

HAWKESBURY CITY COUNCIL



Where People Make The Difference!

COMMITTEE BUSINESS PAPER

MEETING DATE: 26 July 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."*

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...

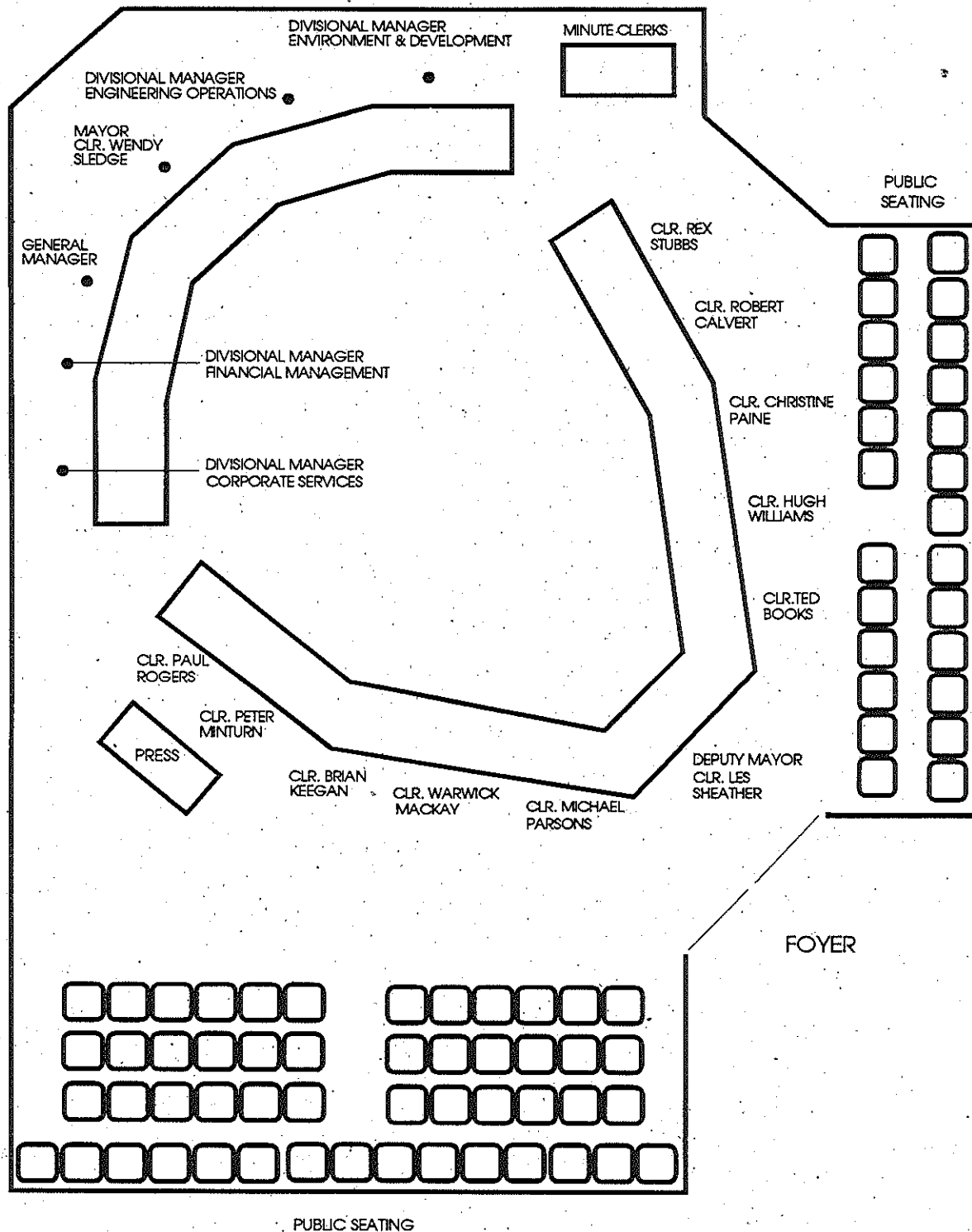
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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



HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE



Where People Make the Difference!

BUSINESS PAPER MINUTES

DATE OF MEETING: 28 June 1994

LOCATION: Council Chambers

TIME: 9:30am

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GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 2

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 28 June 1994, commencing at 9.30am.

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

Apologies for absence were received from Councillors C A Paine, P J Minturn and H Williams.

RESOLVED on the motion of Councillor Calvert seconded by Councillor Books that the apologies be accepted.

Councillor Rogers arrive at 9.40 a.m. and Councillor Mackay at 4.55 p.m. Councillor Mackay left the meeting at 5.40 p.m. Councillor Stubbs left the meeting at 12.45 p.m., returned at 5.07 p.m. and left again at 5.45 p.m.

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 28 June 1994, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

1: DUAL OCCUPANCY LOT 2 DP818077 N° 109A BELLS LINE OF ROAD, NORTH RICHMOND - GARY WHITE (DA54/94/EVD)

Mr White, applicant, addressed the Committee

A SITE INSPECTION be carried out.

The Committee inspected the property at 1.40 p.m. Councillors present at the inspection were Councillor Sledge, Mayor and Councillors Parsons, Sheather, Calvert, Rogers, Keegan and Books.

THE ITEM BE approved subject to appropriate conditions. The conditions to include a concave traffic mirror erected on the power pole opposite the driveway.

This is Page 2 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 3

**2: TOURIST FACILITY - CABIN ACCOMMODATION - LOT 5 DP39382 N° 68
POWELLS ROAD, BILPIN - APPLICANT: T SULYOK (DA118/94/EVD)**

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan No. 1379, dated 10 May 1994, except where modified by the following conditions.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
4. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
5. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
6. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the building application.
7. The cabins shall be setback a minimum of 20m (twenty) from the Powells Road frontage.
8. Construction of a sealed rural type footway crossing, access drive and manoeuvring area to serve the car park.
9. Parking shall be provided for 5 (five) vehicles in accordance with Council's Regulations and Parking Policy. Full details of works shall be submitted for approval with the building application.

This is Page 3 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 4

10. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Divisional Manager Environment and Development prior to occupation or use of the building.
11. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
12. 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 buildings and shall be maintained for the life of the development, the plan shall include details of screening the supporting piers of each cabin.
13. 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.
14. The cabins shall not be used for permanent occupation. Council may, from time to time, require the submission of guest details and receipts in order to verify this.
15. The maximum period of accommodation from any 1 (one) guest is not to exceed 21 (twenty one) days.

3: TOURIST FACILITY - RETAIL OF LEADLIGHT PRODUCTS, ARTS, CRAFTS & ANTIQUE FURNITURE - LOT 18 DP27789 N^o 438 BELLS LINE OF ROAD, KURMOND - APPLICANT: MRS C TRACY (DA95/94/EVD)

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with the plans submitted on 21 April 1994.
2. 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.

This is Page 4 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 5

3. Parking shall be provided for 4 (four) 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 and drained. Full details of works shall be submitted for approval.
4. Customer parking shall be clearly signposted and visible from the street. Details to be submitted for consideration.
5. Works shall be undertaken to regulate the vehicular entrance to the property. Details to be submitted with the engineering plans.
6. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
7. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
8. Operating hours shall be limited to 10.00am to 5.00pm daily. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
9. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
10. Construction of a sealed shoulder over the frontage of the site to Bells Line of Road, together with any work necessary to make this effective.
11. Construction works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations and the Roads and Traffic Authority.
12. A design checking and inspection fee of \$250 (two hundred and fifty dollars) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31 December, 1994.

This is Page 5 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 6

4: LAND FILL OPERATION - LOT 1 DP734932 219 SPRINGWOOD ROAD, YARRAMUNDI - P S GRAHAM AND ASSOCIATES (DA144/93/EVD)

Mr P Graham, the applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the property at 2.00 p.m. Councillors present at the inspection were Councillor Sledge, Mayor and Councillors Parsons, Sheather, Calvert, Rogers, Keegan and Books.

The applicant, Mr Peter Graham, addressed the Committee.

COUNCIL SUPPORT THE regeneration proposal for the subject site and not support the importation of fill.

5: CONSTRUCTION OF FELLOWSHIP CENTRE - LOT 1 DP196617 25 WEST MARKET STREET, RICHMOND - R J LEMSING PTY LTD (DA78/94/EVD)

Mr G Gardiner, the applicant, addressed the Committee.

THE APPLICATION BE approved subject to the following conditions:

1. The development shall be carried out in accordance with Plan No. 93006 DA01, dated March 1994.
2. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.

This is Page 6 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 7

5. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
6. No excavation or site works shall be commenced prior to the issue of the building permit.
7. Parking shall be provided for 9 (nine) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
8. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application. Such finishes shall be sympathetic with the existing heritage buildings located on the property.
9. As far as practicable all trees and shrubs on the site are to be preserved. No trees over 4m in height shall be removed without the approval of the Divisional Manager Environment and Development. Such approval to be sought subsequent to the pegging of building works.
10. 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.
11. The spillage of light, if any, shall be controlled to the satisfaction of Council.

This is Page 7 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 8

6: TEN LOT SUBDIVISION AMENDMENT - LOT 1 DP222237 N° 122 CATTAI ROAD, PITT TOWN - BA HOMANN AND ASSOC. (DA127/93/EVD)

1. THE FOLLOWING SENTENCE be added at the end of Condition N° 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° 466-3314/6097, dated November 1993".
2. The applicant being advised that fill material in conjunction with 1. above is not to be imported onto the site.
3. The proposed amendments to Conditions 16 and 17 of SA127/93 (relating to earth mounding and landscaping) not be supported.

7: GOLF COURSE AND ASSOCIATED FACILITIES - LOT 373,374, 375 & 376 DP751665 217 SINGLETON ROAD, WILBERFORCE - MR R PARSONAGE (DA33/94/EVD)

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with plans and documentation submitted with the application.
2. The development shall be carried out in accordance with any licensing requirements of the Environmental Protection Authority and the Department of Water Resources.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia.
4. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.

This is Page 8 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 9

5. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
6. Provision of toilets in accordance with the requirements of the Building Code of Australia.
7. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
8. Parking shall be provided for 140 (one hundred and forty) vehicles and 2 (two) buses in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
9. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
10. 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.
11. All trees on the property are to be preserved with the exception of those trees which are required to be removed to allow the siting of the fairways.
12. No excavated material (sub soil, top soil or soil) shall be removed from the site.
13. Compliance with Workcover Authority for the keeping and storage of herbicides and pesticides for the use on the land.
14. The spillage of light, if any shall be controlled to the satisfaction of Council.
15. The Club house facility on the site shall not operate after 10pm on any night.
16. Access to the site being to the requirements of the Roads and Traffic Authority.
17. No vehicular access is to be provided from Krahe Road.

This is Page 9 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 10

18. The construction of a 5m (five) wide compacted crushed rock access from Singleton Road to the maintenance compound along the existing access road. Permission is to be first obtained from the Lands Department to the continued use of the access and to any work to be carried out thereon.
19. Compliance with any licensing requirements under the Liquor Act in respect of the Club house.
20. Illumination of the golf driving range is prohibited.
21. The access road from Singleton Road to the car park shall be constructed with a sealed pavement. Details to be submitted for approval with the Building Application.

A report be brought forward to the Ordinary Meeting on the treatment of effluent and access to McKinnons Road.

8: CAR REPAIR STATION - LOT 22 DP578116 138 HANKEL ROAD, OAKVILLE - MR A BURKE (DA100/94/EVD)

Mr Burke, the applicant, was available to answer questions.

Mr Rowe, objector, addressed the Committee

THE APPLICATION BE approved subject to the following conditions:

1. The development shall be carried out in accordance with the plan and application as received by Council 27 April 1994.
2. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.

This is Page 10 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 11

4. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of in a satisfactory manner. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged for approval.
5. Parking shall be provided for 12 (twelve) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval.
6. Screen walls are to be provided to screen open yard activities and are to be of an approved design, and full details are to be submitted for approval.
7. All work performed shall be confined within the building.
8. No motor vehicles are to be displayed for sale on the subject premises.
9. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
10. 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.
11. The subject development, including landscaping, is to be maintained in a clean and tidy manner at all times and any direction given by Council Officers in this regard is to be complied with forthwith.
12. The spillage of light, if any, shall be satisfactorily controlled.
13. Operating hours shall be limited to 8.00am to 4.00pm Monday to Friday with no work being carried out weekends or public holidays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
14. The submission of details of the movements of vehicles including times and frequency of movement.
15. The submission of details of stormwater drainage systems for approval to the satisfaction of the Divisional Manager of Environment and Development.
16. Compliance with the Noise Control Act in relation to all noise emissions from the site.

This is Page 11 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 12

17. The parking of vehicles on the footpath outside the subject site is prohibited.
18. This consent is limited to a 12 (twelve) month period, after which time the applicant shall be required to re apply for continuation of the car repair station.

9: TWO LOT SUBDIVISION - LOT 67 DP751626 N° 174 MOUNTAIN LAGOON ROAD, BILPIN - C & B SPATHIS (SA36/94/EVDy)

THE APPLICATION BE refused for the following reasons:-

1. The subject is not in compliance with the 4ha minimum allotment required for land zoned Environment Protection Scenic 7(d) under the provisions of Hawkesbury LEP 1989.
2. The proposal contravenes the objectives of the Environmental Protection 7(d) zone.
3. The proposal is not in the public interest.
4. The proposal if approved would set an undesirable precedent.

10: MOTEL - LOT 2 DP559566 N° 711 WINDSOR ROAD, VINEYARD - REGENCY DESIGN CENTRE - APPLICANT: R BROWN (DA180/91/EVD)

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan N° 4384A1, Sheets 1-3, dated 22 May 1994.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.

This is Page 12 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 13

3. Submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act 1987) prior to the commencement of any works on the site.
4. With the Building Application the applicant is to propose a suitable site effluent treatment system such as to maximise effluent quality.
5. All access to the development shall be from Boundary Road. In this regard, a right-of-way shall be created over the existing driveways of the Tourmaline Hotel as shown on Plan N° 4384A1, Sheet 3.
6. The right-of-way shall be constructed with a sealed pavement where not already provided, details to be submitted with the building application.
7. Disabled access shall be provided in accordance with the Building Code of Australia.
8. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
9. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
10. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
11. No excavation or site works shall be commenced prior to the issue of the building permit.
12. Parking shall be provided for 25 (twenty five) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
13. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.

This is Page 13 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 14

14. 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.
15. There be noise attenuation in relation to the adjoining property.

11: ATTACHED DUAL OCCUPANCY - LOT 529 DP749371 WETHERILL CRESCENT,
BLIGH PARK - APPLICANT: T & K ELY (DA40/94/EVD)

THE APPLICATION BE refused on the following grounds:-

1. The proposal is an overdevelopment of the site.
2. The proposal does not provide adequate setbacks to complement the existing streetscape of Rich Close.
3. The proposed courtyard fronting Wetherill Crescent will detract from the existing streetscape.
4. Inadequate private open space is provided for each dwelling.
5. Inadequate solar access is provided to the courtyards at the rear.
6. The applicant has not provided evidence that the site can be suitably drained.

This is Page 14 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 15

12: HOME ACTIVITY - CABINET MAKING LOT 20 DP587915 N° 97 MENIN ROAD, OAKVILLE - J & R SELTENRYCH (DA104/94/EVD)

Mr Seltenrych, applicant, addressed the Committee.

THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan submitted on 29 April 1994.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
4. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
5. Access being provided to the new building to enable its use for storage purposes.
6. Compliance with requirements of a home activity and in this regard the proposal shall not:
 - i) interfere with the amenity of the locality be reason of the emissions 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; or

This is Page 15 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 16

- 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);
- 7. The subject development, including landscaping, is to be maintained in a clean and tidy manner to Council's satisfaction at all times and any direction given by Council in this regard is to be complied with forthwith.
- 8. Operating hours shall be limited to 8.00am to 5.00pm Monday to Friday and 8.00am to 12 noon on Saturdays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
- 9. All work performed shall be confined within the buildings.
- 10. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
- 11. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the building application.

13: CONSTRUCTION OF FOUR NEW SHOPS LOT 7 DP959819 211 WINDSOR ROAD, VINEYARD - GILES TRIBE ARCHITECTS (DA106/94/EVD)

Mr Macleman, the applicant, addressed the Committee.

Mr P Stevens, Solicitor, addressed the Committee, on behalf of the applicant.

THIS MATTER BE referred to the Legal Consultative Committee Meeting prior to the Ordinary Meeting.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 17

14: NOTICE OF INTENTION TO DEMOLISH WEATHERBOARD COTTAGE - N° 80 LENNOX STREET, RICHMOND - V & P TCHADOVITCH (P515/135/EVD)

A SITE INSPECTION be carried out.

The Committee inspected the property at 2.25 p.m. Councillors present at the inspection were Councillor Sledge, Mayor and Councillors Parsons, Sheather, Calvert, Rogers, Keegan and Books.

1. THE APPLICATION MADE pursuant to Section 68 of the Local Government Act 1993 be refused.
2. The cottage known as N° 80 Lennox Street, Richmond be identified and included as a heritage item in Schedule 1 of Hawkesbury Local Environmental Plan 1989.
3. A report be submitted to the Ordinary Meeting regarding the establishment of a heritage precinct at this locality.

