impact would be satisfactory".

A portion of the land is subject to flooding at a 1:50 year flood frequency level, however, it would appear that the majority of the land is of a sufficient level to contain the development. The fact that portion of the land is flood liable does not preclude the development from taking place in Council's LEP (except for the zoning prohibition).

Should Council believe that the matter is worth pursuing, it would be required as part of the rezoning process to approach the following authorities:-

- . Dangerous Goods Branch of the Department of Industrial Relations;
- . Environmental Protection Authority;

- . Water Board;
- . Prospect Electricity;
- . Roads and Traffic Authority;
- . Telecom;

as well as the Department of Planning which reports to the Minister for Planning, he being the only person that has the power to rezone land.

Subject to what comments may come from these authorities and from public exhibition, as would be required, it is considered prima facie that development could be adequately contained on the land and is an appropriate site for such development.

IT IS RECOMMENDED THAT Council prepare a Draft Local Environmental Plan to enable development of the site as a service station/convenience store.

Refused

**7. PONTOON ESTABLISHMENT - LOT 2 DP595299 N^o 446
WILBERFORCE ROAD, WILBERFORCE (BUTTERFLY FARM) -
WILBERFORCE PARK PTY LTD. DA264/93/ED**

Owner	:	Wilberforce Park Pty Ltd (R Hodgkinson)
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	4.692 ha
Zone	:	Environmental Protection (Scenic) 7 (d1)
Advertising	:	Advertised with no submissions received.
Date Received	:	26 October 1993

Key Issues

- ◆ Flooding

Recommendation

Approval with conditions

Report

Proposal

Application is made for the establishment of a floating pontoon in the Hawkesbury River with access via the subject site.

Statutory Situation

The development is permissible with consent under Hawkesbury Local Environmental Plan, 1989.

Public Authorities

The application was referred to the Maritime Services Board and the Public Works Department, both of whom raised no objection to the proposal.

Further, the Department of Conservation and Land Management has granted consent for the development in its role as managers of the River.

Planning Assessment

The subject property is an irregular shaped allotment with an area of 4.692ha. The site contains the Wilberforce Butterfly Farm and Ski Gardens.

This application proposes the establishment of a floating pontoon which measures 6.0m x 2.4m. The pontoon is to be secured via chains to timber piers which will project approximately 6m above mean low water mark. A timber ramp will then provide access to a concrete pathway. The jetty and ramp will rise and fall with the tides. The land has been altered in this area so no additional earthworks are required to provide a suitable grade to the pathway. The development is to provide river access for commercial tour operators and privately owned and hired vessels.

The property is obviously very flood affected and the location of this development is subject to deep flooding with a high velocity. A flood event could snap the supporting chains or lead to the breaking up of the pontoon and ramp, either of which would result in debris in the river. The applicant proposes to remove the pontoon and ramp and store them on the property during flood events. Although the property has no area at or above the 1 in 100 year level, the topography of the area is such that flood velocities at the northern portion of the site are greatly reduced. Consequently, although the ramp and pontoon would not be stored out of a flood, they could be adequately secured in relatively calm waters. This is considered satisfactory.

The proposal is not contrary to the provisions of Sydney Regional Environmental Plan N^o 20 - Hawkesbury Nepean River.

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

1. The development shall be carried out in accordance with Plan N° DA 1, dated 5 August 1993.
2. No earthworks are to be carried out on the bank and the concrete is to be poured to suit the levels of the existing ramp.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for consideration and approval within a period of 30 (thirty) days. Such landscaping is to be completed to Council's satisfaction within 3 (three) months from the date of the issue of the consent.
5. The submission of a sediment control plan for consideration prior to any works commencing.
6. The pontoon and ramp shall be removed and appropriately stored upon the threat of any flood event.
7. Compliance with the following requirements of the Maritime Services Board:-
 1. The tenant shall not be exempted from the provisions of the Management of Waters and Waterside Lands Regulations - NSW, and shall at all times comply with the requirements of all Acts and Regulations administered by the Maritime Services board.
 2. Tenant shall at all times comply with any directions given by the Authority or an officer of the Authority in regard to painting, lighting or use or alteration of any structure as may, from time to time, be required in the interests of safe navigation, equitable use of and conservation of waterways and the prevention of pollution.
 3. Area of tenure shall include only that area below high water mark covered by the actual structures plus the berthing area.
 4. The sites of any freestanding piles installed for the purpose of mooring a vessel at a jetty/pontoon shall be included in the area of the tenure.
 5. Jetties shall be of substantial construction, have a minimum deck height of 0.75m above local mean high water level, with end piles and piles not more than 15m apart to have a minimum height of 1.0m above local mean high water level. Piles shall be finished at even height, stripped of bark above deck level and painted white. No outlying wires or obstructions shall project outside the extremities of the jetty.

6. Freestanding piles for the mooring of a vessel at a jetty/pontoon shall be erected to a height of at least 1.0m above the level of local mean high water and have the bark stripped off 0.6m down from the top and be painted white and the permissive occupancy number displayed thereon.
7. Compliance with any requirements of the Department of Conservation and Land Management.

8. TOURIST FACILITY - LOT 182 DP593791 N° 39 NORTH STREET, WINDSOR - C & B WELLS. DA320/93/ED

Owner	:	C & B Wells
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	744m²
Zone	:	Residential 2(a)
Advertising	:	Advertised with 10 objections received and 1 letter of support
Date Received	:	23 December 1993

Key Issues

- ◆ Amenity
- ◆ Heritage
- ◆ Permanent Conservation Order

Recommendation

Approval

Report

Council is referred to an earlier approval DA 237/93 for a 'home activity' - retailing home made crafts which was approved at the Ordinary Meeting dated 14 December 1993.

Application has now been made seeking Council's consent for a tourist facility within the barn structure on land covered by a Permanent Conservation Order. The land contains the historical building "The Swallows House", however, the barn itself was constructed in early 1980s and therefore is not considered to have heritage merit itself, although has been constructed in a sympathetic way to the heritage item. This application is similar to that of the approved home activity, however, the application will allow the retailing of other peoples goods. The applicants have submitted a letter stating that:-

"Unfortunately "Home Activity" precludes us selling other peoples goods and hence this new application is being made as a "Tourist Facility" pursuant to the LEP which if approved, will allow us to operate as a "Craft Shop".

All the detail of our original application remains the same for we had always intended to sell goods made by others, however let us re-state our intentions for the purpose of this new application.

We are seeking permission to open a "Craft Shop" which will enable us to sell crafts made on our premises and to sell hand-made crafts made by others.

It is not intended to be a "Gift Shop" whereby we would sell all manner of goods but is to focus on hand-made goods made by local crafts people.

We intend to maintain the "Craft Shop" as a family business and do not intend employing any staff.

We have no other plans for the shop such as expanding to a restaurant, coffee shop or any other purpose other than selling crafts.

The shop would be open from 10.00am to 5.00pm weekends and public holidays."

Submissions

As a result of notification to adjoining landowners, 10 (ten) objections have been received. The basis of the objections are, as expressed in the previous application:

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

- preservation of the vernacular streetscape.

Planning Assessment

The proposal is similar to that of the home activity, however, the operation proposed allows the selling of other people's goods. Signage can be appropriately conditioned. As previously reported the concern relating to adverse affect on privacy is noted, however, it is not seen how this proposal in itself would have any further impact other than, perhaps, patrons walking past adjoining premises to the proposed development.

It would appear that the main issue of objection is a perception of the proposal being incompatible with the historic nature of the locality. In this respect, it is not considered to be justified to deal with this proposal any differently because of the heritage locality as, clearly, tourist facilities are not precluded in buildings of heritage significance and, indeed, provisions of Council's LEP actively promote alternative uses of heritage buildings.

As the use is still principally a craft shop, no further approval is required from the Heritage Council.

Clause 29 of the LEP applies whereby the granting of consent will assist in the conservation of heritage items such as the Swallows House.

Conclusion

It is considered that as only the residents are to be employed and that the days of operation are limited to weekends and public holidays, the proposal is compatible with other uses in the locality. The application should be approved subject to conditions.

IT IS RECOMMENDED THAT consent be granted subject:-

1. The tourist facility shall be carried out generally in accordance with supporting documentation submitted with the application dated 23 December 1993.
2. All signage shall be sympathetic to the heritage significance of the Swallows House. Details to be submitted to the satisfaction of the Divisional Manager Environment and Development.
3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.

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5. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
6. The retailing and storage of goods shall be confined in the building.
7. Operating hours shall be limited to 10.00am to 5.00pm, Weekends and Public Holidays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.

Site inspection

9. RESIDENTIAL REZONING - PT LOT 6 DP39166 AND LOT 1 DP563924 PITT TOWN ROAD AND WOLSELEY STREET, MCGRATHS HILL - GRAHAM PRICE PTY LTD. LEP11/93/ED

Owner	:	Graham Price Pty Limited
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	4.264 hectares
Zone	:	Rural 1(c)
Advertising	:	Not required
Date Received	:	19 November 1993

Key Issues

- . Flood liability
- . Water and sewerage
- . Amenity
- . Land and Environment Court decision
- . Draft Development Control Plan

Recommendation

Further investigation take place.

Still clear it requires rezoning

Report

At its meeting of 12 October 1993 Council considered a proposal to rezone the subject site to create a residential subdivision for 29 home sites. The application was withdrawn by the landowner prior to determination by Council. The report to Council at the time, however, recommended that the rezoning not be supported, particularly in that the previous application was linked to a property at Ebenezer where the applicant had indicated that the mushroom composting would relocate subject to Council's determination of the rezoning proposal. It was indicated in the report that to approve of the rezoning would be seen as predetermining an application at Ebenezer for mushroom composting which had not yet been made and which may not ultimately gain approval.

The revised application, although not specifying a possible allotment yield, indicates that it is the intention to rezone that portion of the higher land. It also indicates that it may be necessary to fill a component of the land to make the building areas more regular. The application indicates as the justification, the following:

- "1. The total area at 100 Pitt Town Road, McGraths Hill [is] 4.04 hectares (10 acres) with land fill being undertaken on the portion of low lying land, [it] is suitable for a housing project, including land for parks and gardens.
2. The greater percentage of the proposed area for rezoning is higher than the greater percentage of the adjacent land to the south already zoned for residential development.
3. The said land has power, town water and sewerage available.
4. Two houses already exist on the land proposed for rezoning.
5. The conflict and objections between residents, Graham Price and the City Council would be removed forever."