15: TYRE LANDFILL - LOT 263 DP751665 N° 3 HENDRENS ROAD, EBENEZER - EAST COAST TYRE RECYCLERS (DA347/92/EVD)

THE REASONS FOR refusal be as follows:

1. It is contrary to the draft Local Environmental Plan.
2. The subject property is located below the 1 in 100 year flood frequency level and this proposal does not safeguard against the movement or escape of tyres downstream.
3. The proposal will reduce the agricultural viability of the property.
4. The proposal is likely to cause soil erosion and land degradation.
5. The proposal is not in the public interest.

This is Page 17 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 18

16: DRAFT DEVELOPMENT CONTROL PLAN - MCGRATHS HILL AREA (GT100/001 PT2/EVD)

Councillor Keegan declared an interest in this matter.

LAND IN McGRATHS Hill not be rezoned for residential purposes at this time.

FURTHER IDENTIFICATION OF the 5 (five) hectares of land be reported to the Ordinary Meeting.

17: ABATTOIR ALTERATIONS - LOT 1 DP741444 N^o 62 KING ROAD, WILBERFORCE - APPLICANT: MRS A DIASINOS (DA52/94/EVD)

THE INFORMATION BE received.

18: DEMOLITION OF WEATHERBOARD COTTAGE - 339 WINDSOR STREET RICHMOND - MRS E COLOUHOUN (DA281/93 PT1/EVD)

COUNCIL REQUEST THE Heritage Council of New South Wales to agree to the demolition of the subject building and that should the concurrence be forthcoming then a condition of the demolition include the recording of the building prior to its demolition in accordance with the Heritage Council's guidelines "How to Prepare Archival Records of Heritage Items".

This is Page 18 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 19

19: EQUESTRIAN VILLAGE - CLARENDON (LEP7/94 PT1/EVD)

Councillor Keegan declared an interest in this matter.

THE WOLLONGONG DEVELOPMENT Control Plan for the Kembla Grange Equestrian Estate be used as a guide for the establishment of an Equestrian Village at Clarendon and that the matter be reported to Council again when a response from the Water Board is to hand.

20: CHILD CARE CENTRE - LOT 747 DP777657 N° 83 ALEXANDER STREET, BLIGH PARK (DA245/92/EVD)

Mr D Smith, objector, addressed the Committee

THE APPLICATION BE refused with appropriate conditions to be brought forward.

THE MATTER BE further reported to the Ordinary Meeting.

21: SUBDIVISION INTO 7 (SEVEN) LOTS - LOTS 1-6 DP831456 OLD AWKESBURY ROAD, McGRATHS HILL - RET ENTERPRISES (SA154/93/EVD)

Councillors Keegan and Books declared an interest in this matter.

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

APPROVAL BE GRANTED to the adjustment and relocation of existing lot boundaries to create 7 (seven) lots having areas of approximately 2,770m², 2,320m², 2,000m², 2,000m², 3,320m², 3.38ha. and 300m² respectively, subject to the following conditions:-

1. The creation of a restrictions-as-to-user on the titles of Lots 1-5 inclusive so that any subsequent dwelling erected thereon has a minimum habitable floor height of 16m (sixteen) AHD.

This is Page 19 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 20

2. The submission of a Subdivider/Developer Certificate from the Water Board.
3. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
4. Submission of a Certificate from Telecom that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
5. The proposed Lot 7 for Sewer Pump Station purposes be formally valued by Council's Licenced Valuer and negotiations with the landowner be undertaken for acquisition or dedication of same.
6. Satisfactory arrangements being made with Council for the provision of sewerage reticulation to each lot.
7. The provisions of interallotment drainage where required and the creation of necessary easements free of cost to Council.
8. Construction of drainage or sewer works are not to commence until plans and specifications have been submitted to and approved by the Divisional Manager of Engineering Operations.
9. The removal of the previously constructed building platform adjacent to Old Hawkesbury Road and contained partly on Lot 7 and Lot 9 DP831456.
10. The submission of a plan of subdivision, together with 4 (four) exact copies suitable for lodgement with the Land Titles Office.

This is Page 20 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 21

SECTION 2 - INFRASTRUCTURE

1: McQUADE PARK - LACHLAN MACQUARIE STATUE FLOODLIGHTING (PK/203 PT9/ENG)

THE INSTALLATION OF floodlighting for the Lachlan Macquarie statue in McQuade Park be approved.

2: VEHICLE INSPECTIONS - ROADS & TRAFFIC AUTHORITY (GT230/004 PT3/ENG)

THE INFORMATION REGARDING the issue of Compulsory Third Party Insurance as part of the vehicle registration service be received.

3: GOVERNOR PHILLIP RESERVE - PONTOON WHARF (GR060/017 PT2, PK/205 PT3/ENG)

1. THAT \$14,500 (FOURTEEN thousand five hundred) be provided in the 1994/95 Capital Works Program as Council's 50% (fifty) contribution to the construction of a pontoon wharf at Governor Phillip Reserve, Windsor.
2. That expressions of interest be invited from the corporate and commercial sector in relation to the possibility of sponsorship of the pontoon wharf in whole or in part and that such expressions of interest address the environmental sensitivity of the site and that innovative measures and concepts be encouraged in its design.

4: WINDSOR WHARF ENHANCEMENT - COMMONWEALTH DEPARTMENT OF TOURISM (GG021/187 PT1, 0265/R PT2/ENG)

\$50,000 (FIFTY THOUSAND) be included in the 1994/95 Capital Works Program as Council's contribution to the Windsor Wharf Parking and Area Enhancement Project.

This is Page 21 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 22

5: CYCLEWAYS (GR030/009 PT2/ENG)

1. THE OFFER FROM the Roads & Traffic Authority to implement a pilot sub-regional bicycle network as outlined, be accepted and Council's contribution of \$50,000 (fifty thousand dollars) towards the project be provided in the 1994/95 Financial Year from the Capital Works Program.
2. Councillor Paine be elected as the Council delegate on the Steering Committee, with Councillor Calvert as the alternative.

6: SISTER CITY/SERVICE CLUB SIGNS (GP092/005 PT2/ENG)

1. THE EXISTING STRUCTURES supporting the community service signs at Windsor Road, McGraths Hill, Bells Line of Road, Richmond and Blacktown Road, Richmond be replaced with the 1200mm (twelve hundred) diameter structure.
2. Council fund the installation of these particular signs.

7: COLLITH AVENUE, SOUTH WINDSOR (360/R PT1/ENG)

1. FOLLOWING THE COMPLETION of the construction of the Woods Road extension between Collith Avenue and Stewart Street that Collith Avenue be physically closed at the intersection of Woods Road and Stewart Streets and following the completion of these works, traffic counts be undertaken to determine the need for further traffic control facilities in both Collith Avenue and Mileham Streets and this matter be further reported to Council.
2. Urgent representations be made to the Roads & Traffic Authority and the Local Member for the installation of a roundabout or traffic lights at the intersection of George Street and Rifle Range Road, South Windsor.

This is Page 22 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 23

8: NAMING OF ROADS - RENAMING EASTERN END OF BLAXLANDS RIDGE ROAD (GR120/003 PT2 0209/4 PT2/ENG)

A PUBLIC FORUM be convened to allow residents/owners of that section of Blaxlands Ridge Road between Putty Road and West Portland Road to determine by public referendum the name of their road. The public forum to be held at the same time as the forum to be convened in respect of East Kurrajong Road, Section 2.

9: EAST KURRAJONG ROAD - PROPOSED RENAMING (0510/R PT4/ENG)

Messrs Butler, Thornton and Roughley; and Mrs Crosby, residents, addressed the Committee.

1. EAST KURRAJONG ROAD, Section 1, be renamed East Kurrajong Road, and Section 2 be dealt with as a separate matter.
2. A PUBLIC FORUM be convened to allow residents/owners of the current road known as East Kurrajong Road, Section 2, to determine by public referendum the name of their road.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 24

SECTION 3 - ORGANISATION AND RESOURCES

1: MONTHLY FINANCIAL STATEMENTS (GF011/004 PT4/FNC)

THE INFORMATION BE received.

2: STATE ROAD FUNDING ALLOCATIONS (GG021/010 PT03/GMA)

REPRESENTATIONS BE MADE to the Treasurer, the Minister and State Member for Hawkesbury regarding the use of Commonwealth Road funds for other than road works.

3: CODE OF CONDUCT (GC070/005 PT07/GMA)

THE CODE OF Conduct as circulated and adopted at the Ordinary Meeting be re-affirmed subject to those matters which Councillor Rogers and his colleagues by consensus agree upon :

4.3 For Hawkesbury, exemptions be adopted under Sections 46(c) and 46(d) of the 1919 Local Government Act.

5.1, 5.2, 5.3, 5.4, 5.6 - the word "must" be deleted and the word "shall" be included.

5.1 Additional item : "* Not act contrary to Council's Code of Meeting Practice".

Page 6 - Note: "Councils wishing to retain an oath of allegiance or a declaration to faithfully fulfil the duties of a councillor, or variations of them may do so by resolution" - to be further reported for adoption by resolution to the next General Purpose Committee Meeting.

8. The word "must" be deleted and the word "shall" be included.

Page 9 - Note: "So that reports may be timely the general manager should develop an internal reporting system appropriate to the Council. Councillors, members of staff and delegates may forward a complaint of suspected corrupt conduct directly to the commission where the person(s) does not wish to report the matter internally" - to be further reported as to the internal reporting system appropriate to Hawkesbury in due course.

This is Page 24 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 25

4: PROPERTY DEVELOPMENT STRATEGIES (GC285/002/CSV)

THE INFORMATION BE received and that support in principle be given by the Council to enable the strategies defined in the report to be implemented with the exclusion of :

- * Redevelopment of Lot 1, Macquarie Road, Wilberforce for medium density.
- * Acquisition of land within Precinct 29 at Bligh Park
- * Establishment of a kiosk at Kurrajong Heights
- * Sale of land at McQuade Avenue
- * Development of retail facilities at the Corner of Colonial Drive and Rifle Range Road.

5: 1994/95 LOAN BORROWING PROGRAM (GF014/005 PT4/FNC)

COUNCIL NOT PROCEED with the borrowing of \$2 million (two) in the 1993/94 Loan Borrowing Program and that the Department of Local Government be advised that a special loan allocation for this Financial Year is not required.

6: FORGOTTEN VALLEY MOBILE RESOURCE UNIT (GC200/004 PT01/GMA)

THE REPORT BE received.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 26

7: WINDSOR FUNCTION CENTRE (GC283/45/CSV)

Councillor Rogers declared an interest in this matter.

WHENEVER A MATTER comes before Council which is determined by Committee of the Whole, that Councillors affected by declaration of interest, vacate the Chamber.

Councillor Rogers left the Chamber.

RESOLVED on the motion of Councillor Mackay seconded by Councillor Books that Council go into Committee of the Whole.

COMMITTEE OF THE WHOLE

Windsor Function Centre.

RESOLVED on the motion of Councillor Books seconded by Councillor Stubbs that Open Committee be resumed.

The General Manager reported that whilst in Committee of the Whole, in the matter of the Windsor Function Centre, the Committee recommended that :

1. Council offer to Stupsy Pty Ltd on a walk in/walk out basis, \$30,000 (thirty thousand dollars) as full and final compensation for the relinquishing of the leasing of the Windsor Function Centre, on the basis outlined in this report.
2. A report be submitted to a later meeting of Council, in regard to the future operation and management of the Centre.
3. The compensation be funded from the Property Development Reserve.
4. Each party to be responsible for their own legal costs.
5. All necessary documents be completed under Seal of Council.
6. The matter be actioned as the result of this meeting.

This is Page 26 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 27

SECTION 4 - QUESTIONS WITHOUT NOTICE

1. Councillor Rogers stated that he had been advised by a Trustee of the Hawkesbury/Nepean Catchment Management Trust that it has not yet received details of Council's delegates to the Central Hawkesbury Catchment Committee.

The General Manager felt that it was a public advertisement seeking nominations. He believed that there were 2 delegates from Local Government but they had to nominate themselves.

Councillor Rogers asked if this could be clarified.

2. Councillor Rogers asked for a report in general terms to consider the implementation of best practice methods of operation being applied to all matters for consideration in Council's planning and development processes and generally all its operations.

The General Manager referred to the report on Enterprise Bargaining and stated that one of the key matters in Enterprise Bargaining negotiation is the implementation of best practice quality management and that would be a very appropriate part for all staff of any such Enterprise Agreement that may be implemented.

3. Councillor Keegan stated that the weekend dog bins have been removed from the pound.

The Mayor stated that this would be followed up.

4. Councillor Keegan referred to the entrances to Richmond as far as the trees etc. are concerned are in a pathetic state, particularly from North Richmond. He stated that now is the time that a clean up should be carried out before the new regrowth starts with Spring. He asked if there are any plans to clean these areas up.

The Divisional Manager Engineering Operations advised that there is no funding available to specifically carry out this work. However there is another LEAP/LandCare project coming up with Greening Australia and that was a project identified to be undertaken by them.

Councillor Keegan asked if a report could come back as to when this work can be carried out.

5. Councillor Keegan referred to the amount of rubbish in the gutters of the building in McMahon's Park. He stated that this is a fire hazard. He asked if something could also be done about trimming back the trees close to the building.

This is Page 27 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 28

6. Councillor Parsons referred to the intersection of Argyle and Macquarie Streets and asked when would a report come back from the Local Traffic Committee on its deliberations.

The Divisional Manager Engineering Operations advised that this was considered at a Special Meeting of the Local Traffic Committee last Wednesday and would come before the Ordinary Meeting. The recommendation is that a solid parking lane line be implemented to the full length of Macquarie Street.

7. Councillor Sheather stated that in relation to the Central Catchment Committee he had received a letter from the Minister advising that 7 people had been appointed, of which he was one. There is a position, which was publicly advertised, and which closes this Friday, for the Community Consultation Committee. In that advertisement it stated that Local Government representation would be dealt with separately to the applications.
8. Councillor Books referred to 2 letters he had received - one from the Women's Cottage and the other from Hawkesbury Interagency - in which they express concern about the demise of the Community Services Section of the Council. He tabled the letters and asked if a letter could be sent to them giving details of the true facts.

The Mayor advised that letters had been forwarded.

9. Councillor Books tabled a document from Prospect Electricity Sydney Region Urban Development Program lot production forecast for 1993/98. He expressed concern that out of 8 Councils there is a total of 30,670 lots, and Hawkesbury's prediction up to 1994/95 is 200 and nothing from then on. He asked if something could be done about trying to get some land released.
10. Councillor Books asked if a report could be brought forward into looking at a 2 lane "Left Hand" turn through the roundabout on the Blacktown Road turnoff in George Street.

The Divisional Manager Engineering Operations advised that he had written to the RTA last week suggesting that the Authority investigate its implementation.

11. Councillor Sheather stated that it also needs a lane going from Blacktown to Richmond as well, and asked if these proposals could be brought before Council.
12. Councillor Calvert stated that he had received representations during the week from people at Vineyard, where Council had supported Mr. Tolson's land for rezoning to industrial. He asked how the priorities rate.

This is Page 28 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 29

The General Manager advised that he had received a number of phone calls from people at Vineyard as well. He pointed out that it was a policy decision of the Council and they would need to make representations to Council on the overall position at Vineyard.

13. Councillor Keegan asked if any response had been received in relation to the Notice of Motion asking for the Water Board to come up and address the Council on issues.

The General Manager advised that two follow up letters had been forwarded to the Board and also there was a request from the Public Meeting of people at Vineyard to the Board and the Department of Planning. The Board has rung on two occasions and indicated that they are currently co-ordinating, there is a legitimate issue in the delay - the Director General of Urban Affairs has instructed her Department and the Water Board to look at servicing the Riverstone scheduled lands area and Vineyard. The General Manager had been advised that it will take 3 to 4 weeks to finalise the costs and figures and they will then arrange to meet both the Council and then the Council and the Vineyard people separately.

14. Councillor Keegan asked for a report to come back as quickly as possible on the situation with Hollands Paddock Carpark.

15. Councillor Rogers referred to the memo regarding the Remuneration Tribunal and asked if it was possible for Councillors to attend the Newcastle meetings on 16th August so that we can also not only make our representations there but if Council's Town Planner could accompany him he could also talk to their Town Planners on pre-lodgement programs dealing with mediation.

16. Councillor Parsons referred to the phasing of lights from McGraths Hill into Windsor on the evening during peak hours, and stated that traffic is banked up for kilometres. He asked if this could be investigated.

17. Councillor Calvert asked the present status regarding the regaining of control of the sewerage system.

The General Manager advised the Mayor had forwarded a strong letter some time ago to the Minister. He undertook to follow the matter up.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 June 1994

Page 30

The meeting terminated at 6.00pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 July 1994.

.....
Mayor

This is Page 30 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 June 1994.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE



SECTION 1 ENVIRONMENT

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Table of Contents

Meeting Date: 26 July 1994

Page 2

ITEM	SUBJECT	PAGE
-	SECTION 1 - ENVIRONMENT.	
21:	POULTRY FARM EXTENSIONS - LOT 6 DP215575 NO. 53 WALLACE ROAD, VINEYARD - J XUERE DA117/94/EVD	4
22:	TYRE LANDFILL - HENDRENS ROAD, EBENEZER DA347/92/GMA	7
23:	HOLLANDS PADDOCK CAR PARK - COMMERCIAL DEVELOPMENT P1408/95 PT2/GMA	10
24:	DEMOLITION OF WEATHERBOARD COTTAGE - 339 WINDSOR STREET, RICHMOND DA281/93 PT1/GMA	11
25:	URBAN LAND RELEASES GT190/002 PT2/GMA	14
26:	TREE REMOVAL - PROSPECT ELECTRICITY GE010/004PT02/EVD	17
27:	RE-STATEMENT OF AFTER HOURS COURTESY KENNELS GE020/002/EVD	20
28:	WEATHERBOARD COTTAGE - NOTICE OF INTENTION TO DEMOLISH - 80 LENNOX STREET, RICHMOND - V & P TCHADOVITCH P515/135/EVD	22
29:	THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 - AMENDMENTS GC070/006 PT2/EVD	24
30:	ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 1980 - CHANGES TO SCHEDULE 3 - DESIGNATED DEVELOPMENT GT090/001 PT2, LEP8/91 PT1/EVD	27
31:	SHOPPING CENTRE PROPOSAL - PAGET, WINDSOR AND EAST MARKET STREETS, RICHMOND P1343/212/10 PT1/EVD	34
32:	MUSHROOM COMPOSTERS PTY LTD - POST OFFICE ROAD, EBENEZER P1609/110 PT8/EVD	37

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Table of Contents

Meeting Date: 26 July 1994

Page 3

ITEM	SUBJECT	PAGE
33:	INDUSTRIAL DEVELOPMENT CONTROL PLAN DCP1/93/EVD	38

***** END OF TABLE OF CONTENTS *****

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 21

ITEM 21: POULTRY FARM EXTENSIONS - LOT 6 DP215575 NO. 53
WALLACE ROAD, VINEYARD - J XUERE

FILE NUMBER: DA117/94/EVD

Owner: J Xuereb
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 3.265ha
Zone: Rural 1(c)
Advertising: Adjoining owners notified with 5 submissions received
Date Received: 11 May 1994

Key Issues:

- ◆ Odour
- ◆ Noise
- ◆ Amenity

Action:

Approval with conditions

REPORT:

Council is in receipt of an application proposing the extension of an existing poultry farm. The site currently accommodates a poultry farm comprising of 3 sheds. This application proposes to extend 2 of the sheds by 60 metres to match the third shed. The buildings will have a height of 4.4 metres being finished in a corrugated iron roof with open sides.

The site currently has the capacity to accommodate 48,000 birds, however, this application will enable the keeping of an additional 18,000 birds.

Statutory Situation

The proposal would be defined as an "animal establishment" which is a use permissible with consent under Hawkesbury Local Environmental 1989.

Submission

Five submissions were received in relation to the application, objecting on the following grounds:-

- odour
- noise
- disposal of chicken carcasses
- dust

Planning Comments

The subject property is generally regular in shape with an area of 3.265 ha. The site has a frontage of approximately 70 metres and a length in excess of 350 metres. The 3 existing sheds are setback approximately 130 metres from Wallace Road and run parallel towards the rear of the block. This application proposes to extend the 2 smaller sheds by approximately 60 metres towards the rear of the site.

Council has adopted a Code for the Development of Poultry Farms. This code provides setback requirements from various boundaries and between sheds. This application will comply with these requirements. The total site area of 3.265ha is below the 4ha required under the code, however, as this is an existing farm, the proposal is satisfactory in these terms.

Noise

The majority of noise complaints arise from the workers collecting the chickens rather than the birds themselves. The nature of the industry is such that chickens need to be collected at night when they are at their quietest. This situation may be improved with this application as the chickens can be collected from the rear of the property away from residential development. Under the circumstances, it is considered appropriate to impose a condition restricting the hours of collection until 9.00pm and 10.00pm during day light saving periods.

Traffic and Parking

This proposal will result in the generation of an additional 4 truck movements over an 8 week period. The local traffic network can adequately accommodate this minor increase. Furthermore, it is not considered that significant additional dust will be generated by this proposal.

No additional parking should be required, given the nature of this application.

Odour

The proposed expansion of the poultry farm will not generate significant additional odour. Indeed, odour could even be reduced as the chickens will be housed in less crowded conditions.

Improvement to the odour which emanates from the site can be achieved by suitable work practices involving the immediate removal of chicken manure.

Issues in relation to the storage of chicken carcasses can be rectified by covering the storage area, thus preventing access by scavenging animals and birds.

Surrounding Locality

The subject site is adjoined by a mushroom growing operation, a duck farm and rural residential development. The residential development is located in excess of 200m from the proposed extension. It is not considered that the proposed development will be out of character with the locality.

Conclusion

It is considered that the additional impacts generated by this development will not be significant. Indeed, the impacts could even be lessened as the opportunity arises to impose conditions on the development.

RECOMMENDATION:

That the application be approved, subject to the following conditions:-

1. The development shall be carried out in accordance with Plans No. 1 and 2, dated 10 May 1994.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. The submission and approval of a management plan for the removal of fowls at the end of the growing period.
5. The submission of a plan of surface water drainage for approval with the building application.
6. Submission of a sedimentation control plan for approval with the building application.
7. The chickens shall not be collected after 9.00pm or 10.00pm during daylight saving periods.
8. Fowl waste collected from the sheds shall be immediately removed from the property.
9. The carcass storage area shall be adequately secured to prevent access by scavenging birds and other animals details to be submitted with the Building Application. Dead fowls are to be removed from the property on a daily basis.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NAX.V04

**** END OF ITEM 21 ****

ITEM 22: TYRE LANDFILL - HENDRENS ROAD, EBENEZER**FILE NUMBER:** DA347/92/GMA**REPORT:**

Council has resolved to refuse an application by East Coast Tyre Recyclers Pty Ltd proposing whole tyre landfill on land at Hendrens Road, Ebenezer adjacent to the Hawkesbury River for the following reasons:

1. It is contrary to the Draft Local Environmental Plan
2. The subject property is located below the 1 : 100 year flood frequency level and this proposal does not safeguard against the movement or escape of tyres downstream
3. The proposal will reduce the agricultural viability of the property
4. The proposal is likely to cause soil erosion and land degradation
5. The proposal is not in the public interest.

Following the Council's decision, the applicant company appealed to the Land and Environment Court. There was an attendance before the Registrar of the Court on the 5th July when the matter was listed for call over. The Court has now advised that the matter has been fixed for hearing in the Court in Sydney on the 12th and 13th September, 1994.

The original application in this matter was considered in February 1993, with approval subsequently granted in March subject to:

1. The designated road area is the only area to be used for tyre landfill
2. All topsoil is to be removed prior to the excavation in a manner to minimise erosion
3. Topsoil to be replaced each side of the raised road as soon as possible and vegetated
4. The work be carried out as set out in the application as so far as height of the road cell areas and containing of cells
5. No foreign materials to be buried in the cells
6. Operating hours to be from 7am to 5pm Monday to Friday and 7am to 12noon Saturday
7. Approval to be granted for 2 years with a review after 12 months.

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 22

In May 1993, the Director General of the Environmental Protection Authority wrote to the Council on the instruction of the Minister indicating that *"The EPA is concerned about the potential environmental impacts associated with the proposal, and intends to require the proponent to clearly justify the proposal in light of these concerns, and the foreshadowed EPA Policy which will have the effect of banning the landfilling of whole used tyres. It is intended that this approach will complement Council's decision to approve this proposal, and in this regard I would appreciate a copy of Council's Consent. Should a Certificate of Registration be issued, conditions will be placed upon the Certificate which will ensure the EPA's environmental concerns are properly addressed."*

Following that advice, the Council, in June 1993 resolved to prepare a Draft Local Environmental Plan with the aim of prohibiting the burying of motor vehicle tyres within the Hawkesbury Local Government area.

At its May Ordinary Meeting this year, as a result of an application for extension by the company the Council resolved to support this extension for an area of 8,000 square metres subject to:

1. A six monthly report on progress be presented to Council from the applicant
2. Physical restraints be placed to eliminate any possibility of tyres leaving the site to the height of a 1 : 100 year flood
3. No landfill be taken or transported to the site
4. The cells are to be placed as per the plan submitted
5. The tyres and the cells are not to exceed natural ground level

That resolution was subject to a rescission motion. The rescission motion was dealt with at the June 1994 Meeting, when it was resolved that the application not be approved. Conditions of refusal were then resolved at the July Ordinary Meeting.

Verbal advice was given at the Committee Meeting that the Council could not reverse its decision in the matter as it was within the period of three months. Council can in fact, reverse its position in matters, provided that this change comes through a report to a Committee. Accordingly, the matter is resubmitted to this meeting.

Verbal discussions in the last week indicate that the Environmental Protection Authority may has a different position in the matter to that occurring last year. Accordingly, correspondence has been forwarded to them to ascertain the position and this will be reported to the Committee.

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 22

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.G21

**** END OF ITEM 22 ****

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 23

ITEM 23: HOLLANDS PADDOCK CAR PARK - COMMERCIAL DEVELOPMENT

FILE NUMBER: P1408/95 PT2/GMA

REPORT:

The Windsor and District Chamber of Commerce has written as follows:

"The executive of the Windsor & District Chamber of Commerce wish to inform you that the Chamber would be very supportive of a shopping development across the area known as Hollands Car Park.

With its superior ingress/egress situation it would appear that it is at this point in time the logical location for such a development so sorely needed in the Windsor CBD and the Hawkesbury. It is understood that Council is to acquire the land from the Water Board. The Chamber would like to assist Council in any way possible to facilitate such a development."

There have been discussions on a number of occasions regarding development of the Hollands Car Park area, including a large scale proposal some years ago to establish a discount department store. Advice at that time was that the Department of Planning would not rezone the area for commercial development due to advice from the Department of Public Works about the nature of flooding. The current position with that advice has been ascertained.

There have been previous indications to adjoining land owners that redevelopment of their land with the inclusion of some of the car park area was supported, although none have proceeded with applications.

RECOMMENDATION:

That the Windsor and District Chamber of Commerce be advised that previous advice to the Council has been that rezoning for large scale commercial development was unlikely and the current position with this will be ascertained. Further, that redevelopment of the properties fronting George Street, including some of the Hollands Paddock area would be supported subject to consideration of appropriate access and other development considerations.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.G19

**** END OF ITEM 23 ****

FN:EN726NBX.G19

SECTION B

Page 11

ITEM 24: DEMOLITION OF WEATHERBOARD COTTAGE - 339 WINDSOR STREET, RICHMOND**FILE NUMBER:** DA281/93 PT1/GMA**REPORT:**

The above cottage stands on land that is zoned residential 2(a) and is a heritage item for the purposes of the Local Environmental Plan.

When the Council first considered the matter in February it resolved that no action be taken until such time as the issue had been discussed by the Heritage Committee and that Council request a report on the matter from its Heritage Adviser.

The Heritage Committee inspected the property and advised as follows:

"The cottage on the land is important within the heritage context, not only to Richmond, but to the Hawkesbury region. The building is an unusual construction type being vertical pit sawn planks, together with adzed timber rounds. Further investigation should be undertaken. In the event that Council approves demolition, the cottage should be fully recorded prior to commencement of any work."

The Heritage Adviser inspected the site and a summary of his report is as follows:

"Given the measure of interest in retention of the cottage as a rare survivor of a slab worker's cottage dating from the mid/early 19th century it may be possible to find a purchaser who is prepared to accept conservation of the original portion of the building in return for approval to develop the rear portion of the site."

He then gave matters that would need to be addressed should the Council resolve to allow demolition.

In May, the Heritage Council of NSW advised the Council that:

- "1. On the evidence available the cottage is considered to be of State significance and to be capable of conservation;*
- 2. In its opinion your Council has not adequately considered the effect of the application on the heritage significance of the cottage, and therefore has not complied with Clause 27 (2) of the Hawkesbury LEP 1989;*
- 3. The proposed demolition of the cottage has not been adequately justified;*

4. Your Council should request the applicant to provide a conservation plan prepared by an experienced conservation practitioner assessing the history, condition and heritage significance of the cottage and options for development of the site which might achieve its conservation;
5. Following receipt of the conservation plan your Council should reconsider the matter in accordance with the LEP and advise the Heritage Council of your Council's decision prior to issue of a development consent; and
6. If further investigations should lead to the decision to permit the demolition of the cottage, your Council is requested to include more adequate conditions requiring recording of the cottage, prior to its demolition, in accordance with the Heritage Council's guidelines "How to Prepare Archival Records of Heritage Items" for items of State heritage significance."

Later in May, solicitors Smail Rhodes & Co., for the applicant, in summary advised the Council:

"There can be no realistic conservation plan for the cottage, short of the expenditure of a considerable amount of public monies. Should the Council seriously contemplate a determination adverse to our client's application we would envisage that our client would need not less than \$1,000,000.00 to embark on any restoration of a worthwhile nature. She would need these monies by way of grant, rather than a loan, as such capital expenditure could not possibly be reflected in time in an enhancement of the market value of the property to the extent of this investment. We would think that the Council would be loath to apply public monies in this fashion.

As an alternative of course, the Council could acquire the property. We are sure that our client would be amenable to a reasonable offer for such acquisition and the Council may be able to obtain some grant from the Heritage Council for this purpose."

The applicant also submitted a report from Robert Armstrong a registered architect whose conclusion was:

"In conclusion, I am of the opinion that the cottage in question has no significance as a heritage building and nothing will be lost to either present or future generations through its demolition. I would recommend however, that all demolished materials found to be in reasonable condition and considered to be of 19th century origins, be set aside and donated to the Hawkesbury City Council for eventual re-use in the restoration or maintenance of the many similar buildings which remain in the region."

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 24

These matters were reported to the General Purpose Committee on the 28th June, when it resolved to recommend to Council:

"That Council request the Heritage Council of New South Wales to agree to the demolition of the subject building and that should the concurrence be forthcoming then a condition of the demolition include the recording of the building prior to its demolition in accordance with the Heritage Council's guidelines "How to Prepare Archival Records of Heritage Items".

Council, at its Meeting on the 12th July resolved that:

"Council inform the property owners that the building is to be saved, and they be informed of what assistance can be given from the Heritage Committee of the Council and the Heritage Council of Australia regarding funding and whatever help and assistance can be given."

Mrs Colquhoun has now written requesting that the matter be referred to the Council's Legal Consultative Committee for review as soon as possible. With her letter she forwards a quote from Scruci Constructions for restoration in the amount of \$62,000.

The matter is referred to the full Committee of the Council as there is no legal action in hand. There is a further report in this regard to this meeting.

RECOMMENDATION:

That Council request the Heritage Council of New South Wales to agree to the demolition of the subject building and that should the concurrence be forthcoming, then a condition of the demolition include the recording of the building prior to its demolition in accordance with the Heritage Council's Guidelines *"How to Prepare Archival Records of Heritage Items."*

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.G18

**** END OF ITEM 24 ****

ITEM 25: URBAN LAND RELEASES**FILE NUMBER:** GT190/002 PT2/GMA**REPORT:**

The Council has previously adopted a plan to provide for additional urban land releases in the City within its objective of a series of towns and villages in a rural hinterland. The proposals were for sustainable growth over a period of time.

A number of factors have affected that plan, from constraints on services to community expectations.

When first adopted in the early 1980's, the plan was to provide additional urban land around the existing centres and one new area with limitations on rural subdivision. With the exception of Bligh Park, other releases have not proceeded although there has been considerable rural subdivision which has seen impact on both traffic volumes and landscape. The following is the current position with the major proposals, including the recent advice by the Water Board:

North Richmond There was to be major extension to the town on the southern side, of which only 100 lots has proceeded to date. The remainder of the release is dependent upon water and sewerage servicing.

Richmond An area west of Castlereagh Road was identified where this has been partly developed, with the remainder subject to water and sewerage servicing.

Richmond infill. A number of opportunities for infilling Richmond were identified, these are mainly subject to requirement to augment stormwater drainage which will be undertaken this year.

Windsor The Bligh Park and surrounding land owned by Angliss Meat Company and North Bligh Park were identified. Bligh Park has proceeded with the last stage being completed this year. Angliss Meat Company negotiated with the State Government to have part of their land dedicated as national park and the remainder a rural residential subdivision which is proceeding to completion. The north Bligh Park area has been held up for some time due to the probable maximum flood levels.

Wilberforce An area north east of the town has been identified and this is subject to provision of reticulated sewerage.

- Vineyard A large area at Vineyard was identified as suitable for urban purposes and has twice been the subject of Council resolutions for release. It is currently held due to constraints on servicing. The Department of Planning indicating its sequential development as services arrive through the North West Sector (15-20 years) and most recently affected by the flood levels.
- Scheyville A proposal for the new town of Scheyville has not proceeded due to reconsideration of Sydney's development specifically in the North West Sector by the Department of Planning.
- Pitt Town A large area north of Pitt Town was identified as suitable for urban purposes. It has been held up to date due to the Regional Environmental Plan regarding the extraction of sand material. If this is removed, then further development will be dependent upon the provision of services, specifically water and sewerage.