Documentation with the application also indicates that if the application for rezoning was not approved, the only option open to the company would be to continue mushroom and compost production at the location, as this would be possible even taking into consideration the Land and Environment Court ruling about abatement of odour, as odourless compost would be in production.

The report concludes by indicating that the rezoning would be of benefit to the McGraths Hill residents and to Council and, further, that the residents are in support of the application.

The land is subject to flood inundation in that the majority of the land is below the current 1:100 year flood frequency level. There is a direction by the Minister for Planning to Councils to the effect that Draft Local Environmental Plans shall not rezone land for residential purposes that is below the 1:100 year flood level. Whilst there is a portion of the land currently above this level, it is not certain as

to what the Department of Planning's stance might be as the entire land is below the mooted higher 1:100 year flood frequency level.

The property has a current water connection for the mushroom composting use which would probably be sufficient to enable the construction of 20-30 dwelling units. This is on the proviso that the Water Board would allow the current connection to remain for subsequent use for residential purposes. However, this is not an automatic entitlement.

Sewer in the vicinity would appear to be adequate to contain any likely development.

Whether neighbourhood amenity would be adversely affected is, to a large extent, subjective. On the one hand it could be seen that it would be advantageous to neighbourhood amenity to have houses instead of mushroom composting. However, on the other hand it could be said that, because of the Land and Environment Court decision, then existing houses in the McGraths Hill locality will not have to bear odour nuisance for much longer. Of course, even if the odour nuisance is abated and the mushroom composting industry continues on the land, it could also be argued that housing would be more attractive in general terms than mushroom composting sheds. Whether this is sufficient justification for rezoning of the site is not clear.

It would appear that the only justification for the rezoning is on the basis of the existing mushroom composting operation and that, if it were vacant land, then the justification would not exist unless the land was suitable in other terms. That is, sufficient flood free land, services available, etc., and had been identified as part of an overall planning exercise where Council sought to identify suitable land for residential expansion.

Council will recall that it recently commissioned a development control plan to be prepared to investigate the McGraths Hill area generally, including the subject site, and it is believed that consideration of the current application should be considered with the preparation of this development control plan.

Should Council, however, believe that there is sufficient interest in the community to have the mushroom industry removed from the premises then support of a draft local environmental plan at this stage would enable the preliminary investigations to be carried out as to the suitability of the land.

✓ IT IS RECOMMENDED THAT the applicant be advised that whilst there may be some merit in the proposal, that further consideration of it will be deferred until preparation of a Development Control Plan for the McGraths Hill locality.

10. TREE REMOVAL - ROOT INVASION OF PAVEMENT,
DWELLING AND SEWERAGE LINE - "CRESENTVILLE" LOT 1
DP816331 N^o 80 THE TERRACE, WINDSOR - P G GALLOWAY,
P2019/S25/ED

Council at its meeting of 14 September 1993 resolved that approval not be given for the application at this stage, but discussions be held with a qualified engineer about the issue.

The applicant has had discussions with another firm of Consulting Civil & Structural Engineers, McBean and Crisp Pty Limited of North Sydney, regarding the removal of two Camphor Laurel Trees. This consultant is the one suggested by Council's Heritage Committee.

The Consultant's Report states, in part, that the effect from the trees is twofold:

1. To provide water for their survival, the roots remove moisture from the soil and by altering the moisture regime cause reactive soils to shrink and swell thus affecting the footings and cracking walls.
2. By natural growth, the roots expand in size and where passing beneath the building grow under, into and through the footings causing heave as growth occurs and this ultimately cracks the walls.

It is the opinion of the consultants that whilst some of the cracks in the house may be due to natural shrink-swell characteristics of the foundation material which is supporting the high level footings, they are being worsened by and others are being caused by, the proximity of the two Camphor Laurel Trees to the residence.

The Structural Engineer's Report includes other options to than removal.

The report referred to the distance recommended for the planting of Camphor Laurel Trees from buildings as being at least the mature height of the tree to avoid affecting the building's footings.

It was also recommended that if this was not possible, a vertical cut-off wall eg root barrier of reinforced concrete to a depth of 1.400 or more be placed between the building and the trees to avoid root invasion.

The report further states that the suggested alternative of building a substantial below ground cut-off wall eg root barrier and retaining the trees, is not recommended as the removal of a large portion of the root system could render the trees unstable.

The report also refers to the Burra Charter which requires that preservation take place both for the building and the "Place" in which it stands. This would include the trees, if the trees remain, continued restoration of the house rather than preservation will be required. The Consulting Engineer has therefore recommended that the trees should be removed.

✓ IT IS RECOMMENDED THAT:-

1. The application for removal of 2 (two) Camphor Laurel Trees at the front of the dwelling to the north west be approved, based on the further report received from Consulting Civil & Structural Engineers, McBean and Crisp Pty Limited.
2. The 3rd (third) tree, also a Camphor Laurel, situated at the rear of the property adjacent to the rear boundary fence to the south east be retained, as the tree is considered to be an attractive example of the species and is part of the local amenity. Additionally, there are suitable alternatives available which assist in the prevention of root invasion of sewerage or drainage lines.

**11. REZONING APPLICATION - LOT 5 DP753811 N^o 6127
SINGLETON ROAD, NEAR TINDA CREEK - APPLICANT:
MUSHROOM COMPOSTERS PTY LTD. LEP15/93/ED**

Council at its Ordinary Meeting of 9 November 1993, resolved to prepare a Draft Local Environmental Plan to enable mushroom composting and/or the use of the property for mushroom growing on Lot 5 DP753811 Singleton Road, near Tinda Creek.

The Draft Local Environmental Plan was recently exhibited in accordance with Section 66 of the Environmental Planning and Assessment Act 1979, and submissions were received from CHANGE and Danny Pollicin a nearby property owner (Property N^o 6255).

Pursuant to Section 62 of the Act, the Draft Plan was also referred to the Environmental Protection Authority, National Parks and Wildlife Service, Department of Water Resources and Department of Agriculture for appropriate comment.

The Proposal

The proposed operations on the site are very similar to existing operations at the Mushroom Composter's Sackville site. Briefly the activity can best be described as thoroughly wetted straw is mixed with various animal manures and formed into "pre-wet" heaps. The heaps are left to ferment and the compost is then formed

into regular stacks and then turned with specialised machinery for another week, then delivered. Stack turning is essential to mix, oxygenate, cool and moisten the compost. Air is also regularly pumped into the stacks to assist in the minimisation of bad odours.

The development will be confined to an area of approximately 5 hectares in 4 main portions consisting of a composting apron, a residential site, a water storage area and a tunnel complex in which the mushroom compost is inoculated with mushroom spawn. The machinery which is used at the Sackville operation is also proposed to be used on the subject land. Diesel powered generators will be used for site construction and operational purposes.

The estimated maximum site traffic will be 100 heavy vehicle movements per week and 70 light vehicle movements per week. Backloading will be utilised wherever possible to minimise traffic loads and transport costs.

The applicant proposes that an all-weather access road will be installed, using material reclaimed from other construction operations within the site and where necessary, imported road base will be provided in accordance with the requirements of the National Parks and Wildlife Service. The road will follow the current alignment of the track to minimise disturbance to vegetation, however, some trees will need to be removed to make it safe for semi-trailers to negotiate the bush track. It is anticipated that the proposal will employ 7 - 9 people on a full-time basis. Four of these staff will be heavy machinery operators who typically begin at 7.00am. Due to the remoteness of the site, residential quarters will need to be provided for these operators.

The composting operation does require large amounts of water, in the order of 1,200 tonnes per week. The applicant proposes that a small dam will be constructed within Tinda Creek from which a larger off-stream water storage dam will be supplied. This larger dam will also be fed by run-off from an adjoining catchment. The applicant also indicates that the potential for groundwater use is high. It is also indicated that as is the existing practice at the Ebenezer site, all yard operation effluent will be treated on-site and recycled, and all recovered solids will be re-used. The applicant maintains that the operations at Sackville have a zero spill record over the 12 years of operation.

SUBMISSIONS

Coalition of Hawkesbury and Nepean Groups for the Environment (CHANGE)

CHANGE wish to lodge an objection to the proposal on the following grounds:-

"CHANGE is absolutely opposed to the concept of relocating an industry which is known to produce considerable quantities of pollution in the course of its normal processes to a remote site which is virtually surrounded by a National Park and adjacent to a pristine creek, simply to eliminate the problem of complaints by residents."

Further objections and concerns raised by CHANGE are summarised below:-

1. Mushroom Composting is manufacturing industry and accordingly should be logically located in designated industrial areas to enable Council to conveniently check on their operations to be sure nothing environmentally unacceptable is taking place.
2. A more local site, with a large, enclosed, agricultural type shed with an air scrubber appears to be a viable alternative to the Tinda Creek plan.
3. There is additional pollution, damage and danger to the community in 7.9% more traffic movements on the Singleton Road.
4. It is also difficult to accept Hassell's claim that mushroom composters have had a zero spill rate in their twelve years of operation.
5. If this proposal is successful, a precedent would be set for the relocation of undesirable industries to this or other remote sites.
6. We have no way of really knowing what effect the pumping of water from the creek will have, or if the creek really does have a minimum of 5 ML per week.

Further, CHANGE state that:-

"We make these suggestions to demonstrate that there are alternatives for the composters, however, we make the point that we see it as neither our, nor the Council's position to solve the composters pollution problems for them. We believe the Council should, in any case, require the composters to relocate to an industrial area and be permitted to go into production only after they can demonstrate that pollution emissions for their site are nil."