Probably the most concerning position in the area at the present time is the availability of housing for Defence Service families. The Defence Housing Authority has indicated it has tried numerous locations and has been unable to obtain sufficient land for its needs. Accordingly, it has been relocating Defence Service families from the area and this is continuing. The current Urban Development Program indicates the only land remaining in Hawkesbury for development is around 200 lots, being the last stage of Bligh Park. No releases are indicated beyond this.

Representatives from the Water Board at a recent meeting indicated that the role of the Board is to maintain supply to existing customers, ensure supply to growth, investigate proposals that are supported by both the Council and the Department of Planning and to undertake long term planning. At the same time, it has been clearly stated that the provision of water supply to any individual proposal is on a strictly commercial basis. Subject to finalisation of options, the preliminary costs of augmentation by the Board is in the order of \$12 million. The Board has indicated that a report in this regard will be finalised by September.

Council has requested a meeting with the Minister for Planning and at this stage it is considered that the request should be augmented with one for support of at least sufficient release of land to enable the Defence Housing Authority to retain Defence Service families associated with the Richmond RAAF Base within the Hawkesbury Local Government area. A further report will be forwarded to the Council when the Board's final options are known and on the completion of the review of the strategic plan.

RECOMMENDATION:

The Minister for Planning be advised of the critical problem of land for the Defence Housing Authority to provide housing for defence families associated with the Royal Australian Air Force Base at Richmond and the current action of relocating them some distance from their work place. Further, that the support of the Member for Hawkesbury and the Member for Londonderry be sought in this matter.

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 25

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.G17

**** END OF ITEM 25 ****

ITEM 26: TREE REMOVAL - PROSPECT ELECTRICITY**FILE NUMBER:** GE010/004PT02/EVD

Council at its meeting of 11th February 1992 considered a report with a recommendation "that Prospect Electricity be advised that Council no longer requires applications for Council's consent under the Tree Preservation for lopping of trees in accordance with their works, however, will continue to do so where trees are required to be removed". The Council, however, did not adopt this recommendation and resolved as follows:

"That there be a review with Prospect on the pruning of ornamental trees in the City area".

Since that time a number of discussions have taken place to the extent where Prospect has now written as follows:

"I am writing to bring you up to date on developments in relation to street trees and power lines and to seek your input on the contentious aspect of removing or replacing selected trees with more suitable species. In this regard, a moratorium on removal of street trees by Prospect has been in place since February 1993..."

Prospect has formed the first Community Environmental Liaison Committee (CELC) at Fairfield to work closely with the Council, its staff and community members in order to find solutions to tree management problems. We have been developing principles on tree management to create balanced, treed landscapes so that power lines and trees can exist in harmony.

We will be working over the next year, with your co-operation, to establish CELCs in every local council area.

If you agree, proposals for tree replacement will be subject to the approval of the CELC. In the meantime the Environment Protection Authority will be informed of contentious aspects of our tree management programs including any tree removals to be carried out in co-operation with your Council.

You will also be aware that the Board of Prospect has allocated an additional \$14 million in 1993/94 for environmental enhancement projects such as replacement of open-wire construction with aerial bundled cable in heavily treed streets and selective undergrounding in commercial areas, on major traffic routes and in heritage areas. Although this program is now well advanced for 1993/94, Prospect will be looking for advice from CELCs to set priorities and identify opportunities for future investment which is both cost-effective and environmentally beneficial.

Other features of Prospect's environmental management for the 1990's include:-

- a published Environmental Policy with provisions including visual impact and trees*
- environmental assessment procedures to ensure our activities comply with the Environmental Planning and Assessment Act*
- environmental training for Prospect's employees and contractors*
- training at the Ryde School of Horticulture for tree trimmers*
- either underground or aerial bundled cable construction for new or replacement lines under 22,000 volts*

I am now seeking your comments on these matters and, in particular, your views on the appropriateness of re-introducing a tree removal or replacement program."

In order to meet statutory obligations under the "Electricity (Overhead Line Safety) Regulation 1991", Prospect Electricity does not, in statutory terms, require Council approval to undertake overhead line maintenance although, in most instances where ornamental trees are involved, applications for regular maintenance work is often made, and where appropriate the necessary work approved for compliance with standard safety factors.

Notwithstanding this undertaking, it has been found that in some locations inappropriate trees have either been planted or grown naturally, causing interference with electricity supply, making it necessary in some instances to recommend removal of one or several trees in the location. In previous cases of this nature removal has been considered as a last resort and is sanctioned only if any other action is considered detrimental to the condition, shape, or well-being of the tree.

It is considered that there may be some merit in the establishment of a Community Environment Liaison Committee and that further discussions should take place with Prospect in this respect. In the meantime, however, it is considered that there is a need for the re-introduction of a tree removal/replacement program, and this is included in the recommendation.

RECOMMENDATION:

- A. Prospect Electricity be advised that there would be no objection to the re-introduction of a tree removal or replacement program as requested subject to the following conditions:-
1. Prior to any tree removal being undertaken, an application be submitted and approved by this office, removal costs to be borne by applicant.
 2. A minimum of 1 (one) replacement tree is to be provided for each tree removed subject to the discretion of the inspecting officer, replacement trees to be provided and planted at cost of applicant.

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 26

3. Where it is found that it is impractical to undertake complete removal, the offending tree or trees be ground lined and the resulting residue stump growth be treated with the weedicide "Round Up" as a deterrent to regrowth.
- B. That Prospect Electricity be invited to have discussions with Council concerning the merits and workings of a Community Environmental Liaison Committee with regard to tree management issues in respect of Prospect Electricity's undertakings.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V01

**** END OF ITEM 26 ****

ITEM 27: RE-INSTatement OF AFTER HOURS COURTESY KENNELS**FILE NUMBER:** GE020/002/EVD**REPORT:**

This matter was raised by Councillor Keegan in questions without notice and it was advised that a report would be submitted to this meeting.

Recently the after hours courtesy kennels at the dog pound were demolished. These kennels could be used to deposit dogs and cats 24 hours per day. Located near the front door, the wastewater from the kennels posed a public health nuisance as the public walked through it to gain entry to the reception area. The kennels were also unsupervised after hours and there were instances of injury and death to animals caused by fighting. During a six week period, the pound was broken into twice and the location of these kennels made easy access to the roof area from which entry was gained. A further issue with the use of courtesy kennels is Council's liability in the instance of the unlawful placement of dogs, eg, dogs belonging to other people.

Despite these problems the courtesy kennels have potential to provide a needed and humane service for handling unwanted dogs and cats. The unfortunate alternative is a likely increase in the incidence of dumping unwanted pets with the attendant adverse environmental and public health impacts.

An improved arrangement for the operation of the "courtesy kennels" would be to locate them at a site which is staffed on a seven day per week basis. This would allow ready access and provide some needed supervision. Whilst the office hours of the pound have recently been extended to 9.30 - 12 noon and 4.00 pm - 5.00 pm Monday to Friday and 9.30am - 10.30am Saturday, they are not sufficiently long to obviate the need for the courtesy kennels.

A more satisfactory arrangement may be to site them at the South Windsor Waste Depot as it is supervised on a 7 day per week basis. Any animals could be picked up and transferred to the pound on a daily basis to avoid the nuisance of dogs barking at night.

It is proposed to discuss the possibility of siting a number of "courtesy" kennels at Waste Depot with the contractor. The arrangements would involve the contractor supervising the kennels. It is not proposed that any person surrendering an dog or cat be required to pay a fee.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V11

**** END OF ITEM 27 ****

FN:EN726NBX.V11

SECTION B

Page 21

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 28

ITEM 28: WEATHERBOARD COTTAGE - NOTICE OF INTENTION TO DEMOLISH - 80 LENNOX STREET, RICHMOND - V & P TCHADOVITCH

FILE NUMBER: P515/135/EVD

REPORT:

Council at its Ordinary Meeting on 12 July 1994 resolved the following in relation to an application made pursuant to Section 68 of the Local Government Act 1993 for the demolition of a cottage on the land:-

"That the matter be deferred to allow the applicant to address the Council."

Since Council's resolution, a meeting has been held with the applicants to discuss a proposal involving retention of the cottage, and its adaptive reuse as commercial office space and construction of a villa at the rear of the cottage. The availability of funding for a traditional colour scheme for the weatherboard cottage and timber picket fence was also discussed with the applicants.

At the meeting, the applicants indicated that their original intention had been to develop the "L" shaped land in two stages; Stage I involving the construction of three villas (2 x 2 bedroom villas and 1 x 3 bedroom villa) and Stage II involving the demolition of the weatherboard cottage and construction of a further two villas.

Development consent for the three Stage I villas was issued on 16 September 1993 and the villas are currently half constructed. To date, however, no application for the Stage II villas has been lodged. It is doubtful whether approval would in fact be issued for the Stage II villas given the limited area of the remainder of the site and the requirements of Council's Medium Density Housing Development Control Plan.

At the conclusion of the meeting, the applicants requested additional time to adequately consider the proposal and obtain quotations for the refurbishment of the cottage. The applicants further indicated that they would advise Council in writing of their response to the proposal before the August General Purpose Committee Meeting.

RECOMMENDATION:

That the report be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V13

**** END OF ITEM 28 ****

ITEM 29: THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 - AMENDMENTS**FILE NUMBER:** GC070/006 PT2/EVD**REPORT:**

On 13 May 1994, the Environmental Planning and Assessment (Amendment) Act 1994 and the Local Government Legislation (Miscellaneous Amendments) Act 1994 were both passed by Parliament. These Acts have resulted in changes to various sections of the Environmental Planning and Assessment (E P & A) Act 1979 which became effective on 1 July 1994. The major amendments are summarised below:

A Environmental Planning and Assessment (Amendment) Act 1994**1.** Section 45 - Consultation in the preparation of a draft regional environmental plan

The Act now clearly defines the extent of the obligation of the Director of Planning to consult a Council, public authority or person in the preparation of a regional environmental study or a draft regional environmental plan. The Director must consider any comments from those consulted which are received within 40 days of the Director's information being sent. This then completes the consultation process.

2. Section 91 - Performance based conditions of consent

Explicit power is now given under Section 91(3B) to express conditions of consent as performance based conditions. Previously the power to express performance based conditions of consent in Section 91(3) was not clear. Some consents had already been issued in these terms but were potentially in danger of being ruled invalid as there was no explicit provision in the EP & A Act to put the use of performance based conditions of consent beyond doubt. A savings provision has also been included in the amendment to extend the power of Section 91(3B) to performance based conditions imposed prior to the amendment.

A performance based condition is one which identifies:

- a. one or more express outcomes or objectives that a development must achieve; and
- b. clear criteria against which achievement of the outcome or objective must be assessed.

An example would be a condition which requires that a development meet certain noise criteria to minimise the impact on surrounding residents. The condition may, but does not necessarily have to, specify the means by which the outcome or objective will be achieved.

3. Section 91A - Determination of Crown development applications

The whole of Section 91A has been repealed and replaced with a new Section 91A which introduces a new procedure for the determination of development applications made by Crown authorities under the Act. In addition clause 41B of the EP & A Regulation 1980 has been repealed. The new clause 41B details those persons whose development applications are affected by Section 91A. They include a public authority (not being a Council), a public utility, a university or technical college and the Totalizator Agency Board.

The new Section 91A continues to limit the power of a consent authority to refuse or impose conditions on development applications made by or on behalf of the Crown, without the written approval of the Minister. However, the procedure by which a Crown application may be referred to the Minister for determination has changed. The procedure is summarised Figure 1 attached. This procedure also applies when approval is sought to modify a Crown consent.

B. Local Government Legislation (Miscellaneous Amendments) Act 1994.

1. Section 56 - Appointment of qualified person

Section 56 which requires Council employees preparing a draft local environmental plan or a study to have prescribed environmental planning qualifications is deleted. It will now be up to Councils to ensure that a suitably qualified person is employed in accordance with Chapter 11 of the Local Government Act 1993.

2. Section 91AA - "In Principle" consent

"In Principle" consents under Section 91AA and Section 97 will in future be known as "deferred commencement" consents to more accurately reflect their true nature. This effects no substantive change to these sections, but makes it clear that the approval does not commence immediately.

3. Section 151 - Delegation by Councils

The power under Section 151 which enables Councils to delegate functions has been removed and in the future, internal delegations by Councils will be dealt with wholly under Chapter 12 Part 3 of the Local Government Act 1993. From July 1 1994 any existing delegations from the Director of Planning are taken to be conferred on Council and Section 381 of the Local Government Act applies.

RECOMMENDATION:

That the information relating to recent amendments to the Environmental Planning and Assessment Act 1979 be received.

ATTACHMENTS:

AT-1 Figure 1: Procedure for the consideration of a Crown DA.

FN:EN726NBX.V02

**** END OF ITEM 29 ****

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 30

ITEM 30: ENVIRONMENTAL PLANNING AND ASSESSMENT
REGULATION 1980 - CHANGES TO SCHEDULE 3 -
DESIGNATED DEVELOPMENT**FILE NUMBER:** GT090/001 PT2, LEP8/91 PT1/EVD**REPORT:**

At its Ordinary meeting of 14 September 1993, Council resolved that a submission be forwarded to the Department of Planning in regard to its discussion paper concerning Schedule 3 of the Environmental Planning and Assessment Regulation 1980 - Designated Development. Designated developments are those which because of their potential environmental impacts are required to be the subject of an Environmental Impact Statement (EIS). The submission to the Department addressed 9 of the 32 categories of development including:

1. agriculture;
2. concrete plants - batching and products;
3. crushing, grinding and milling works;
4. livestock intensive industries;
5. extractive industries;
6. oil refinery or petroleum storage and processing;
7. sewage treatment works;
8. turf farming
9. waste disposal.

The remaining categories of development were not addressed, given that such developments are rarely proposed in the City.

At the meeting, Council also resolved to include "mushroom composting" in the list of designated development.

The amendments to Schedule 3 were gazetted on 17 June 1994 and became effective from 1 July 1994. In the original schedule, the criteria for determining when an EIS was required focussed almost entirely on the type and size of the development. The amended schedule, however, broadens the criteria to include locational factors such as the sensitivity of the receiving environment, cumulative impacts and performance criteria.

The amended schedule includes the following major changes:

- thresholds have been increased in appropriate categories to reflect past experience with implementation;
- locational, performance and cumulative factors have been introduced into thresholds so the sensitivity of the receiving environment will be considered;
- development categories have been re-defined and re-arranged, with some general categories being separated into a number of more specific categories to improve clarity;
- for development involving alterations and additions to existing development, Council must consider the changes in overall environmental impact (not just size and scale) in deciding if the proposal is designated.

Under the previous schedule, Council, applicants and the community could refer to Schedule 3 without reference to the proposed site to determine if a development was designated. Whilst this will still be the case for developments which are larger than the scale threshold, for small to medium sized developments, applicants will now need to provide Council with details on the proposed site and surrounding area at the initial enquiry stage to determine if a development requires an EIS.

The Department intends to produce a series of guidelines or best practice notes to assist in making the environmental impact assessment process more effective and efficient.

The Department also recommends that development applications for those types of developments in Schedule 3 which are not designated, should continue to be advertised for a minimum of 14 days.

In relation to Council's submission on Schedule 3 of the Regulation, the following summary is provided. In those circumstances where Council's comments were not included in the amendments, further comment is made.

1. Agricultural Produce Industries

Industries which:

- process greater than 30,000 tonnes/annum
- discharge effluent or sludge into or within 100m of a waterbody or wetlands.

Comment:

Council supported this amendment.

2. Concrete Works

Works which:

- produce greater than 30,000 tonnes/annum
- located within 250m of a residential zone or 100m of a waterbody.

Comment:

Council supported this amendment.

3. Crushing, Grinding or Separating Works

Works which process sand, gravel, rock, minerals or demolition material and;

- handle greater than 30,000 tonnes/annum
- located within 500m of a residential zone or 250m of a dwelling.

Comment:

The draft amendments to Schedule 3 proposed a two level threshold for crushing, grinding or separating works. The threshold for works undertaken wholly within an enclosed building or located within a mine was to be 30,000 tonnes per annum; and for works not wholly within an enclosed building, 20,000 tonnes per annum. Council submitted that the threshold of 20,000 tonnes per annum would restrict the consideration of development which may be of a significant size or scale to give rise to environmental or community concerns. Further, it was submitted that thresholds may not always be the most appropriate way of considering potential impact.

The Department subsequently indicated that as a Statement of Environmental Effects (SEE) would still need to be prepared for developments which are not designated, the environmental impacts of small to medium crushing, grinding or separating works could still be properly assessed.

4. Extractive Industries

Industries which excavate, dredge, tunnel, quarry, stockpile or process extractive material and

- handle greater than 30,000 tonnes/annum
- disturb greater than 2ha
- located in or within 40m of a waterbody or protection zone, 200m of a coastline, in acid sulphate soils or where the slope is greater than 18 degrees from the horizontal
- if involving blasting, located within 1,000m of a residential zone or 500m of a dwelling
- located within 500m of other extractive industries.

Comment:

Whilst the designation now alleviates the financial burden for minor extractive operations to produce an EIS, Council submitted that the size of an extractive operation or its proximity to a waterbody or residential area is not an adequate indication of the degree of environmental impact of such an operation. It was recommended that extractive operations which disturb less than 2ha of land, may require an EIS at the discretion of the consent authority, since local councils are more familiar with the probable impacts of such operations in a particular locality.

The Department advised that as there was generally wide support for the 2ha threshold from industry, government, councils and the community, the threshold was retained. Further, because locational factors such as distance from watercourses, wetlands, protection zones, or dwellings are included in the designation, an EIS for smaller operations would still be necessary for those developments within sensitive environments.

5. Livestock Intensive Industries

Industries including:

- feedlots for greater than 1,000 cattle, 4,000 sheep or 400 horses
- piggeries for greater than 200 pigs or 20 breeding sows if located:
 - in an area of high watertable, acid sulphate, sodic or saline soils within a drinking water catchment, within 100m of a waterbody
 - within 5km of residential zone and are likely to significantly affect the amenity of the neighbourhood
- piggeries for greater than 2,000 pigs or 200 breeding sows
- poultry farms: commercial shedded or free range farms which are located:
 - within 100m of a waterbody or 500m of an existing poultry farm
 - within 500m of a residential zone or 150m of a dwelling and likely to significantly affect the amenity of the neighbourhood

Comment:

Council supported the inclusion of poultry farms, however suggested that a threshold be stipulated.

The Department advised that size was not a good indication for levels of impact. During the review process, it was consistently pointed out that poultry farming is an industry where location and management practices are more critical than size in determining whether there is likely to be significant environmental impacts. Often the larger farms have very sophisticated environmental management practices, whereas some small to medium size operations may cause more significant impacts than the larger, better managed operations, particularly with regard to waste disposal.

6. Petroleum Works

Works which:

- produce crude petroleum or shale oil
- produce greater than 5 petrajoules/annum of natural gas or methane
- refine petroleum, oil or gas or manufacture greater than 100 tonnes of petroleum products
- store greater than 2,000 tonnes of petroleum liquids or solids or 200 tonnes of liquefied gases
- dispose of or reprocess greater than 20 tonnes of oil or petroleum waste.

Comment:

Council supported this amendment.

7. Sewerage Systems or Works

Works which:

- treat sewage and
- process greater than 2,500 person equivalent capacity/day
- process greater than 20 person equivalent/day and are located on a floodplain or coastal dune field
- store sewage, sludge or effluent:
 - greater than 1,000 tonnes of material
 - located in an area of high watertable, within a drinking water catchment, on a floodplain, within 100m of a waterbody or within 250m of a dwelling
- incinerate sewage
- discharge or reuse greater than 20 persons equivalent/day of sewage effluent or sludge:
 - in an area of high watertable, acid sulphate, sodic or saline soils, within a waterbody, protection zone, catchment of a partly closed estuary, floodplain or a drinking water catchment, within 100m of a waterbody, or if the slope is greater than 6 degrees from the horizontal
 - within 50m of a residential zone or 250m of a dwelling.

Comment:

The draft amendments to Schedule 3 originally proposed a threshold of 30kl per day (or 100 person equivalent capacity) for all sewerage treatment works. Council submitted that the setting of a threshold was inappropriate, if lesser sized systems can dispose of effluent onto land or water where the potential for environmental impacts are present.

It was recommended that the designation should extend to all disposal into natural waterways and should include at the discretion of the consent authority, the ability to designate where necessary.

The Department's gazetted amendment is considered to be a substantial improvement on the draft amendment as it now includes locational criteria which take into account the sensitivity of the environment.

8. Turf Farms

Farms which are likely to significantly affect the environment because of the location

- in area of high watertable, within a drinking water catchment or 100m of a waterbody
- within 250m of other turf farms.

Comment:

Council was concerned that the draft amendments would mean considerable expense to the turf growing industry in the Hawkesbury. The major concern in relation to turf farming is nutrients entering watercourses. Council submitted that it may be more appropriate to licence turf farms, with the Environment Protection Authority monitoring water pollution if it is a problem.

The Department advised that the designation of turf farming allows Council the discretion to designate operations which based on their merits, are likely to cause significant impacts. The Department indicated that during the review, the need for environmental management standards and best practice industry codes was highlighted. In September 1993, an inter-departmental committee with local government industry and community representatives was established to develop turf industry guidelines to assist industry and aid Councils in assessing turf farming proposals. These guidelines are expected to be available shortly for public comment.

9. Waste Management Facilities or Works

Facilities which

- incinerate, landfill, store or dispose of:
 - any dangerous substances
 - 1,000 tonnes of sludge or effluent
 - greater than 200 tonnes/annum of other substances
- sort, consolidate or temporary store at transfer station or materials recycling facility:
 - any dangerous substances
 - greater than 10,000 tonnes/annum of wastes containing food and organic substances
 - greater than 30,000 tonnes/annum of other wastes
- process greater than 5,000 tonnes/annum of organic solid or liquid waste
- place greater than 100,000 tonnes of 'clean fill' so as to cause significant drainage or flooding impacts
- are located:
 - in an area of high watertable, on a floodplain, dune field, catchment of partly closed estuary, within a drinking water catchment, on permeable soils, within 100m of a waterbody or protection zone
 - within 500m of a residential zone or 250m of a dwelling and likely to significantly affect the amenity of the environment.

Comment:

Council supported this amendment.

10. Mushroom Composting

The issue regarding the inclusion of including mushroom composting in the list of designated development was not addressed in the review of Schedule 3.

Whilst a further submission could be made to the Department of Planning in this regard, Council is reminded that in 1992, a draft local environmental plan was prepared, which sought to include mushroom composting as designated development. At the times the Director of Planning, decided not to issue a Section 65 Certificate to allow the draft plan to be exhibited for the following reasons:

- a. Mushroom Composting is not consistent with other industries included in Schedule 3 of the Environmental Planning and Assessment Act Regulation.
- b. The odour associated with the activity relates more to an issue of amenity rather than representing a significant environmental impact.
- c. The designation of the activity only within Hawkesbury City is not warranted.
- d. Clause 32 of the Environmental Planning and Assessment Act Regulation, 1980 provides Council with the opportunity to request any additional information it may require in determining development applications for mushroom composting.
- e. Section 30(4) of the Environmental Planning and Assessment Act, allows Council to incorporate a provision in a Draft Local Environmental Plan which would require the advertising of development applications for mushroom composting.
- f. An appropriate Development Control Plan is the most suitable mechanism for addressing the issues raised by Council.

It is presumed that for similar reasons, mushroom composting has not been included in the Schedule for designated development.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V20

**** END OF ITEM 30 ****

FN:EN726NBX.V20

SECTION B

Page 32

ITEM 31: SHOPPING CENTRE PROPOSAL - PAGET, WINDSOR AND EAST MARKET STREETS, RICHMOND**FILE NUMBER:** P1343.212/10 PT1/EVD**REPORT:****Background**

At its meeting of 14 December 1993, Council resolved that:

- "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 Council defer any further consideration of the 2 (two) proposals until receipt of the Retail Strategy Study."

Further, at its meeting of 8 March 1994, Council considered a report on the processing of the draft local environmental plans as they relate to the retail strategy study. The essence of Council's later resolution was that the draft local environmental plan process for the two shopping centre proposals should still proceed. This would then reduce the time taken for a decision to be made on both proposals.

The retail strategy study is due to be completed in October.

Proposal

A submission for a third shopping centre proposal at Richmond has now been received from Hely and Horne Stuart and Perry Architects; for land generally bounded by Paget, Windsor and East Market Streets and the Richmond Railway line. The subject land is held by three separate landowners, the major owners being the State Rail Authority and Elap Pty Ltd.

The proposal involves the construction of a discount department store of approximately 1,000m², a supermarket of about 2,500m² and approximately 2,650m² of specialty shop floor space. Two options have been submitted in relation to parking. The first is to provide parking for 270 vehicles, 162 at ground level and 108 at a second level. Access to the car park would be from Paget Street. Sixty five spaces would be provided for commuter parking, with access proposed from East Market Street. The existing commuter car park currently contains 90 spaces.

The second option also proposes to provide 270 parking spaces at two levels for the development, with access from Paget Street. However, in relation to commuter facilities, 56 parking spaces at two levels are proposed, as well as a bus interchange facility. Access to the commuter car park and interchange would be from East Market Street.

Based on Council's recently amended Car Parking Development Control Plan, 277 spaces are required for the shopping development.

Loading areas are also proposed, which will be accessed from Paget Street.

Statutory Situation

The majority of the site is zoned General Business 3(a) under the provisions of Hawkesbury LEP 1989 (Amendment No. 6). The amendment provides that Council shall not grant consent to development in the vicinity of the Richmond Railway Station unless it is satisfied that provision is made for:

- a. *adequate shopper and commuter car parking;*
- b. *a bus/rail interchange;*
- c. *the design of the development being compatible with the railway station and its surroundings; and*
- d. *sufficient curtilage in relation to and around the railway station.*

The remaining land is zoned Special Business 3(b), which prohibits the use of the land for shops. Accordingly, this part of the site will need to be rezoned if the development is to proceed.

Planning Comments

The architects for the proposed development acknowledge that they are unable to lodge a formal application with Council until such time as the owner's consent from the State Rail Authority is given. The Authority, however, has indicated that it will not issue its consent, if Council considers that the proposal does not have merit. Accordingly, some indication as to whether the proposal does have merit is requested by the architects so that negotiations with the State Rail Authority can commence. Should Council consider that the development has merit, it will be necessary to clearly indicate to the architects that this does not mean that Council support for the preparation of a draft local environmental plan will be forthcoming. A decision on the preparation of a draft plan will be subject to further detailed assessment and to some extent, consideration of the retail strategy study. In this regard, it is considered that the findings of the retail study are not likely to substantially impact on this proposal, given that the majority of the site is already zoned General Business 3(a).

It is also important that a curtilage around the Richmond railway station be determined. In this regard, further advice from Council's Heritage Adviser is being sought.

In locational terms the site does have some merit, as it is adjacent to public transport and its development will assist in consolidating the existing commercial centre. Further, a large part of the site is already zoned General Business 3(a), and it is not fragmented in terms of ownership. Accordingly, further discussions with the State Rail Authority would be worthwhile and should be encouraged.

RECOMMENDATION:

1. That an appropriate curtilage around the Richmond Railway Station be determined by Council's Heritage Adviser.
2. That the architects of the proposed development be advised that Council considers that the proposal has some merit and as such further discussions with the State Rail Authority should be undertaken. This advice however does not necessarily mean that Council support for the preparation of a draft local environmental plan over the site will be forthcoming.
3. That the architects attention be directed to the shortfall in off street carparking and Council's desire to ensure that the parking provision complies with its DCP as well as providing for the current and projected demand for commuter parking.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V10

**** END OF ITEM 31 ****

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 32

ITEM 32: MUSHROOM COMPOSTERS PTY LTD - POST OFFICE ROAD, EBENEZER

FILE NUMBER: P1609.110 PT8/EVD

REPORT:

The period granted to Mushroom Composters Pty Ltd by the Land & Environment Court to cease using its premises in Post Office Road, Ebenezer, so as to interfere with the amenity of the neighbourhood in respect of smell, expired on 20 May 1994.

Residents have been maintaining diaries which indicate that offensive odour from the development has been experienced by at least one resident on all but one day between 21 May 1994 and 1 July 1994. Verbal advice has been received that the odour has not diminished since 1 July 1994.

The occurrence of the odour is more frequent than what would be reasonably expected as "accidents and mishaps" as mentioned previously by the Chief Judge of the Land and Environment Court.

A development application was submitted by the company on 7 July 1994, to establish composting premises at Tinda Creek, and is being assessed.

The Environmental Defender's Office Pty Ltd, which acts for the Ebenezer Concerned Residents, advised the Solicitors for Mushroom Composters Pty Ltd on 3 June 1994 and 23 June 1994 that offensive odours continued to be emitted from the property.

The matter has been discussed with Council's Solicitors, who will be instructed to commence proceedings for Contempt of Court immediately after the General Purpose Committee Meeting.

It is understood that the contempt motion would be heard by the Chief Judge and if proven, any penalty would be at her discretion.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V09

**** END OF ITEM 32 ****

FN:EN726NBX.V09

SECTION B

Page 36

ITEM 33: INDUSTRIAL DEVELOPMENT CONTROL PLAN**FILE NUMBER:** DCP1/93/EVD**REPORT:**

At its Ordinary Meeting of 9th March, 1993, Council resolved to amend the landscaping requirements of its Industrial Development Control Plan. The amendments to the DCP were to improve the maintenance and appearance of industrial areas by removing the requirements for industrialists to mandatorily provide landscaping beyond their inclination or their ability to maintain. These amendments were subsequently made to the DCP making as a minimum requirement for new industrial development the grassing of non-paved areas.

Following the public exhibition of the amended DCP it was further resolved by Council at its Ordinary Meeting of 13th April, 1993, in a Notice of Motion:

- "A. *That Council investigate amending the Industrial Development Control Plan in accordance with certain principles of urban consolidation and "Green Street" in order to achieve, in industrial areas, more efficient use of public and private lands and improved streetscapes.*
- B. *That a report be brought forward concerning detailed aspects and implications of these amendments; such as:*
- New and existing services*
 - Street parking for cars and trucks*
 - Street landscaping*
 - Funding of initial works and of recurrent costs*
 - Places where these amendments would be inappropriate*
 - Treatment of building facades."*

Principally, the concept of "Green Street" when applied to industrial development could allow for reduced building setbacks, maximisation of site coverage, creation of amenity and provision of on-street parking for customers and trucks.

Conceptually the ability to introduce on-street vehicular parking and reduce building set backs provides some positive elements into industrial streetscape design namely, staggered building line, varying street width and amenity. However, whilst this concept may be beneficial, the implementation raises several concerns given that Council's industrial areas have such characteristics as services already in place, industrial areas close to residential areas and road widths of 13m carriageway with 7m footpath.

Given these characteristics, it is conceivable that development employing the "Green Street" principles would require the following:-

- the re-development of existing industrial roads;
- the relocation of existing services;
- Council assuming the responsibility and cost of maintaining the carriageway and parking, placing a burden on Council's maintenance funding; and
- the provision of additional parking signs and maintenance of markings.

Furthermore, this would have the following major repercussions in industrial areas:-

1. Transfer of cost of suitable road reconstruction, parking construction and service relocation from the developer to the subdivider.
2. Conflict between pedestrians and commuters if footpaths are resumed.
3. Limited number of parking spaces could be provided on street. Consequently some parking may still be required to be provided on-site to meet Council's parking code. This could result in the inefficient use of space on site when truck manoeuvrability and loading and unloading bays are taken into consideration.
4. In existing industrial estates, parking could only be provided on one side of the road due to the road width. However, inequity would arise as the "first in best dressed" principle would have to apply.

In general terms, the provision of on-street parking is inappropriate given the advanced stage of Council's industrial areas. Furthermore, the financial burden of providing the standard of carriageway construction outweighs the benefits of amenity that could be achieved. The opportunity to introduce some of these concepts into new industrial estates, which can be appropriately designed from the start should not be eliminated. However, consideration needs to be given to improving the appearance of existing industrial areas.

Whilst the amendment to the Industrial DCP regarding the removal of all landscaping requirements for industrialists has been exhibited, investigations into the cost imposition of providing minimal landscaping on the front building set backs have been carried out. These investigations indicate that landscaping during building construction offers a cost effective alternative to introducing "Green Street principles" such as on-street parking or costly building facade treatment to add amenity. The following table provides an example of low maintenance landscaping.

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 26 July 1994

Item: 33

LOW MAINTENANCE LANDSCAPING 30 METRES WIDE INDUSTRIAL SITE		
Proposed Standard	Cost	Comment
* 1 Advance tree/5m	6 x \$10-\$15 Total Cost = \$90	Total Cost includes buy, supply and plant.
* 1 Shrub/3m (building frontage 21m)	7 x \$10-\$15 Total Cost = \$105	Total cost includes buy, supply and plant.
* Turf and grassing	\$1,000	Total cost includes buy, supply and lay.
* Watering system		Cost depends on choice of system.
Total Cost	\$1,500 - \$2,000	

In comparative terms the cost of providing the above low maintenance landscaping equates to 1 - 2 % of total construction cost of industrial buildings. If appropriate watering systems and low maintenance landscaping is provided during building construction the appearance and amenity of existing industrial estates could be improved substantially.

Given the above, it is recommended that low maintenance landscaping be re-introduced into the Industrial DCP along with a suitable list of low maintenance trees and shrubs.

Further, whilst reduced building setbacks can be achieved in existing industrial estates it is considered that they would be best dealt with on a merits based approach.