Danny Pollicin

The grounds for concern raised by Mr Pollicin are:-

- "1. That Mushroom Composters demonstrate to me that there will be no environmental effect to my property or surrounding bushland.*
- 2. Pollution of existing Tinda Creek, Gibba Swamp and through flowing Creeks on Portion 24.*
- 3. That no odour pollution will penetrate into portion 24 causing harmful effects to existing persons habitating this property and persons using this property for recreational and farming activities.*
- 4. That there will be no abnormal sound pollution created by a high flow of traffic to and from the proposed development."*

The Environmental Protection Authority

The Environmental Protection Authority makes the following comments:-

- "1. The submission is a concept document only and outlines, inter alia, the proposed method of manufacture and air, water and noise pollution control.*
- 2. The EPA does not believe that noise would be a significant problem at the proposed site provided adequate measures were adopted.*
- 3. Mushroom Composting has a high potential to produce water pollution, a properly designed, maintained and operated water collection and treatment system should provide protection for the local waterway.*
- 4. The major concern with the relocation of the process is odour generation and dispersion.*
- 5. Some further small reduction of odour emissions would generally be expected from the aeration of stacks.*
- 6. Under the provisions of the Pollution Control Act 1970, the company would require an Approval from the EPA for the installation of the water treatment system and the packaged sewage treatment plan. The EPA is mindful of the potential odour impacts, even at the low predicted levels, and the effects of the proposed rezoning on the future use of the two adjoining properties. This is of particular significance as we believe that a subdivision of Lot 6 would negate the positive aspects of the proposed relocation. (Note: Lot 6 has been subdivided into four lots).*
- 7. The proposed site has two neighbouring properties used for non-residential agriculture and the benefit of a larger buffer zone.*
- 8. Predictions of odour levels are given for the two nearest boundaries. However, the report does not indicate the location of residences, if any, within the area likely to be affected by the rezoning.*
- 9. In making a decision, Council should be aware that the accuracy of the predicted odour levels is determined by the accuracy of the measured odour levels used in the mathematical model.*

The EPA has also indicated that it would be appropriate that pollution control is dealt with at the development application stage.

National Parks and Wildlife Service

The Service has reviewed the submission and objects to this proposal for rezoning for the following reasons:-

"INTRODUCTION

There are many areas within the Wollemi National Park, the land uses of which affect the fauna flora and catchment quality of a large part of the Park. For effective Park management these land uses should be maintained at a low intensity in all respects. They should be self contained that is not using the natural resources of the park as an input to a process, and not contributing to problems associated with weeds, feral animals, and fire management. This facility is an intensive industrial style process and does not conform to the Services requirements for a low intensity rural land use. It conflicts with the management objectives of the surrounding area.

The recreation values of the Park will be compromised by the intensity of use with the attendant machinery noise, alien odour production and perception of intensive human activity. Low level uses with low weekly visitation rates are more appropriate to the land capability. This facility will have rates of traffic movements in excess of those normally experienced for rural areas.

The Service regards the proposed zone as being incompatible with:-

- *the intention of the current zoning of the land as General Rural 1(a); and*
- *the adjacent zoning of the National Park as 8(a) surrounding the Lot.*

GEOMORPHOLOGICAL SIGNIFICANCE

The Tinda Creek catchment is part of the unique Mellong Swamps perched sands land system. This catchment and particularly the swamp system is a significant natural, cultural and scientific resource.

The fragmentation of habitat associated with the proposed industrial use is contrary to the overall protection of this land system. The proposal to dam part of this system is contrary to the Service's preferred management of this land system which requires that all catchments be maintained free of control structures, nutrient additions and alien fauna and flora.

WATER RESOURCES OF THE NATIONAL PARK AND THE HAWKESBURY CATCHMENT

The development is proposed within the headwaters of a major creek system which is mainly within the boundaries of the Wollemi National Park. This creek system flows into the Hawkesbury River a catchment which is under considerable stress from excess sedimentation and nutrients as a result of development. This proposal has the potential to change the water quality of the Tinda Creek and cause excess sedimentation within the creek and the swamp system in its headwaters. The following issues are of concern to the Service as they indicate that the proposed development has not been

assessed for all the impacts on the catchment or the water quality within the National Park.

- *The proposal purports to be a completely sealed water system but there is no supporting detailed documentation, with flow charts and diagrams. It is not possible to have a completely sealed system as the proposal intends to use water derived from the National Park be it from Tinda Creek or from underground sources.....*
- *The impact on Tinda Creek has not been determined, nor the impact of the dam on Rising Fast Stream.....*
- *The proposal uses is an unacceptably high proportion of the stream flow. There is no assessment of the impact of low flows on park resources downstream such as aquatic plants and animals.....*
- *The stormwater dam is an additional hazard during and after a high rainfall event (the area is subject to a high probability of heavy rainstorm events) in a highly erodible catchment.*
- *The extent of the groundwater resource should be determined and the impact on that portion of this resource on the park should be evaluated.*
- *The impact of groundwater drawdown on groundwater recharge to swamps should be determined, and the effects of this on the swamp flora and fauna evaluated.*

POTENTIAL NUTRIFICATION IMPACTS

The proposal has the potential to raise the nutrient loading in Tinda Creek, in the swamp, and to impact on native vegetation of areas surrounding the development site. Increased nutrients in these natural ecosystems are likely to assist weed invasions which are a potential result associated with this development.

Weeds may arrive on the site from seeds and other plant seeds of unknown origins adhering to vehicles which enter the park via the access road; this road is close to the swamp which provides ideal conditions for weed spread.....

ENGINEERING CRITERIA OF CONSTRUCTIONS

The sedimentation, nutrient and chemical hazards to the natural systems have not been adequately assessed for the range of weather conditions in the area.....

FIRE HAZARD AND PARK FIRE MANAGEMENT

The location of industry in a highly fire-prone area is undesirable. It places considerable additional burden on the Service for management of the surrounding park areas for the protection of that facility. This in effect compromises the value of the ecosystem as the high capital value of the facility may require the Service to provide special fire protection measures which will compromise the nature conservation assets of the Mellong Swamps. These issues have not been addressed in the report.

PROBLEMS WITH REZONING

Rezoning of this land will set a precedent for Rural zoned land.....

ROAD ISSUES

The Service does not accept the high number of road movements, the frequency of movements, nor the number of heavy vehicle movements.

The noise and dust associated with the road use will be far in excess of that normally associated with a single development under traditional low intensity rural use.

PROBLEMS WITH SEDIMENTATION - HIGH RAINFALL EVENTS

A crushed sandstone road in high probability would wash out in floods, and is below the Service's requirements. A sealed secondary road standard is would be required.....

The existing road is too close to Tinda Creek and would need to be relocated....."

Department of Agriculture

The Department has examined the application and has the following comments to offer:-

1. The proposed composting facility would be a very significant component of this industry, capable of supporting about 40% of the industry in New South Wales.
2. It is becoming increasingly difficult to find sites which are sufficiently isolated to avoid nuisance but at the same time are commercially viable.
3. The EIS which accompanies the rezoning has adequately addressed issues which should be addressed by such development.
4. If the safeguards proposed in the rezoning are adopted, the enterprise is unlikely to cause any significant conflict with its neighbours.

5. The site is well suited to the needs of mushroom composting.

Department of Water Resources

Preliminary verbal comments have been received from the Department of Water Resources and are as follows:-

1. State Rivers Estuary Policy has as a principle maintenance of existing creekline values. This will be a requirements at the development application stage.
2. Part 3A of the Rivers and Foreshore Improvement Act requires a permit from the Department for removal of material from the River and a licence to extract both water from the river and ground water.
3. The process has to be situated on an impermeable floor, preferably bunded and concreted. No run-off should be permitted from the process area.
4. Zero infiltration is wanted to ground water table.
5. One piezometer to be installed in top aquifer is to be monitored at three monthly intervals. If pollution occurs more piezometers will be required to be installed.
6. The Department is not in favour of septic tanks. Strongly recommended aerated waste water treatment units.
7. Aerated stacks should also be impermeably bunded and floored.
8. Any clean runoff is to be directed around the process area not through it.

In concluding, the Department stated that if ground water quality is protected and all the above requirements met there is no reason why rezoning cannot proceed. Furthermore, the majority of points raised by the Department are more appropriately addressed at the development application stage.

Planning Assessment

The documentation supporting the rezoning proposal has been prepared by Hassell Planning Consultants. The documentation is extensive, but recognises that additional information will be required at the development application stage should the rezoning proceed. The additional information required is namely in relation to water extraction from Tinda Creek, water recycling, odour minimisation and water quality monitoring.

The information supplied, however, provides an adequate basis for a thorough assessment of the rezoning application and highlights a number of pertinent issues, which are summarised below:-

- location;

- access/traffic movement;
 - water supply/treatment/hydrology;
 - odours;
 - flora and fauna;
 - archaeology;
 - noise pollution; and
 - fire hazard.
-
- **Location**

The site which the proponent seeks to develop for the purposes of mushroom composting is approximately 60km from Windsor and is located 3.3km to the west of Singleton Road. The site is a free hold property of approximately 1.6km² and it is anticipated that the proposal will result in development being confined to 5ha on the site.

The site is surrounded by National Park on all sides. The Crown owns Lot 11 which is located to the south and east of the property currently used for cattle grazing purposes only.

The nearest residentially zoned properties are located 2,000m and 1,300m respectively, in an easterly direction.

The documentation provides the following in support of the location of the proposed site.

"The location of the property takes on significant importance given the nature of the proposal. The odours that are emitted from the operation have been an ongoing source of concern for all parties and the retention of the property has been based on this aspect. The fact that there are only two neighbours, one being the National Parks is of significance."

The recent decision of Chief Justice Pearlman of the Land and Environment Court, in relation to proceedings taken by Council against Mushroom Composters Pty Ltd required that the company, by no later than 20 May 1994, cease using the premises in Post Office Road, Ebenezer.

The intention of the proponent is to relocate their operations to this isolated location. The objections raised by NPWS are principally concerned with maintaining low level uses on land adjoining National Parks. Clearly mushroom composting is an intensive activity, but isolation is favourable in being able to negate the concern of the present operation namely odour and the undesirability of a location amongst residential landuses. The proposal is isolated on an area south of Tinda Creek ensuring that a adequate buffer zone exists between the development and National Park land, with the minimal removal of vegetation. Much of the area intended for development has already been cleared.

The NPWS have indicated that the approval of this rezoning application is undesirable in that it would set a precedent for further intensive activities in this area and particularly adjoining National Park land. Given that adequate conditions can be imposed at development application stage to negate composting activities, the location of this operation is considered largely irrelevant. Any future proposal received for similar intensive activities will require the same level of assessment and compliance with the requirements of relevant government authorities.

- **Access/Traffic Movement**

Access to the site is proposed from Singleton Road through National Park land on a road closely aligned with Tinda Creek. The applicants intention is not to alter the location of the road. Instead, the proponents intend to install a raised all weather access road using material reclaimed from operations on the site, to minimise environmental disturbances on site.

The submission received from NPWS has indicated the unsuitability of the existing road due to its close alignment with Tinda Creek and potential to increase sedimentation. The necessity of the proponent to gain access through National Park land will require they comply with the requirements of the NPWS in relation to road construction.

Traffic movement to the site is estimated as follows:-

Raw material delivery	56 movements/week
Compost delivery	46 movements/week
Light traffic	70 movements/week

Most transport operations are intended to occur between 5.00am and 9.00pm, Monday to Friday. The proponent has indicated that backloading will be utilised whenever possible to minimise traffic loads. Given the isolated nature of the site the noise of traffic will not have a significant impact.

Data tabled in the documentation from the RTA indicates that the traffic volumes on Singleton Road are currently in excess of 8,000 vehicles per week of which 40% or 3,200 are heavy vehicles. Total traffic movements from the proposed development even at full capacity will not significantly increase the traffic volumes on Singleton Road.

- **Water Supply/Treatment/Hydrology**

The production of mushroom compost from the proposed operation is anticipated to be 1,200 tonnes per week. This will require approximately 1.5 ML of water per week from various sources, namely on-stream water storage, off-stream water storage, sub-surface water and yard effluent.

Principally, on-stream water storage from Tinda Creek will provide the primary source of water to composting operations. The applicant proposes that an extraction licence for 1.5 ML/week annual average will be applied for, whilst during flood events more intensive extraction will be required to divert water to a

low level storage dam. Assessment of the impact on extraction of 1.5 ML of water from Tinda Creek will be required prior to issue of a suitable licence by the EPA. The proposal may also involve the damming of Tinda Creek to a total capacity of 11.00 ML. Whilst it is argued that a totally sealed system may or may not be achievable, compliance with the requirements of the Department of Water Resources, Department of Conservation and Land Management and the Environmental Protection Authority will ensure that should the development application be given favourable consideration, the supply, collection, use and treatment of water on the site will be designed to provide protection for the local waterway.

The damming of Tinda Creek may significantly impact on the river and surrounding swamp system. This matter has not been given adequate consideration by the applicant.

Off-stream water storage will be a single storage dam located near the composting apron and bore water will only be used during periods of low stream flow. Yard effluent will be treated on site and recycled and all recovered solid will be reused. Stormwater will be initially routed to the water treatment plant, and any excess fed to the holding dam.

- **Odour**

The issue of odour production is principally the reason for this rezoning. Further, the main reason for site selection is isolation and the distance to adjoining residences.

The applicant states that:-

"Dames and Moore have found that in their opinion there is unlikely to be any odour nuisance in residential areas and that odour levels are likely to be below background odour levels. It is important to stress to Council that the land is zoned Rural (a), as is the adjoining land, and that such a zoning would allow a variety of agricultural uses that generate odour."

Typically, odour production arises significantly out of phase 1 of the composting stage due to the large volumes of composting materials required, the high levels of nitrogen and sulfur and the excessive water application which result in oxygenless conditions.

The aeration techniques proposed will improve compost quality and lower odour levels. The aeration system will be controlled by specialised computer programs. The composters have indicated that the various components in the production are capable of adaption should new and effective technology become available.

The fact that odour production is inevitably part of mushroom composting and presently cannot be totally eradicated is agreed. The proponents documentation is evidence of attempts to develop techniques to lessen the production of odour but, the concern is not only the production of odour itself but its movement or dispersal to adjoining property as a nuisance.

A survey conducted by Dames and Moore documents results from New Zealand where similar operations are employed. These results indicated that the aerated system to be used at Tinda Creek is estimated to reduce the odour emission rate by eight times that of conventional composting processes.

In this regard the applicant has submitted the following:-

"Studies of the present composting operations in the Hawkesbury, and similar world wide operations, indicate that the odour from composting are typically detected in a 1 - 2km range. The Colo site has distinct advantage of remoteness, with nearest neighbours being at present 2.5km from the proposed operations. Although largely surrounding by National Park, the topography discourages recreation and few if any facilities are present in the immediate region. The dense vegetation on and near the site will assist in neutralising odours and the topography and natural air movement patterns will generally disperse any odour away from the Singleton Road towards rugged terrain."

It is important to note that the assessment supplied by the consultant is preliminary, however, these levels are unlikely to cause odour nuisance to nearby residents. The consultants conclude that odour levels may be below background odour levels.

The Environment Protection Authority agrees that the methodology used in preparing the assessment of odour is appropriate, and further agrees that the technology to be used on the site will substantially reduce odour emission. The EPA will require further detailed analysis of odour at development application stage.

Given the above information, the impacts of odour should be substantially reduced. Based on supporting documentation, the best composting technology currently available will be employed on site to minimise odour effects.

- **Flora and Fauna**

The main findings of the Flora and Fauna Survey are:-

1. Four vegetation communities occur on the site and are well represented in the extensive bushland of the local area.
2. Of the ninety three plant species located on the site, none are of the species listed as rare or vulnerable.
3. The proposed development is unlikely to significantly effect the status of either vegetation communities or plant species at local, regional or state-wide levels.

4. Thirty fauna species were detected and a further fifty four were listed as "likely to occur" on the site. Two endangered species, the Glossy Black Cockatoo and the Broad-headed Snake, were listed as likely to occur, but it was concluded that development will have no significant effect on these species.
5. The fauna habitat is well represented throughout the Sydney Region.
6. Therefore, the operation will have negligible, if any, impact on the native habitants of the area.

Whilst this conclusion is supported, the documentation has neglected to investigate the possibility of weed and exotic flora invasion, and importing of vermin in deliveries to the site. If materials are appropriately contained and the road and sediment traps satisfactorily maintained, then this problem should be minimised:

- **Archaeology**

The Archaeological survey concluded that no aboriginal sites or relics were located on the site.

- **Noise**

The impact of noise from the proposal, on the amenity of the area is considered to be minimal, given the similarity between the proposed operations and the existing development at Ebenezer.

The documentation provides that all generators will be fully enclosed and exhaust mufflers fitted and wherever necessary aeration fans will be fitted with noise attenuation materials and ducts to minimise noise.

Further, should excessive noise be a concern additional noise attenuation methods will be required at development application stage. In this regard, the EPA's assessment indicates that noise can be overcome on the site.

- **Fire**

The site is in a high fire prone area. Consequently, the activity proposed is considered to be undesirable by NPWS.

The documentation supporting the rezoning application indicates that the company proposes to suitably equip the site with extensive measures to minimise the fire risk.

It is considered that fire hazard within the property is minimal.

Conclusion

It is considered that the rezoning should be supported based on the fact that many issues addressed in the documentation can be resolved at the development application stage and appropriate conditions imposed. Conditions will also be required by the Environmental Protection Authority, the Department of Water Resources and the National Parks and Wildlife Service.

Consequently, Council should proceed with the draft local environmental plan and accordingly, advise the Department of Planning pursuant to Section 68(4) of the Act.

IT IS RECOMMENDED THAT:-

- a) Council prepare a submission to the Department of Planning pursuant to Section 68 of the Environmental Planning and Assessment Act 1979, to enable the plan to be gazetted.
- b) The applicant be advised that a more detailed statement of environmental effects will be required addressing the issues raised in this report at the development application stage.

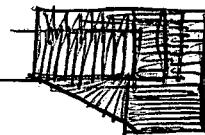
Find out about access through NPS.

12. REZONING PROPOSAL - PT LOT 1 DP815222 N° 29 CHAPEL STREET, RICHMOND (SOUTH OF KURRAJONG ROAD) - MEDIUM DENSITY HOUSING - F MATYUS. LEP001/92 PT01/ED

At its meeting of 12 October 1993, Council resolved to prepare a draft local environmental plan to permit the erection of medium density housing on land in Chapel Street, Richmond.

The proposed rezoning has now been advertised and adjoining owners notified with five objections being received, one from Hobartville Stud Pty Ltd and four from Hawkesbury Village, the Uniting Church Retirement Village. The grounds of objection raised in these submissions are summarised below:-

- medium density housing will have an adverse visual impact;



- medium density housing will detract from the character of the area generally, and the historically significant Hobartville Stud in particular;
- the development will be accessed via a right-of-way over land owned by Hobartville Stud Pty Ltd;
- the development would cause a dramatic increase in the flow of traffic over the right-of-way and would cause increased deterioration of the "road" surface and foliage including many historically significant trees;
- medium density housing will concentrate stormwater flows into Pughs Lagoon with resultant increases in debris flowing into the Lagoon;
- the land over which the right-of-way exists is subject to a Heritage Order;
- a "rural environment" will be lost;
- views to the mountains and Pughs Lagoon will be lost;
- the development will result in a loss of privacy;
- an increase in traffic in Chapel Street would reduce the safety of elderly residents living at the retirement village;
- the development will exacerbate the traffic problem at the intersection of Chapel Street and March Street/Kurrajong Road;
- there will be a loss of historic trees and post and rail fencing to provide adequate access to the development;
- during construction, residents would be subjected to dust, noise, traffic danger, interruption to power and water supply, and vehicular access; and
- the development will cause an increase in noise generally.

Advice has also been sought from a number of government authorities, including the Heritage Branch of the Department of Planning, Prospect Electricity, the Water Board and the Local Traffic Committee. The Heritage Branch has no objection to the rezoning. Prospect Electricity raises no objection subject to certain requirements.

The Water Board, however, has advised as follows:-

"WATER

The Richmond-Windsor Bulk water supply is currently at capacity and only has capacity to serve existing zonings or currently approved developments. The bulk water system does not have sufficient capacity to serve the proposed medium density development.

Augmentation of the water supply is scheduled for the late 1990's at which time this policy will be reviewed.