RECOMMENDATION:

The Industrial DCP be amended to:-

1. incorporate low maintenance landscaping; and
2. permit a merits based approach to building setbacks.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN726NBX.V08

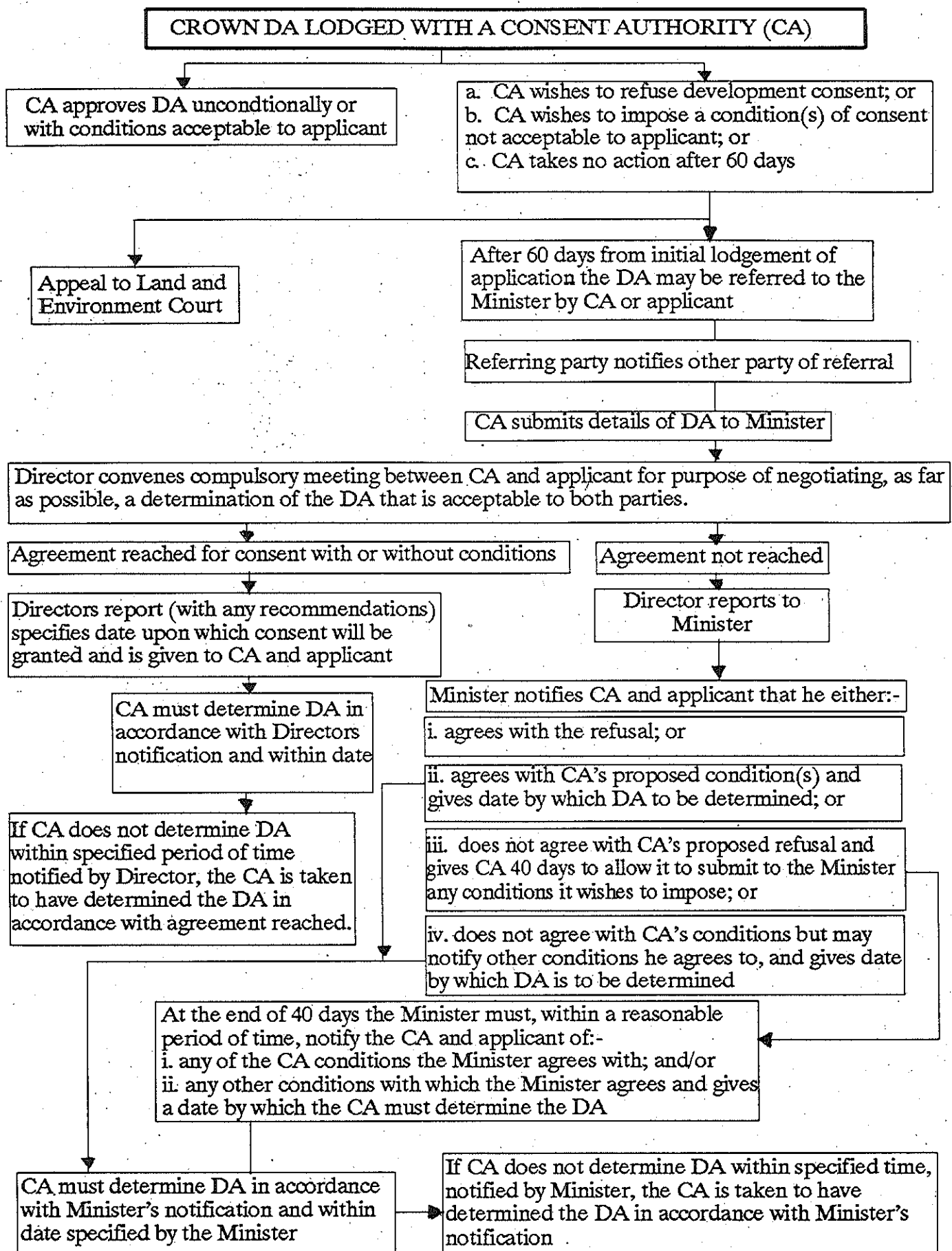
**** END OF ITEM 33 ****

FN:EN726NBX.V08

SECTION B

Page 39

FIGURE 1: PROCEDURE FOR THE CONSIDERATION OF A CROWN DA



GENERAL PURPOSE COMMITTEE



SECTION 2

INFRASTRUCTURE

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Table of Contents

Meeting Date: 26 July 1994

Page 2

ITEM	SUBJECT	PAGE
-	SECTION 2 - INFRASTRUCTURE.	
10:	THE TERRACE WINDSOR 2019/R/GMA	3
11:	CYCLEWAY/FOOTPATH - REDBANK CREEK TO COLO HIGH SCHOOL 423/R PT5/ENG	5
12:	PROPOSED ROAD WIDENING - STANNIX PARK ROAD, WILBERFORCE 1911/R PT2/ENG	6
13:	PARK IMPROVEMENT PROGRAM 1994/5 GP010/017 PT1/ENG	7
14:	1994/95 ROAD, DRAINAGE AND KERB & GUTTER PROGRAM GR120/011 PT2/ENG	9

***** END OF TABLE OF CONTENTS *****

ITEM 10: THE TERRACE WINDSOR**FILE NUMBER:** 2019/R/GMA**REPORT:**

A Question Without Notice was asked at the last Ordinary Meeting regarding the placement of a structure in the Terrace, at the Bridge Street intersection, to enable the road's opening during emergencies. The question arises from an incident in recent weeks when traffic entering Windsor was delayed due to an accident on the eastern end of the bridge. Since the closure of the Terrace at the intersection there has been a significant reduction in accidents and the one recently occurring is the only one that can be recalled, where traffic has been delayed for some considerable time. It is not unusual to witness delays during the peak flows with accidents generally in McGraths Hill flats area. The recent delay was not as long as others that have occurred in other locations.

Currently in the Terrace, there is a guard rail on three posts that can be easily removed by the unlocking of several bolts. One of the problems with the current method of closure is that the area is being accessed by motor cycles thus creating a public liability problem for the Council.

The current physical measure of closure does little for the aesthetics of this major entrance point to the town.

The suggestion for a more appropriate and aesthetically pleasing closure would be the leaving of a lay-by area immediately adjacent to Bridge Street, thence a raised, paved area incorporating some bollards, say approximately 1 metre in height, with a linked chain or bar. This would be a closure to prevent vehicular access but would not remove the Council's ability to readdress the road system within the town as it develops in the future.

In terms of the Authorities, both the Roads & Traffic Authority and the Police wrote in very strong terms to the Council in 1991 insisting on a closure and pointing out the considerable expenses and previous advice they had given, as well as lodging an appeal with the Chairman of the Regional Traffic Committee.

The closure by the method suggested here, it is considered, would be acceptable to both those Authorities and should the Council concur, then details would be put forward to them for their information and concurrence.

The works could be undertaken in conjunction with those planned for the wharf area this year, which would involve closure of that section of road on the northern side of Bridge Street, with the area being reconstructed and additional parking and landscaping works being undertaken.

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 10

RECOMMENDATION:

That the closure of the Terrace at Bridge Street incorporate a lay-by immediately adjacent to Bridge Street suitable for parking of break down vehicles and that a paved area be established incorporating bollards and an appropriate horizontal component sufficient to prohibit the traversing by vehicles.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN726NAX.G07

**** END OF ITEM 10 ****

ITEM 11: CYCLEWAY/FOOTPATH - REDBANK CREEK TO COLO HIGH SCHOOL**FILE NUMBER:** 423/R PT5/ENG**REPORT:**

A request has been received from the School Council of Colo High School to have the cycleway/footpath in this location named "*Colo Way*". The School Council indicates that numerous students are now using the facility to gain access to the School and when the connection across Redbank Creek is completed, it is anticipated that many more students and community members will use the facility. No objection can be seen to the proposal, however, it should be referred to the Roads & Traffic Authority for approval.

RECOMMENDATION:

That subject to Roads & Traffic Authority approval, the cycleway/footpath between Redbank Creek Bridge and Colo High School be named "*Colo Way*" and the Geographical Names Board be advised of the proposal.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN726NAX.E02

**** END OF ITEM 11 ****

ITEM 12: PROPOSED ROAD WIDENING - STANNIX PARK ROAD,
WILBERFORCE**FILE NUMBER:** 1911/R PT2/ENG**REPORT:**

In 1985 the owners of Lot 12 DP817345, Stannix Park Road, Wilberforce sought advice as to what extent road widening would affect the property to achieve a reasonable alignment. The information was sought in order that in the process of re fencing the property the future widening could be fenced to avoid later interference. A preliminary design was prepared, resulting in three areas of widening which were subsequently fenced.

The owners have now written and offered the widening free of compensation with Council to bear legal and survey costs. This is a generous offer and one which is considered should be accepted. It is estimated that survey, legal costs will be in the order of \$2,000 - \$3,000.

It has also been requested that road improvements be undertaken utilising the new alignment as soon as possible. It is considered desirable to formalise the road widening prior to carrying out major reconstruction on the new alignment. Some realignment of boundaries will probably be required on the southern side of the road to enable full reconstruction, further investigation will be carried out in respect of this matter.

RECOMMENDATION:

That action be taken to widen Stannix Park Road, Wilberforce in the three locations within Lot 12 DP817345 as indicated on Plan N^o 1911-4 with the extent of widening to be as fenced and Council to bear reasonable legal and survey costs.

ATTACHMENTS:

AT-1 Plan 1911-4

FN:IN726NBX.E01

**** END OF ITEM 12 ****

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 13

ITEM 13: PARK IMPROVEMENT PROGRAM 1994/5**FILE NUMBER:** GP010/017 PT1/ENG**REPORT:**

An amount of \$150,000 has been provided for the 1994/95 Parks Improvement Program:-

- | | | |
|-----|--|---------------------|
| 1. | Windsor Mall - litter bin replacement | \$22,500 |
| 2. | West Portland Road - lookout signage, seating and extend safety fence to prevent park users accessing cliff face | \$5,500 |
| 3. | Glossodia Park Creek Ridge Rd/Shepherds Rd - signage, seating, and softfall under swings | \$5,750 |
| 4. | Reserve between Woods Rd and Loder Cr (Salmon Rd closure), South Windsor - cycleway; play equipment and seating (People for Parks Groups currently being formed to adopt this site) | \$14,600 |
| 5. | Hawkesbury Aboriginal Memorial Reserve Joint Venture Daruk Local Aboriginal Land Council - bush regeneration and landscaping (Landcare Grant has been applied for by the Land Council) | \$8,500 |
| 6. | North Richmond Playing Fields/Turnbull Oval - upgrade and underground electricity; and extend pipeline from river to irrigation on main oval (currently on town water) | \$15,000
\$9,000 |
| 7. | Richmond Park - computer control links for irrigation and lighting systems | \$5,500 |
| 8. | McQuade Park - computer control links for irrigation and lighting systems | \$5,500 |
| 9. | Deeruben Park - fence
Fence boundary of Park to prevent vehicles damaging the ground and users | \$4,150 |
| 10. | Friendship Park - Stage 1 construction
Paving, mounds, tree/shrub planting | \$53,000 |

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 13

11. Softfall area Richmond N H C (Council contribution to sport and rec. grant)

\$1,000

TOTAL

\$150,000

RECOMMENDATION:

That the Park Improvement Program for 1994/5 be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN726NBX.E04

**** END OF ITEM 13 ****

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 14

ITEM 14: 1994/95 ROAD, DRAINAGE AND KERB & GUTTER PROGRAM**FILE NUMBER:** GR120/011 PT2/ENG**REPORT:**

Funding allocations for the 1994/95 Financial Year are:-

. Financial Assistance Grant 1994/985	\$ 849,520
. Roadworks Construction	\$ 350,000
. Reseals	\$ 150,000
. Drainage - Richmond	\$ 350,000
. Kerb and Guttering	\$ 100,000
. Car Parking	\$ 100,000
	<u>\$1,899,520</u>

In accordance with the general principles outlined previously regarding the need to expend approximately \$750,000 annually on reseal works (report Special Meeting May, 1993) it is proposed to expend \$749,640 on reseal works this Financial Year.

It should be noted that contrary to Council's General Policy of not expanding the existing sealed road network, Bonner and Eaton Roads, Agnes Banks are listed for reconstruction. This matter was the subject of a previous report to Council and involves joint funding of Bonner Road with Penrith City Council.

Road Resealing**South Windsor**

McQuade Avenue,	\$ 11,900
Cox Street, McQuade Avenue to N ^o 104	\$ 12,500
Cox Street, Ham Street to N ^o 182	\$ 11,520
Ham Street, Cox Street to Macquarie Street	\$ 7,680
James Street, Cox Street to Macquarie Street	\$ 8,160
Yarrowonga Street, Cox Street to Church Street	\$ 2,640
Rickaby Street, George Street, westerly direction	\$ 5,460
Woods Road, George Street to Mileham Street, including some asphaltic concrete	\$ 8,000
Lamont Place, plus A.C. bulb	\$ 5,680
Mileham Street, A.C from Woods Road, south to existing	\$ 6,400
Mileham Street, Drummond Street to James Street	\$ 4,800
- James Street to Argyle Street	\$ 10,650
Fairey Road, south end from Berger Road	<u>\$ 12,200</u>
	<u>\$107,590</u>

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 14

Windsor

Forbes Street, Macquarie Street to Mileham Street	\$ 3,000
Brabyn Street, Macquarie Street to Mileham Street	\$ 2,400
Church Street, south of Brabyn to railway	\$ 3,000
Moses Street, Windsor Street to Claremont	\$ 2,860
Greenway Crescent, easterly 100m from Bridge	\$ 1,500
Johnson Street, George Street to The Terrace	\$ 2,800
The Terrace, Tebbutt Street to N ^o 89	\$ 5,300
- New Street to N ^o 81	<u>\$ 3,000</u>
	\$ 23,860

Sackville

Tizzana Road, remaining section north of Portland Head Road	\$ 23,200
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Cumberland Reach

Water Ski Parade	\$ 2,640
Holmes Drive	\$ 6,160
Ski Lodge Road	\$ 8,540
Laws Farm Road, 3200m from West Portland Road	\$ 39,040
West Portland Road from Laws Farm Road to Blaxlands Ridge Road	<u>\$ 25,620</u>
	\$ 82,000

East Kurrajong

East Kurrajong Road Sec.1 from Singleton Road 1.4km	\$ 17,820
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Wilberforce

Coburg Road, Singleton Road to Church Road	\$ 7,320
Church Road, Old Sackville Road to Coburg Road	\$ 3,660
Beecroft Road, Coburg Road to Old Sackville Road	\$ 4,300
Old Sackville Road, from Sackville Road 1000m	\$ 12,200
Copeland Road, Clergy Road to Castlereagh Road	\$ 3,660
Castlereagh Road, Copeland Road to Sackville Road	\$ 17,600
Macquarie Road	<u>\$ 24,000</u>
	\$ 72,740

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 14

North Richmond

Charles Street, adjacent to Monti Place	\$ 1,000
Tyne Crescent, from Pecks Road to northern end	\$ 3,250
Pecks Road, Susella Crescent to Merrick Place	<u>\$ 4,000</u>
	\$ 8,250

Grose Vale

Grose Vale Road, Bells Road to Bowen Mountain Road	\$ 18,300
Carters Road	\$ 16,500
Ginahgullah Avenue	<u>\$ 12,500</u>
	\$ 47,300

Kurrajong

Grose Vale Road, 500m north from Westbury	\$ 7,600
Grose Vale Road, Greggs Road to Primary School	\$ 9,100
Woodburn Road	\$ 3,700
Greggs Road from Grose Vale Road 1300m east	\$ 15,900
Horans Lane	<u>\$ 9,900</u>
	\$ 46,200

Bowen Mountain

Bowen Mountain Road, Wattle Street to Lt. Bowen Drive	\$ 9,500
Waratah Street	\$ 4,500
Lt. Bowen Drive, Waratah Street to Bowen Mountain Road	\$ 4,950
Pamela Crescent	\$ 6,600
Bunya Crescent	\$ 3,500
Lt. Bowen Road, Bunya Crescent to Crag Crescent	<u>\$ 8,100</u>
	\$ 37,150

Glossodia

Tennyson Road, Valley Way to N° 312	\$ 29,000
Chestnut Drive, Golden Valley Drive to Wattle Crescent	\$ 5,200
Rose Crescent	\$ 5,900
Lindsay Street	\$ 1,200
Grand Parade (half width)	\$ 8,500
Chestnut Drive, half width Spinks to Wattle Crescent	\$ 5,000
Boomerang Drive, Spinks Road to N° 43	<u>\$ 4,900</u>
	\$ 59,700

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 14

Richmond

Gibson Street	\$ 4,800
Pitt Street, Windsor Street to Clarendon Street	\$ 19,980
Clarendon Street, Pitt Street to Dight Street	\$ 2,750
Evans Crescent	\$ 5,040
Jersey Street, Pitt Street to Bowman	\$ 16,050
Francis Street, East Market Street to Chapel Street	\$ 19,200
Windsor Street, from Francis Street to concrete section	\$ 6,780
Old Kurrajong Road, Kurrajong Road to Francis Street	<u>\$ 21,960</u>
	\$ 96,560

Hobartville

Luttrell Street, East Market Street to Cornwell Avenue	\$ 34,320
Cameron Street, Luttrell Street to Londonderry Road	<u>\$ 2,900</u>
	\$ 37,220

McGraths Hill

Havelock Street, Wolseley to Old Hawkesbury Road	\$ 8,100
Garfield Street, Havelock to western end	<u>\$ 9,700</u>
	\$ 17,800

Pitt Town

Liverpool Street, Buckingham Street to Cattai Road	\$ 3,000
Eldon Street, Bathurst Street to Chatham	<u>\$ 1,700</u>
	\$ 4,700

Oakville

Midson Road, Old Pitt Town Road to Cusack Road	\$ 22,000
Saunders Road, Smith Road to Oakville Road	\$ 15,600
Oakville Road, Smith Road to Ogden Road	\$ 11,550
Ogden Road, Oakville Road to Smith Road	\$ 9,800
Smith Road, Ogden Road to Oakville Road	<u>\$ 8,600</u>
	\$ 67,550
	\$749,640

Footpaving & Kerb and Gutter Works**Chatham Street, Pitt Town -**

Construct kerb and gutter both sides from existing to Eldon Street. Works will improve the drainage and provide a uniform road width for the full length of the street.

\$ 6,600

Access road in front of North Richmond Post Office -

Construct footpaving from Post Office to N° 30 due to community requests and obvious need for footpaving at this locality.

\$ 3,840

Grose Vale Road, North Richmond -

Construct concrete footpaving western side between Pecks Road and Primary School. This project has been deferred for a number of years.

\$ 20,660

Sunnyside Crescent, North Richmond -

Construct concrete footpaving between Grose Vale Road to Matheson Avenue. Representations have been received in the form of a community petition.

\$ 20,600

George Street, Windsor -

Extend concrete footpath west side from N° 23 to Governor Phillip Park. Will provide a continuous link between the CBD and Governor Phillip Park.

\$ 4,500

Windsor Street, Richmond -

Construct footpaving south side from the Tennis Courts to Bourke Street. (A number of requests have been received from local residents).

\$ 19,000

March Street, Richmond (North side) -

From Bourke Street 200m westerly. This work will form a continuous link to the Railway Station.

\$ 7,800

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 14

Wombat Crossings -

Provide wombat crossings in conjunction with part RTA funding

- Kurmond Road, Freemans Reach (opposite Primary School) \$ 8,500

- Powell Street, Hobartville (opposite Primary School) \$ 8,500

Total K&G/Footpaving \$100,000

Construction**Windsor Wharf -**

Council's contribution to the \$200,000 grant from the Department of Tourism for upgrading the area.

\$ 50,000

Cycleway -

Council's contribution towards sub-regional cycleway project, grant by the RTA.

\$ 50,000

Fitzgerald Street & George Street - Intersection, Windsor

Staged implementation of the Windsor Traffic Study comprising a raised pavement and associated facilities.

\$ 99,800

Bonner Road, Agnes Banks -

Reconstruction of gravel road and provide sealed pavement (previously reported to Council)
(Penrith City Council to contribute 50% of cost)

\$ 42,500

Eaton Road, Agnes Banks -

Reconstruction of gravel road and provide a sealed road pavement (previously reported to Council)
(Works to be carried out in conjunction with the Bonner Road project)

\$ 18,000

Chatham Street, Pitt Town -

Roadworks associated with kerb and gutter works

\$ 16,000

Windsor Street, Richmond -

Reconstruction of bituminous footpath south side between Bosworth and West Market Street in brick pavers

\$ 62,600

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

Meeting Date: 26 July 1994

Item: 14

Mileham Street, Windsor -

Reconstruction of sections of failed pavement in association
with reseal between James and Argyle Streets \$ 30,420

Rainridge Road, Kurrajong Heights -

Construction of kerb and gutter on both sides including
roadworks \$ 143,660

Old Kurrajong Road, Richmond -

Reconstruction of failed pavement in sections associated
with reseal \$ 10,000

Woodbury Park -

Balance of funds required to seal access road into park
and bushfire shed \$ 5,500

Drainage**Cnr. Mileham & James Street, South Windsor -**

Reconstruction of failed drainage system including kerb and
gutter and road adjustments \$ 29,500

199 Lt. Bowen Drive, Bowen Mountain -

Construction of piped drainage system with easement to divert
stormwater discharge away from row cottage \$ 18,200

Terrace Road, Freemans Reach -

Construction of piped drainage system within road reservation
to alleviate flooding problems in front of N^o 302 \$ 12,700

33 Duke Road, Wilberforce -

Reconstruction of collapsed drainage system \$ 11,000

Total \$ 71,400

Total Road Cons't/Drainage \$599,880

RECOMMENDATION:

That the Road, Drainage and Kerb & Gutter Program for 1994/95 be adopted.

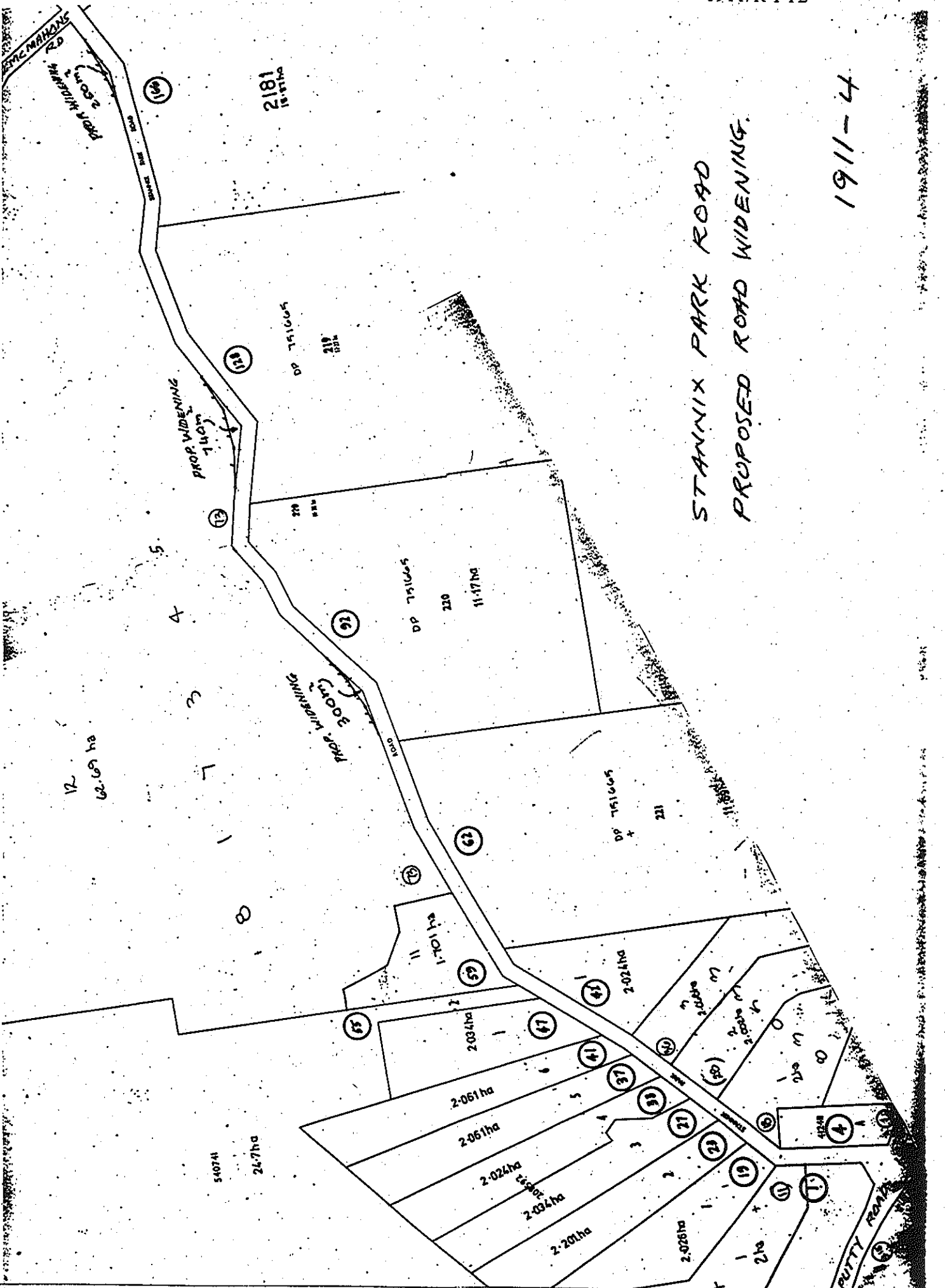
ATTACHMENTS:

There are no supporting documents for this report.

FN:IN726NBX.E05

**** END OF ITEM 14 ****

1911-4



GENERAL PURPOSE COMMITTEE



SECTION 3 ORGANISATION & RESOURCES

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES**Table of Contents**

Meeting Date: 26 July 1994

Page 2

ITEM	SUBJECT	PAGE
-	SECTION 3 - ORGANISATION & RESOURCES.	
6:	MONTHLY FINANCIAL STATEMENTS GF011/004/FNC	3
7:	COMMITTEES OF COUNCIL - FUNCTIONS & OBJECTIVES GC280/003 PT2/GMA	7
8:	BICENTENNIAL CELEBRATIONS GC030/012 PT3, PK/203 PT9, PK/205 PT3/GMA	8
9:	EMERGENCY SERVICES BUILDING - COMMUNITY FACILITIES GC305/009 PT1/GMA	11
10:	PROPERTY DEVELOPMENT STRATEGIES GC285/002/CSV	14
11:	WINDSOR PENINSULA - LEASE OF VACANT LAND GC283/084 PT2/CSV	24
12:	MACQUARIE PARK HOUSE - LEASE GC283/064 PT6/CSV	26
13:	INSURANCE QUOTATIONS 1994 - 1995 GI001/004 PT5/CSV	29
14:	20 FITZGERALD STREET, WINDSOR - LEASE GC283/042 PT4/CSV	31
15:	RICHMOND MALL RE-DEVELOPMENT LEP19/93/CSV	33
16:	DRAFT ACCESS POLICY GC150/015/CPL	36

******* END OF TABLE OF CONTENTS *******

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 26 July 1994

Item: 6

ITEM 6: MONTHLY FINANCIAL STATEMENTS**FILE NUMBER:** GF011/004/FNC**REPORT:****A. CASH EXPENDITURE WARRANT N° 5/1994****SUMMARY - Accounts Paid**

General Fund N° s	24899 -	28482	9,544,280.34
Trust Fund N° s	4173 -	4199	2,043,595.54

11,587,875.88

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

This 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 - ORGANISATION & RESOURCES

Meeting Date: 26 July 1994

Item: 6

B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE**STATEMENT OF BANK BALANCES AS AT 31 MAY 1994**

GENERAL FUND	66,507.62 DR
TRUST FUND	45,944.91 CR
	\$20,562.71 DR

FORM 2**GENERAL**

Balance - Cash Account as at 1 May 1994	853,150.52 CR
Receipts for period ended 31 May 1994	5,180,857.03 CR
	6,034,007.55 CR
Payments for period ended 31 May 1994	6,674,048.48 DR
	640,040.93 DR
Limit of overdraft arranged with bank	\$800,000.00 DR

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 31 May 1994.

L M Weatherstone
Divisional Manager of Finance

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 26 July 1994

Item: 6

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>
90 Days	20.09.94	5.48%	General Fund	300,933.69

Term Deposits

15 Days	01.07.94	4.80%	General Fund	600,000.00
90 Days	05.07.94	5.07%	Sewerage Fund	330,000.00
90 Days	05.07.94	5.07%	General Fund	270,000.00
93 Days	10.07.94	5.11%	General Fund	500,000.00
90 Days	13.07.94	5.12%	General Fund	1,000,000.00
365 Days	22.07.94	5.39%	Sewerage Fund	1,000,000.00
119 Days	08.08.94	5.20%	Sewerage Fund	1,966,737.47
119 Days	08.08.94	5.20%	General Fund	33,262.53
188 Days	16.08.94	5.05%	General Fund	60,000.00
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
90 Days	14.09.94	5.16%	General Fund	900,000.00
90 Days	15.09.94	5.17%	General Fund	1,000,000.00
743 Days	15.09.94	7.90%	General Fund	330,000.00
103 Days	10.10.94	5.95%	General Fund	500,000.00
122 Days	14.10.94	5.16%	General Fund	600,000.00
143 Days	31.10.94	5.14%	Sewerage Fund	1,539,582.37
143 Days	31.10.94	5.14%	General Fund	60,417.63
184 Days	03.11.94	5.30%	General Fund	600,000.00
185 Days	17.11.94	5.25%	General Fund	900,000.00
301 Days	14.12.94	5.00%	General Fund	600,000.00
397 Days	03.07.95	6.20%	General Fund	500,000.00
397 Days	03.07.95	6.20%	General Fund	500,000.00
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

03.08.95	5.31%	Workers' Comp Board	200,000.00
15.09.94	7.90%	Workers' Comp Board	420,000.00

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 26 July 1994

Item: 6

Short Term Investments	General Fund	340,000.00
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\$23,090,933.69

RESPONSIBLE ACCOUNTING OFFICER

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

L M Weatherstone
Divisional Manager of Finance

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NAX.F01

**** END OF ITEM 6 ****

ITEM 7: COMMITTEES OF COUNCIL - FUNCTIONS & OBJECTIVES**FILE NUMBER:** GC280/003 PT2/GMA**REPORT:**

There have been comments from a number of Members of the Council and from the community regarding matters that are placed before Council Committees and the Council and in what order. There is clearly a need to identify the objectives and functions of the various committees so there is a clean line of referral and decision making. To this Committee there is a request from an applicant to have what she would consider as an adverse decision referred to the Legal Consultative Committee. The matter has been referred back to this Committee as it comprises all Members of Council and is a review of a development action determination, not a matter where legal action has been instituted.

Access around Council to Committee should be on clear guidelines, otherwise the decision making process will become clouded, possibly divisive and be seen to take power from the Council.

In situations where Committees are established to undertake a single purpose or objective, such as the Sports Stadium, the position is quite clear. In other areas however, for instance the Heritage Committee, should development applications be referred to that Committee prior to the Council, then the role of the Legal Consultative Committee needs to be defined.

A suggested policy is that matters either be referred by Council to its various committees as it determines and at the same time, Committees only deal with those matters identified in their establishment. This will need to establish objectives for a number of committees and that should be undertaken prior to their re-establishment in September.

RECOMMENDATION:

That Committees of the Council only deal with those matters directly identified in their establishment or those as referred by the Council. Further, that the various Committees be requested to provide comment and the basis of their objectives for consideration in September.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NAX.G08

**** END OF ITEM 7 ****

ITEM 8: BICENTENNIAL CELEBRATIONS**FILE NUMBER:** GC030/012 PT3, PK/203 PT9, PK/205 PT3/GMA**REPORT:**

The Bicentennial Committee has negotiated with the Licensee of the Macquarie Arms Hotel for provision of catering during the major events to be held on Saturday the 1st and Sunday the 2nd of October 1994.

On Saturday the 1st there will be two parades through George Street, Windsor; a community parade and then the personnel from the RAAF Base at Richmond exercising their right to the Freedom of the City. This will be followed mid afternoon by the Governor unveiling a statue of Macquarie in McQuade Park.

On the Sunday, activities will be centred on Governor Phillip Park and will include the return of the riverboats, a waterski spectacular and pioneer family reunions.

The proposal with the Macquarie Arms is for the provision of catering in McQuade Park on the Saturday for an estimated 5,000-7,000 persons. There will be provision of the Carlton Clydesdales, a number of food and beverage locations within the Park and rides for children as well as a popular band for Saturday evening.

On the Sunday catering will be provided for between 20 - 25,000 people with similar provision in Governor Phillip Park. As well there will be, at no cost to the Council or the Committee, a fire works display.

Council needs to give approval for exclusive use of the two Parks and to obtain the necessary Liquor Licence.

In relation to the band on Saturday evening, this should include the Committee being requested to ensure that neighbouring owners are advised and that the band is suitably located to minimise noise and finishes at an appropriate time.

RECOMMENDATION:

1. That Council agree to the Bicentennial Committee's arrangements for exclusive catering rights for McQuade Park on Saturday the 1st of October and Governor Phillip Park on Sunday the 2nd of October.
2. That Council also agree to the granting of an appropriate Liquor Licence for those occasions.

3. That approval be given for a band to play in McQuade Park on Saturday evening the 1st of October and the Committee be requested to advise all surrounding landowners and ensure that appropriate steps are taken in relation to noise and finishing times.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NAX.G14

**** END OF ITEM 8 ****

ITEM 9: EMERGENCY SERVICES BUILDING - COMMUNITY FACILITIES**FILE NUMBER:** GC305/009 PT1/GMA**REPORT:**

Some time ago the Council resolved to sell the Emergency Services Building in George Street, Windsor, and establish an Emergency Services Headquarters at another location. The main reason was the existence of the current SES Headquarters at a level well below the maximum probable flood and with rescue and management of flooding being one of their responsibilities, plus the cost and duplication of running more than one centre.

There have been a number of plans prepared and numerous discussions about location of the facilities, their internal and external layouts and financial assistance that would be available.

The process was delayed when it was ascertained that the existing State Emergency Services site in Windsor was made available to the Council in the last Century, however, title was not transferred. The Minister's approval was subsequently obtained to the Council being granted the title although a percentage of the sale price has to be remitted to the Government.

There are three main elements of the considerations, being financing; location and suitability of facilities.