SEWER

The subject property would be served by the Richmond sewerage system which drains to Richmond Sewage Treatment Plant (STP). The Richmond STP is currently at capacity and does not have spare capacity to serve rezonings which place extra demand on the system. The Board's Inland Waste Water Section is currently developing a strategy for the future upgrade of Richmond STP and a decision on a preferred scheme is expected to be made by mid 1994."

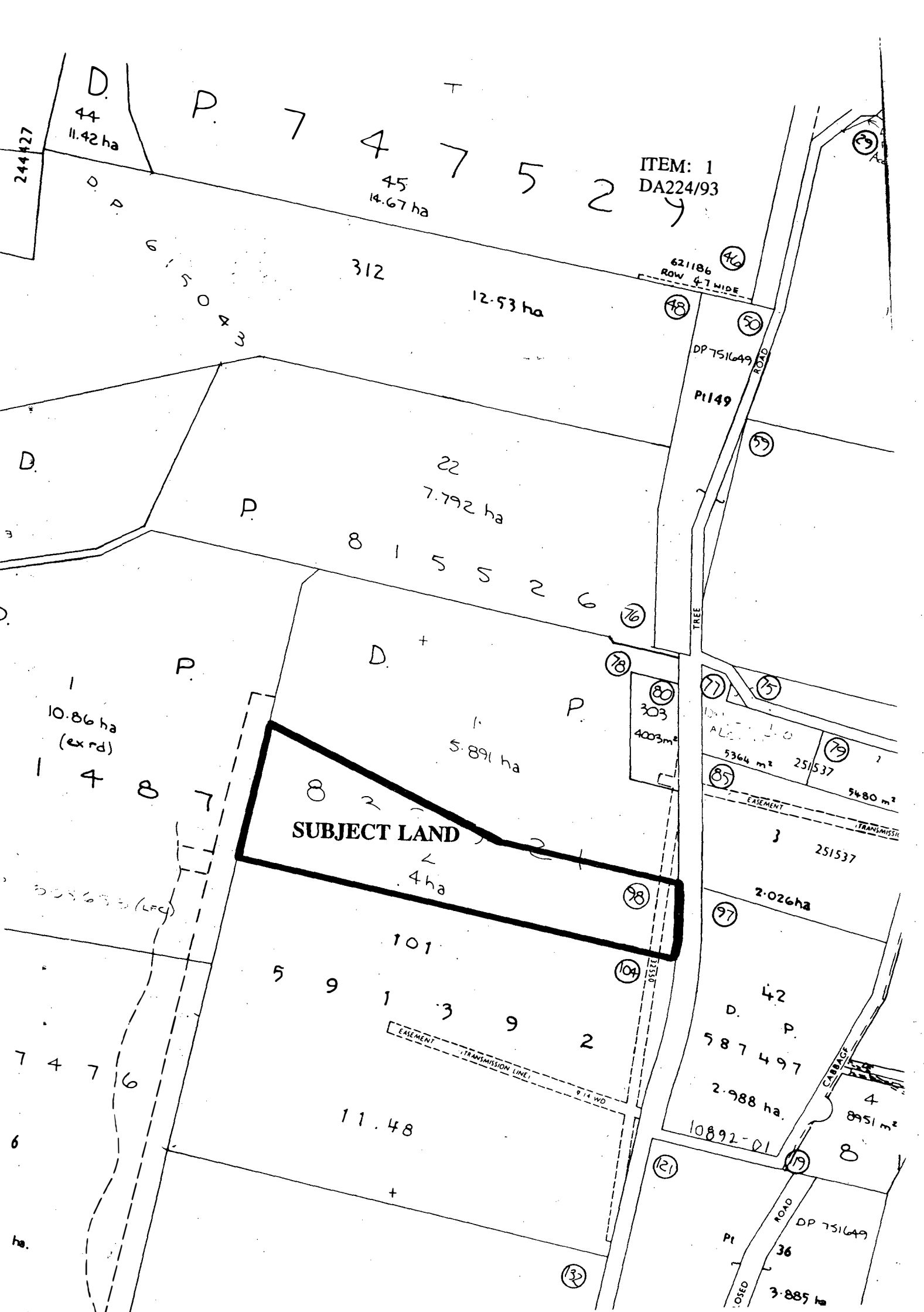
Further, the Local Traffic Committee has recommended that the application not be supported as the intersection of Chapel and March Streets is inadequate to accommodate the likely traffic volumes generated by the proposed development.

The advice provided by the Water Board clearly indicates that the potential for residential development on the site is constrained by the lack of water and sewerage services. The applicant has indicated that there is currently a water bore on the property which could augment the existing water connections, however, to date has not supplied any details as to likely volumes or water quality.

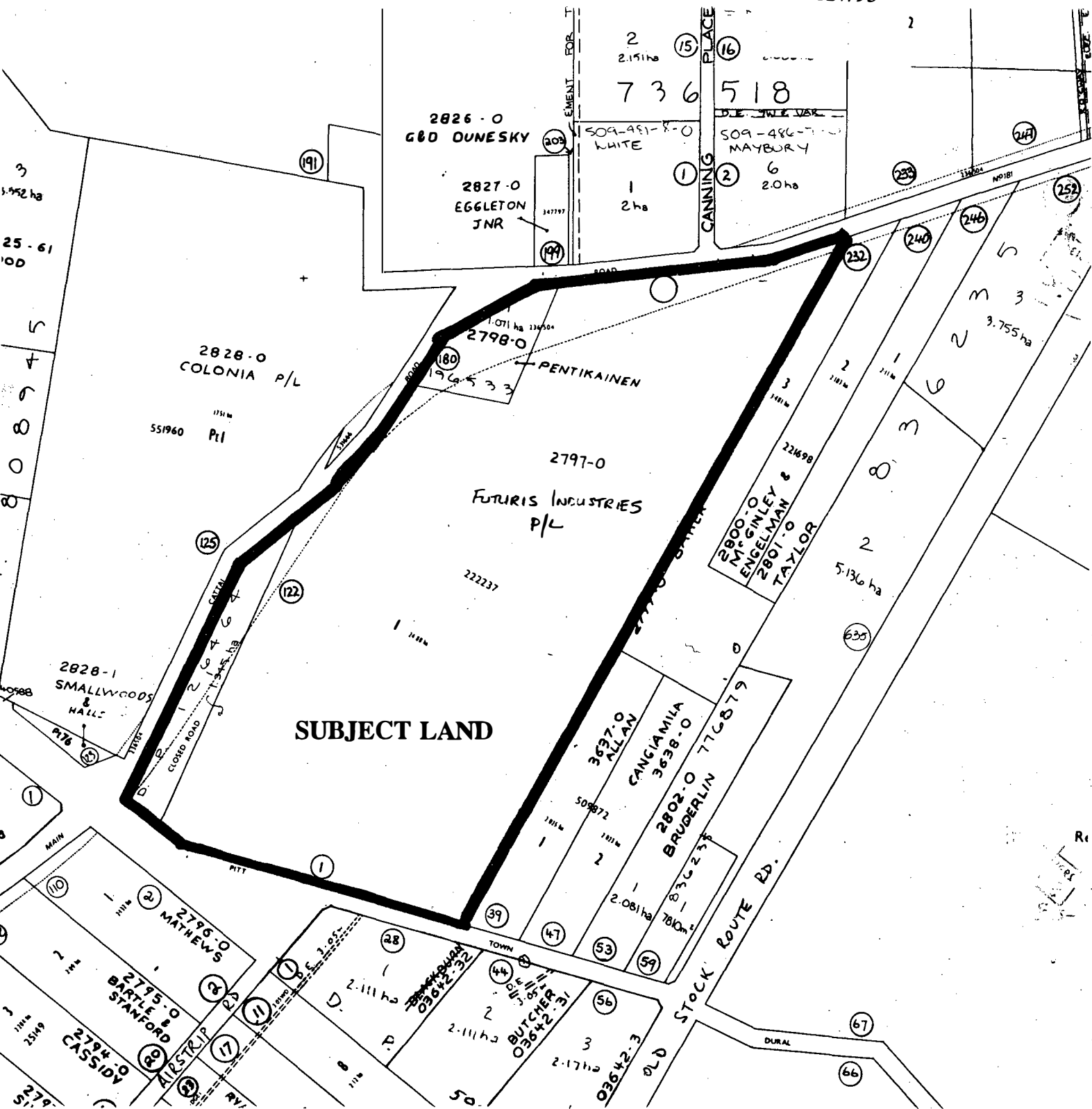
Whilst there are other concerns which may or may not be overcome, it is considered that the rezoning should not proceed, given the lack of services and concerns of the Traffic Committee in terms of the Chapel/March Street intersections.

✓ IT IS RECOMMENDED THAT Council not proceed with the preparation of a draft local environmental plan to permit medium density housing on the subject land, due to the lack of water and sewerage services and inadequate access.

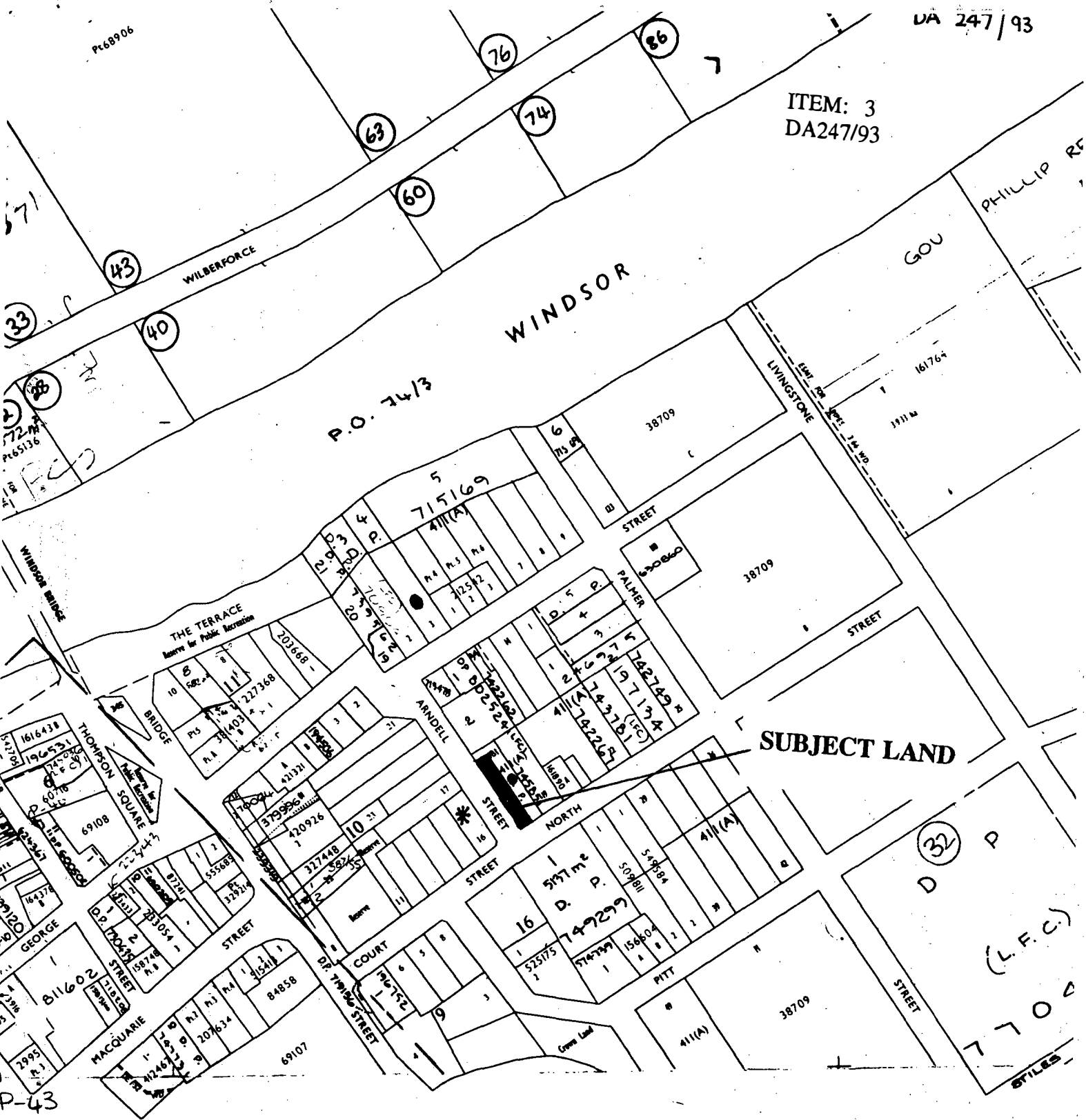
Did private traffic consultants report
go to CTC?



ITEM: 2
SA127/93

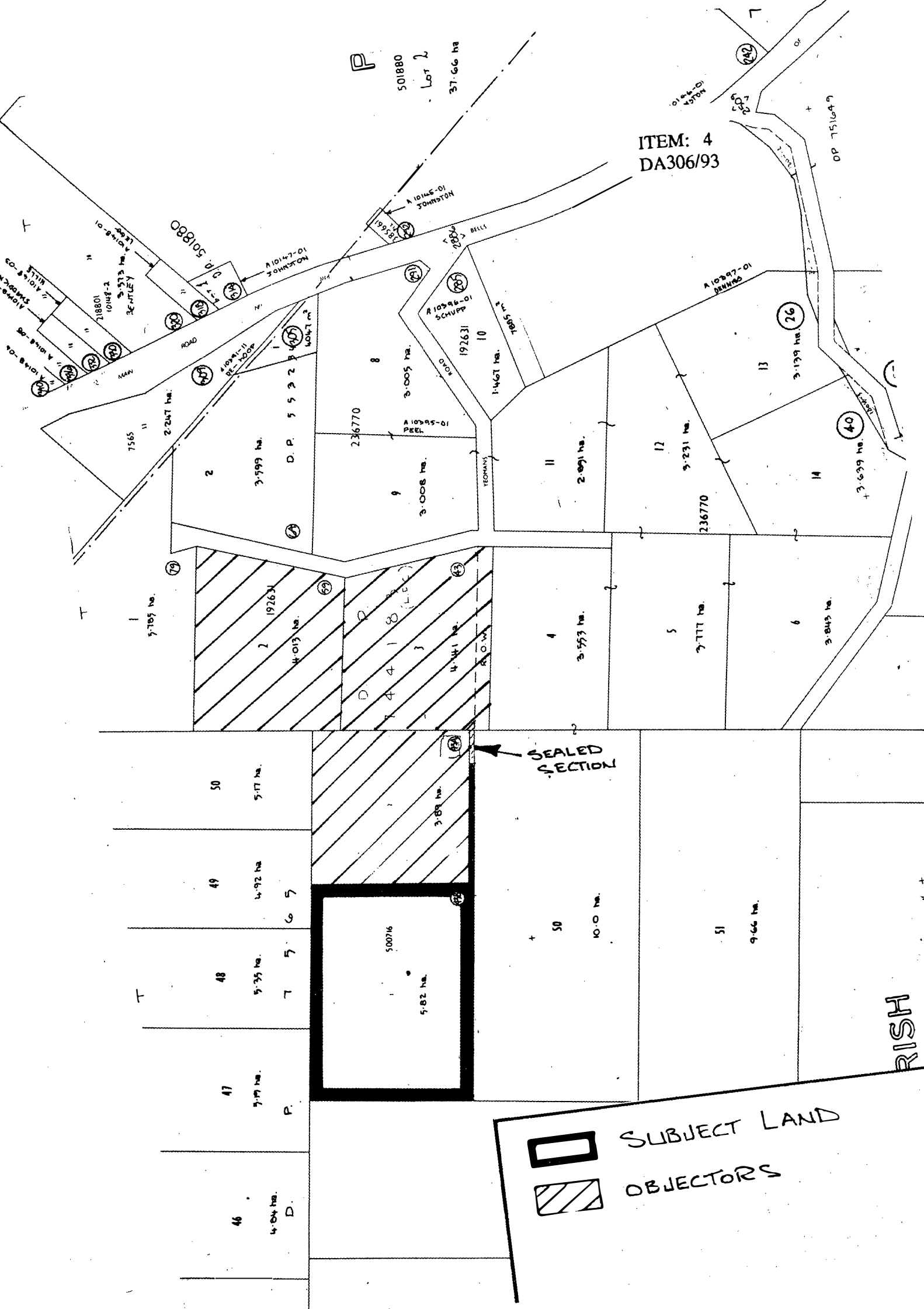


ITEM: 3
DA247/93



* SUPPORT

● OBJECTION



ITEM: 4
DA306/93



SUBJECT LAND
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OP 751649

A 10146-01
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A 10096-01
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2-5891

A 10095-01
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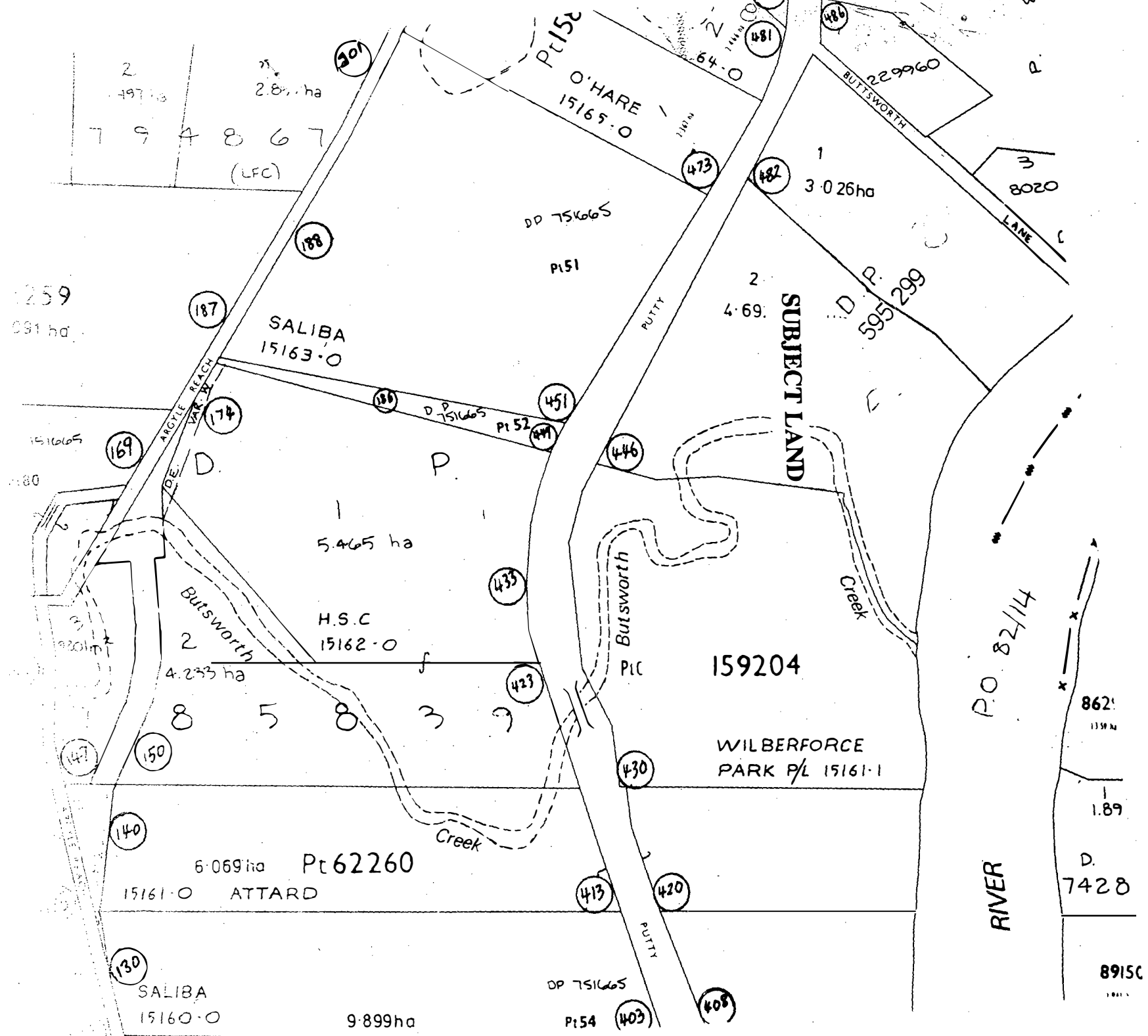
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ITEM: 7
DA264/93

38709

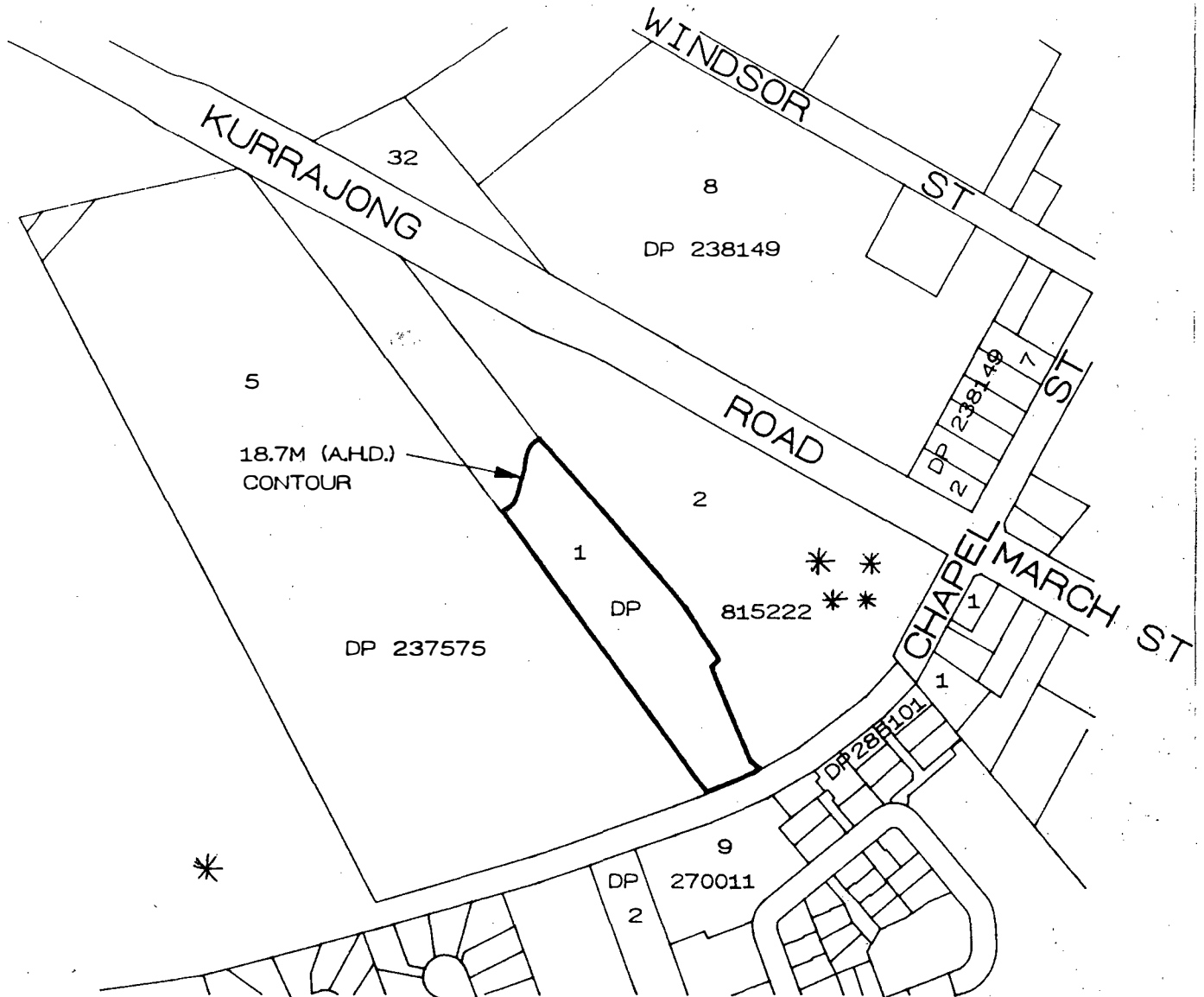
38709

STREET

OBJECTORS

CONSERVATION AREA

ITEM: 12
LEP1/92



SUBJECT LAND



OBJECTORS

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 N°s	24538	-	25097	2,954,361.21
Trust Fund N°s	4094	-	4107	637,073.31
				3,591,434.52

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 - 22/2/94

B. STATEMENT OF BANK BALANCES AND RESPONSIBLE ACCOUNTING OFFICER'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31 JANUARY 1994

GENERAL FUND	CR.	246,975.56
TRUST FUND	CR.	54,910.83
		301,886.39

FORM 2

GENERAL

Balance - Cash Account as at 1 January 1994	DR.	493,525.17
Receipts for period ended 31 January 1994	CR.	5,569,947.27
	CR.	5,076,422.10
Payments for period ended 31 January 1994	DR.	5,207,018.40
	DR.	130,596.30

Unpaid accounts amount to	\$177,594.95
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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 January 1994.

L M Weatherstone
Divisional Manager of Finance

General Purpose Committee - Finance - 22/2/94

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

45 Days	11.03.94	4.83%	General Fund	596,448.27
120 Days	08.04.94	5.00%	General Fund	1,500,000.00
97 Days	11.04.94	5.00%	Sewerage Fund	1,966,737.47
97 Days	11.04.94	5.00%	General Fund	33,262.53
45 Days	03.05.94	4.87%	General Fund	600,000.00
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	739,582.37
Short Term Investments	General Fund	1,106,417.63

\$21,392,448.27

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. 1994 BICENTENNIAL ACTIVITIES. GC030/012 PT02/CS

At its meeting on 14 December 1993, Council considered a report showing anticipated expenditure to date and anticipated for the period 1 July 1993 through to 31 December 1994. At that meeting it was resolved that a forecast/projection of total cost to the Council for its support and involvement in the 1994 Bicentennial Celebrations be submitted.

The Council will appreciate that an extensive program of activities involving the wider community has been co-ordinated by the 1994 Bicentennial Committee. It is highlighted that whilst the Committee has been prominent in its co-ordination of the calendar of events, direct Council involvement applies to a minimal number of activities. These have been highlighted on the current calendar of events separately circulated to Councillors.

In terms of the report submitted to the December meeting of Council, it indicated a total expenditure of \$117,266 for the abovementioned period, this covers all costs associated with staffing (as previously approved by Council), promotions, office overheads and miscellaneous costs including equipment hire, security, cleaning, etc, associated with the major events of the program.

Questions have been raised as to other costs, particularly in the development/improvement of public reserves and community land as part of the 1994 calendar.

In terms of parks improvements, there have been a number of tree planting programs initiated, including Bensons Lane and McQuade Park. Further tree plantings are proposed at North Richmond and Pitt Town. All of these activities have been self-funding in terms of purchase/donation by the community.

Council has previously adopted a Management Plan for McQuade Park, this has included provision for the placement of a statue of Governor Macquarie and the unveiling of same is scheduled for October. The statue of Governor Macquarie (valued at \$50,000) is being donated by the Rural Press organisation. Council's contribution to be funded from Section 94 Contributions, is for the provision of a base and associated landscaping, the cost of which is \$43,000. Other improvements within McQuade Park being the recently completed pathway system and proposed picnic tables have been previously approved as part of the general Management Plan for the Park, and again with funding to be applied from Section 94 Contributions.

The only other major park improvement was approved by Council last year, and that is for the establishment of a "Friendship Park" within Bicentennial Park - Ham Common, Clarendon. The concept plan as endorsed by the Council, it is for the recognition of the Sister City relationships currently enjoyed with Temple City America and Tamba City Japan. The Plan provides for an extension of the existing cycleway with various landscaping improvements, and again is in accordance with the previously adopted Management Plan for the development of that reserve. As previously reported, funding will be in conjunction with general park improvements/Section 94. However, as previously indicated contributions are expected from both overseas Sister City organisations with Tamba City already

confirming their involvement/contribution. Funding has been allocated for the opening of the Park from the Ceremonies and Promotions Budget.

The other major park improvement was the joint development of Heritage Park, North Richmond, by the private sector, State Government and Council. This was a separate initiative and the only involvement in terms of the Council in the Bicentennial calendar will be the Parks' official opening later this year, being paid for by the private sector. In terms of the general calendar of events as previously reported, sponsorship, both received to date and anticipated, will be applied to offset costs.



IT IS RECOMMENDED THAT the information concerning the 1994 Bicentennial Activities be received.

3. 1994 BICENTENNIAL BOOK. GC030/012 PT02/CS

At the December Meeting, a request was made for a detailed concept plan of the production of the book "Hawkesbury; The First Two Hundred Years", and to include details of the costs of production and other resources required to complete the project, with an indication of the level to which the production could be presold.

A report has been prepared by Peter Auld, Tizzana Management Services Pty Ltd. on behalf of the Bicentennial Celebrations Association Inc. to provide the information required. This report has been separately circulated.

The production costs are \$64,820, with a projected profit return to Council of \$10,940, which as a percentage of total cost to the sponsor is 16.9%. Sales income is anticipated at \$86,700. Funding would be provided from the overdraft costed as a Current Asset and would result in a cost against Working Funds. This would be reimbursed from sales as they occurred.

The 1994 Bicentennial Celebrations Association Inc. will undertake to organise the marketing/sale of 2000 soft cover and 300 hard cover books.

Based on initial production figures of 300 hard back and 2,500 paperback, it is projected that the print run will be oversubscribed from sales estimates based on target marketing. The pre selling projections are for hard cover 363 and soft cover 2699. The plan involves concentration on pre publication selling of the book, particularly to historical societies, libraries, local history groups and pioneer

families. A direct mail approach will be adopted through the newsletter and selling through local businesses. The book launch is planned for mid September, to maximise exposure during the October long weekend.

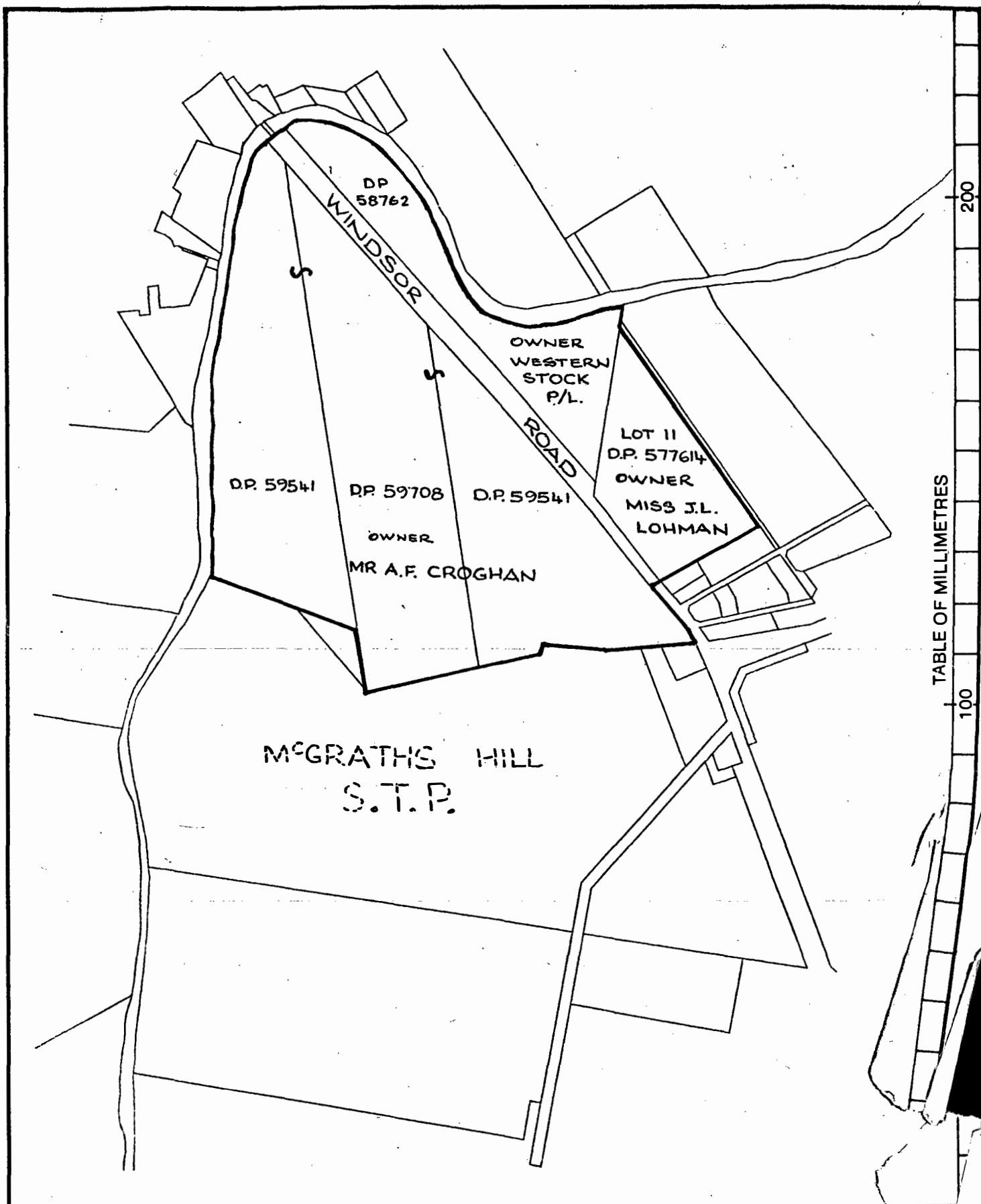
Included in the sales projections is a proposal that Council resolve to purchase 500 soft cover copies at a discounted price, for resale and promotional gifts. This will provide the opportunity for a further return to Council.

The copyright would rest jointly with Council and the authors. 3-4 pages would be available at the rear of the book for the sponsors message, which could include a corporate plan and photographs as desired by the sponsor.

✓ IT IS RECOMMENDED THAT:-

1. Council receive the report prepared on behalf of the 1994 Bicentennial Celebrations Association Inc, by Peter Auld, Tizzana Management Services Pty Ltd, as a detailed concept plan of the production of the book together with relative projections on income and expenditure.
2. Council support the publication of "Hawkesbury; The First Two Hundred Years", by becoming a sponsor and underwriting the cost of the book estimated at \$64,820 (sixty four thousand eight hundred and twenty dollars).





CITY OF HAWKESBURY	REDUCTION RATIO NOT TO SCALE
PLAN SHOWING PROPERTIES	
PROPOSED TO BE ACQUIRED	
TO EXTEND THE IRRIGATION	FILE No.
AREA MCGRATHS HILL S.T.P.	COUNCIL PLAN No. FIGURE 1

GENERAL MANAGER'S SUPPLEMENTARY REPORT

GENERAL PURPOSE COMMITTEE MEETING - 22 FEBRUARY 1994

SECTION 2 - PLANNING AND DEVELOPMENT

13. COMMERCIAL PROPOSALS AND RETAIL STUDY OF THE HAWKESBURY LOCAL GOVERNMENT AREA. LEP018/93 PT01/GM

At its December Meeting the Council was advised of its success in obtaining a Grant for a study that would cover the aspects of:

- Strengths and weaknesses of the local economy and identifying strategies to enhance sectors
- Development of a retail strategy
- Determination if there are adequate commercial, industrial, retail, rural and residential zones within the City
- Identify incentives to encourage business/developers to invest or relocate to the area
- Develop an effective framework to obtain commitment plan

A subsequent resolution was to vote funds towards the economic strategy and to establish a steering committee.

The steering committee comprised Councillors Williams and Calvert, a representative from local business (Mr Charles Hanna has indicated his willingness to accept this position) representatives from the Chambers' of Commerce, the University, the RAAF and appropriate staff. The Bursar of the University, Mr Brian Lindsay, has indicated his willingness to participate and the RAAF representative has been left pending the changeover in Base Commander which has recently occurred. Correspondence has been forwarded to Chambers' of Commerce indicating that one representative is required and if the Chambers' would like to either jointly nominate a representative or each separately nominate a participant so that the Council select one.

The resolution regarding the shopping centre proposals was as follows:

- "1. a Draft Local Environmental Plan be prepared for the shopping centre proposal at March, Paget, Lennox and East Market Streets, Richmond; and the shopping centre proposal at Francis Street, Richmond; and
2. a Retail Strategy Study, by an independent consultant, be commissioned for the whole of the Hawkesbury City and defer any further consideration of the 2 (two) proposals until receipt of the Retail Strategy Study."

The two resolutions are mutually inclusive and it would be desirable and beneficial to have both processes run concurrently. This could reduce the time for any decision on which the shopping centre proposal is eventually supported to occurring within this year. If they run separately, then this decision would probably not occur until mid 1995.

If both processes are run concurrently, then those proponents of the local environmental plans, will need to have material supporting their cases, both for the LEP process and input into the local economic strategy.

It is envisaged that with both processes running concurrently, the Council would be in its best position at the end of the economic study and prior to finalising the LEP process to determine, which if any, of the commercial projects it would support.

✓ IT IS RECOMMENDED THAT the information be received. ~~117 inspection or~~
Similar

*Rep. from each of 2 Richmond proponents
be on Committee*

*An independent consultant be engaged to
carry out a Retail Study of entire City.*

14. FLOOD MANAGEMENT PROGRAM HAWKESBURY-NEPEAN VALLEY. GR060/071 PT01/ED

The Minister for Planning yesterday (21.02.94) announced a new flood awareness campaign involving the State Emergency Service, Public Works Department, Department of Planning, Water Board and local Councils. The Minister indicated that "new data shows the likelihood of such a flood (possible maximum flood) happening in any one year is estimated to be in 100,000".

The Minister announced that an Environmental Impact Statement is in the course of preparation for the assessment of proposed upgrade of Warragamba Dam to significantly mitigate against the risk of flooding in the valley so as to handle a 1 in 100,000 chance per year flood.

The Government expects to mail an information brochure to the affected residents in the next week.

Associated with the announcement is the release of a Government document "Hawkesbury-Nepean Valley Flood Level Information - January 1994". The document, inter alia, indicates that the 1 in 100,000 flood event, e.g., for Windsor is 17.3m AHD as opposed to the previously calculated 16m AHD. In other words, the 1:100 level has been re-calculated at 1.3m higher at Windsor than previous calculations with similar increases in other localities of Hawkesbury City (allowing for hydraulic gradients).

This information is important in that immediately the general standard for buildings and subdivisions is higher. This is generally because Council's LEP relates to a 1:100 level as opposed to a specific numerical level with the 1:100 level relating to the best information at hand at a particular time. Because the levels released by the Minister are the latest levels available these levels are those to which the LEP relate.

Additionally, the documentation indicates publicly the PMF level. At Windsor this level is indicated to be 28.9m AHD. Legally, as of now, Section 149 Certificates should account for this information because of the "duty of care" principle.

It could reasonably be expected that there will be some disquiet amongst those who receive the Government Notice and particularly from those who receive Section 149 Certificates which indicate some flood susceptibility where it would not have previously been indicated.

A further report will be presented to Council when the full ramifications of the Minister's announcement is fully investigated. It is likely that Council will need to alter its LEP should the current development standards be required to remain pending resolution of a new Flood Plain Plan which plan Council has already embarked upon.

IT IS RECOMMENDED THAT the information be received.

Approach Nurse - 117

SECTION 3 - WORKS

4. GEORGE STREET, WINDSOR - TEMPORARY CLOSURE. 731/R/EO

Representations have been received from NSW Police Service advising no objection to application by Macquarie Arms Hotel/Windsor Sea Foods for temporary closure of George Street, Windsor, between Thompson Square and Baker Street, during 7.00am Saturday, 5 March 1994 - 6.00pm Sunday, 6 March 1994.

Reason for temporary closure is to conduct a Hawkesbury Bicentenary event involving bands, alfresco dining, children's amusement devices and vintage car displays.

No objection is held to the proposal.

IT IS RECOMMENDED THAT approval be granted to the subject application.

Questions

Logos

Long Allen - report on compliance
or otherwise