Financing

To construct a new facility suitable for both bush fire control and state emergency services with associated site construction, including access; car parking and landscaping, would cost in the order of \$1 million. The maximum finance available from the Windsor site would be in the order of \$200,000.

Minimal funds may be forthcoming from the State Emergency Services, however, the Department of Bush Fire Services have indicated preliminary agreement to make available substantial funds, however, these would come from the current Bush Fire Budget and not be an additional item. This would thus reduce the current Plant Replacement Program.

With events that have occurred with the construction of the new Wilberforce Primary School, the existing Fire Control location with renovation and utilisation of the additional space in the former Council building at Wilberforce could be established for the funds that are likely to be forthcoming from the Windsor site. For other reasons discussed later in this report as well as financing, this is then the chosen option.

Location

A number of locations were considered based on current and future operational requirements of the services and financing. Sketch plans were also prepared for sites at Kurrajong in Mill Road adjacent to the existing Scout/Guide facilities; Kurmond Road at Wilberforce, currently occupied in part by an SES building; and the existing Council building in Macquarie Road, Wilberforce.

There are advantages and disadvantages of all sites and certainly no unanimous agreement by all the volunteers involved, however, there is a majority agreement to the Wilberforce area.

Operationally, Bush Fire Control requires an area where there is suitable operational, training and office facilities and access and parking. Depending on the location of fires, they then use other outer facilities for other staging areas, such as the station and hall facilities at both Bilpin and Colo Heights. With the number of brigades involved there are stations in the various districts, although some of these vary in terms of size and facilities for staging points.

The State Emergency Services, while involved in a range of emergency management, are more involved in road rescue, and management and assistance during storms and floods. In terms of flooding they require some facility of the Eastern side of the River, and specifically in Windsor as a staging point. Verbal discussions with Country Womens Association indicate that they are more than happy to make available their premises in McQuade Park for this purpose. This building is well located with good access to the Council Offices and plenty of surrounding parking and staging area. In terms of the Western side of the River, a preference has been indicated for Wilberforce.

Building Facilities

The building for the purpose requires accommodation for control rooms, office space, other assisting authorities, training, storage and amenities. External to the building is a requirement for access, parking and training.

There have been a number of discussions regarding internal layout of the building, and whilst there will never be complete agreement to the internal layout, there has been general principles accepted that indicate the Wilberforce building can be reconfigured accordingly.

Wilberforce Community Facilities and Building

Prior to the commencement of the new Primary School at Wilberforce, there were discussions and correspondence with the Department of Education regarding a contribution from them towards the plan for converting the existing building to a community hall. This would have been immediately adjacent to the School and plans for the building's conversion indicated a very functional and pleasing aesthetic structure. The Department, however, decided to proceed with the school, containing its own hall. That construction is now near completion. Whilst it is Government policy to permit community access to buildings, there has been some difficulty in the past in the local area, and this needs to be the subject of consultation with the Department in order to maximise the use of publicly funded buildings. As well at Wilberforce there is the School of Arts that has been reported previously, and will have difficulty without some significant expense in maintaining a suitable standard for public licensing.

Plans have been prepared for community hall in the park at Wilberforce that has met some acceptance and objection. Also been suggested, again with some acceptance and rejection, that a community hall should be established with the Sporting Club at Woodlands Park.

Conversion of the existing Wilberforce building as an Emergency Services Headquarters could leave available some area for community use commensurate with current demand.

Proposal

The proposal is to convert the existing Wilberforce building for Emergency Services Headquarters generally as indicated in the plans that will be displayed at the meeting and having available some area for community use. Write to the Department of Education seeking advice on the availability of the new hall with the Wilberforce Public School for community access. Advise of these proposals to both the Emergency Services and the community seeking any comments and then making final determination on proceeding with an option. Representatives from both the Fire Control and Emergency Services area are keen to have a determination and the project proceed and will be constructively involved in final consultations.

RECOMMENDATION:

Council make available copies of this report and advertise/notify its intentions to proceed with an Emergency Services Building on the current site at Wilberforce in Macquarie Road, and at the same time seek advice from the Department of Education as to the community access available to the hall and the new Wilberforce Public School.

ATTACHMENTS:

There are no supporting documents for this report.

ITEM 10: PROPERTY DEVELOPMENT STRATEGIES**FILE NUMBER:** GC285/002/CSV**REPORT:**

At the last Ordinary Meeting Council gave consideration to an item in the General Purpose Committee concerning Property Development Strategies. It was resolved that the matter be deferred to the next General Purpose Committee Meeting for further consideration.

The report also submitted for consideration a number of potential opportunities in relation to various properties within Council's land asset portfolio. These proposals were submitted in concept form only and approval in principle was sought to enable a more detailed assessment and feasibility analysis to be undertaken having regard to both the short and longer term priorities indicated.

The appropriate section of the report is reproduced hereunder:-

"Wilberforce Shopping Centre - Proposed Extensions"

As Council will be aware, the organisation currently owns and manages four neighbourhood shopping centres located throughout the City. The Centres include Wilberforce (eight shops); McGraths Hill (four shops), Hobartville (eight shops) and Glossodia (four shops) and the combined return on the Centres for 1993 was \$275,171. It is considered that the shopping centre portfolio provides a significant asset base and annual returns for the organisation, and has potential for further expansion. In particular, some interest has been expressed in regard to the construction of additional shops at Wilberforce and to a lesser extent at Glossodia.

Subsequently, a concept plan is being developed in consultation with existing tenants for an additional five shops at Wilberforce Shopping Centre and extensions to some existing premises. The proposal also involves increased car parking, landscaping improvements, public seating and possibly some play equipment. Preliminary estimates indicate that the extensions including an additional thirty seven car spaces for the public and staff and landscaping improvements, will cost in the range of \$500,000 - \$600,000. It is noted that the tenants have expressed some support for the principle of additional shops, on the basis that there is no direct competition. Funding could be from the property development reserve and it is anticipated that the proposal would generate initially a further \$60,000 (representing approximately 10% of return of investment) per annum in rental, subject to full occupancy. At this stage, there is a genuine interest from prospective tenants for at least three of the shops and it is proposed to invite expressions of interest prior to any formal recommendation being made to the Council on this project. Interest has been expressed to date from the existing pharmacist at the centre to occupy two of the new shops and provide an expanded range of services, a person wishing to establish a laundromat and a doctor. It is envisaged that the centre could also sustain additional businesses such as take away/fast foods, liquor shop, hardware and professional offices. The proprietors of the mini-market and butchery have also requested additional floor space.

It is recommended that this proposal be supported, in principle, and the matter be reported to the Council when a concept plan is agreed upon and a full cost analysis undertaken.

Redevelopment of 141-145 March Street, Richmond

As Council will be aware, Lots 1, 2, and 3 DP223656 (Nos 141, 143 and 145) March Street, Richmond, comprises three cottages which are leased out on a month to month basis and returning a combined gross annual rental of \$23,350. The properties were acquired over a period of time with a view to consolidation and redevelopment for commercial purposes and as the cottages are increasingly becoming a maintenance liability, now might be an opportune time to redevelop the site. It is noted that the three dwellings are considerably old and will be in need of significant maintenance in the short term.

The site is currently rezoned Residential 2(a) and it is suggested the zoning be reviewed to a commercial use such as Business General 3(b) which would allow office type and restaurant developments on the site. In particular, the site is considered ideal for some type of food/restaurant outlet. In this regard, contact has been made with the respective organisations with two of them arranging site inspections and requesting additional information.

Should negotiations be successful with any of these organisations, the site could be cleared at a cost of approximately \$15,000 and ground rentals in the order of \$50,000 per annum negotiated. In the interim, it is recommended that Council proceed with rezoning the site and should current discussions not proceed, expressions of interest be invited for the redevelopment/joint venture/leasing of the site. On this basis it would be necessary to advise the existing tenants of the proposals for redevelopment.

Industrial Land - Groves Avenue, McGraths Hill

Council holds three parcels of land located behind the Black Stump and McDonald's Restaurants at McGraths Hill. The sites known as Lots 3, 4 and 5 DP749170 are zoned Business Special 3(b) and cover an area of 15,243m². There are a number of options available for the future of this site. The outright sale of the site is not favoured at this time, due to the depressed state of the industrial/business sector of the Sydney property market.

It is considered that the allotments offer development potential. Accordingly, it is suggested that expressions of interest be invited for the development of the allotments with the view to Council retaining an equity in same to provide a suitable income stream, whilst retaining the value of the asset for future sale as market conditions may dictate.

Establishment of a Kiosk/Tourist Facility - Kurrajong Heights Lookout

As members will be aware, an Agreement was reached which allowed the operating of a mobile food van, ie. Koala Kafe within the car park of the Kurrajong Heights Lookout on weekends and public holidays. The vendor has given notice effective on 30 June 1994, to terminate the arrangement due to the venture not being economically viable at this stage as a small food van restricts their capacity and product range to refreshments only. However, the vendor did point out in her notice and has expressed an interest in the past, in operating a permanent kiosk/tourist facility at this location.

It is considered that a permanent structure offering refreshments, arts/crafts and/or tourist type products and services, constructed adjacent to the existing viewing platform may enhance the location as a tourist destination, particularly in the lead up to the 2000 Olympics, and provide an additional revenue source for the organisation. It is proposed that a concept plan be developed for the site and expressions of interest be invited from the public for developing a facility and leasing the site or the leasing of premises constructed by Council.

Retail Development - Cnr Rifle Range Road and Colonial Drive, Bligh Park

Council acquired some time ago from the Bligh Park Joint Venture Organisation, a 2.42 hectare parcel of land located at the corner of Colonial Drive and Rifle Range Road, Bligh Park.

A plan was prepared for the site which supported a neighbourhood concept involving retail, medium density development of community facilities, including a neighbourhood and youth centre which are currently under construction. The site is ideally suited for future retail development with a number of enquiries already received from potential tenants and interested parties. However, the success of the centre will be dependant on securing a large supermarket chain as an anchor tenant, ie. Franklins, Woolworths, Jewels, etc., to support a mix of up to ten speciality shops. Earlier this year an approach was made by the managing agents of the Windsor Town Centre, who seek retail opportunities on behalf of the supermarket chains, with a view to a purchase/lease or joint venture development of the site. They engaged consultants to undertake a feasibility study for retail development on the site, which concluded that the existing population base is not sufficient to secure an appropriate anchor tenant at this stage. However, they concluded that subject to the rezoning of the Bligh Park North area and together with the development of Precinct 29 of Bligh Park, an excellent opportunity will arise for an investment in retail facilities at this location. The site's potential will continue to be monitored and it is expected that it has capacity for development within a three to five year timeframe. The retail study recently engaged should also assist in this evaluation.

Medium Density Development at Richmond

As a result of past planning schemes many residential lots in Richmond are significantly in excess of 1,000m². The houses on such lots are generally often located toward the front of the allotment with large vacant rear yards.

There have been recent and ongoing improvements to modify drainage patterns in Richmond which have previously largely precluded the subdivision of such lots and/or the development of medium density housing on same.

When available, it is considered that the acquisition of suitable properties be conducted with the long term view to obtaining one or two other adjoining properties to permit quality medium density development. In the interim the acquisition of suitable housing stock will provide income in the form of rental returns.

4 Macquarie Road, Wilberforce

The site currently contains a tenanted, three bedroom, brick veneer dwelling. The dwelling is of some age and requires considerable regular maintenance in order that it be kept in a suitable lettable condition. There are now some ongoing structural problems which will require further expenditure. The cost of the repairs must be offset against the rental income received and do not add to the capital value of the property.

It is appropriate that consideration be given to the continued ownership of the property. Market opinion suggests that a return in the order of \$130,000 is possible if the property were to be offered for sale.

The development of the Wilberforce Primary School on the adjoining rear property, has necessitated the School site being serviced by sewer; a line running from the School to the Council operated plant located within the Australian Pioneer Village. The sewer line is also connected to the subject property.

Having regard to the size of the Macquarie Road site (1,043m²), its zoning and its connection to the sewer, there is now potential to develop the site for medium density housing. In this instance, three by three bedroom units are permissible in accordance with Council's Development Control Plan (DCP) for medium density housing. As Council will be aware, Wilberforce is not connected to the sewer and the development of other similarly sized and zoned lots is not permitted under the currently planning instrument.

Whilst there could be some public comment should the development proceed, the development of the site by Council may be promoted as a model of standards expected for medium density housing in the area when the sewer becomes available. However, should the property be sold the potential to develop the site and its associated financial benefits would transfer to the new owner. A preliminary feasibility study regarding the costs and returns from development has been conducted. It is anticipated that costs in the order of \$220,000 including removal of the current dwelling, fees, contributions and insurances, building costs (3 x shed units) and legal fees would be incurred. Following completion, a rental return of \$450 gross per week (\$23,500pa) is considered appropriate having regard to current market trends.

The development of the site for medium density housing will provide an immediate increase in the rental stream to Council and significantly reduce maintenance and repair costs in the medium term, say five to ten years. Additionally, as an asset, the value of the property will increase and this will be reflected in any future sale, either by strata or by the entire lot.

Corner Hermitage and Bells Line of Roads, Kurrajong Hills

As part of a number of resumptions during 1990 along Hermitage Road, Council acquired property known as Lot 5 DP719743 located on the corner of Bells Line of Road and Hermitage Road, Kurrajong Hills. The lot covers an area of 4,431m² and is zoned Rural 1(c1) under the Hawkesbury Local Environmental Plan 1989. The lot has been identified as surplus to current operational requirements and is currently being offered for sale for \$110,000.

The site has only a small level area adjacent to Bells Line of Road and falls steeply to the rear of the lot. The potential of the lot for the establishment of a residential dwelling is, therefore, restricted.

Accordingly, there has been little interest from the market to date. The situation is being regularly monitored and consideration for sale of the lot by tender process will be considered should no satisfactory offer be received in the near future.

Land Adjoining McMahon's Park, Kurrajong

The land known as Lot 2 DP308311 occupies an area of 4,047m² and is zoned Residential 2(a) under the Hawkesbury Local Environmental Plan (1989). The lot was acquired in 1976 and has been identified as being surplus to current operational needs and its disposal by sale by private treaty is now favoured. The property is not serviced and is battle-axed in shape, and accordingly a return in the vicinity of \$130,000 is anticipated. Proceeds from the sale can be utilised in the purchase of other income producing assets.

42 Panorama Crescent, Freemans Reach

Council will recall that at its meeting of 14 June 1994, it considered a report recommending the purchase of vacant land from Ms Maruca. As advised to Council, following the purchase of the land, the adjoining unnecessary public roadway will be closed and amalgamated with the land purchased from Ms Maruca and the combined lot offered for sale. The expected market value of the Lot is around \$50,000.

It is considered that the capital gain made from the sale of the land should be utilised to assist in the purchase of other income producing assets, such as those detailed elsewhere in this report.

Road Closure - George Street and Woods Road, South Windsor

Council owns property on the corner of George Street, Woods Road and Bradley Road, South Windsor, which comprises an area in total of approximately 1,583m², including an unformed laneway. The property is currently described as Lots 25, 26, 27, 28, 29, 30 and 175 DP32260 and the zoning of the whole site is Open Space Existing Recreation 6(a). Lot 175, as denoted on the attached plan, was reserved for public garden and recreation space by way of a subdivision which took place in 1962 and resulted in DP32260 being created. Under the new Local Government Act, Lot 175 which comprises an area of 417m², is automatically deemed as community land and, therefore, should be retained for open space purposes, together with part of the adjoining laneway which services the first property in Bradley Road. However, the remaining lots and residue of the adjoining laneway which are also classified as community land and comprise an area of approximately 852m², could, subject to rezoning, be consolidated to allow disposal for some form of medium density development, eg. three villas. Consideration could be given to developing the site and selling the finished product or leasing same. The site sold as one lot could command up to \$70,000 in the current market. It has been identified that there is more than adequate open space in this particular vicinity, and some of the proceeds from the development could be allocated to enhancing the reserve on Lot 175, ie. play equipment.

This proposal, although not considered to be a high priority, should be investigated further and a full costing provided to the Council.

Closure of Part Fiaschi Crescent, South Windsor

There is a small portion of Fiaschi Crescent which adjoins the sporting grounds of Bede Polding College and lies between two residential dwellings situated on Wimbow Place. Kerb and guttering has been provided across the lot parallel to Wimbow Place with the site being utilised for the parking of motor vehicles. Council had previously resolved, in September 1990 to support the closure of the road. However, this was not supported by the Department of Conservation and Land Management at the time. With the introduction of new legislation it is now appropriate to review the situation.

The land is low lying and subject to inundation and would require fill or other suitable development to ensure that the habitable floor area is at the appropriate level. It is noted that an adjoining property does gain pedestrian access via a set of steps from this portion of Fiaschi Crescent, however, driveway access to the garages would be attained off Wimbow Place. This office has previously written to this property holder indicating that it would be prepared to fund the cost of relocating the pedestrian steps to Wimbow Place. With the introduction of the Roads Act (1993) it is now considered more feasible that the portion of Fiaschi Crescent be closed and more appropriately utilised.

Due to the potential inundation of the lot by floodwaters, and having regard to development costs to be borne by Council, a return in the order of \$30 - \$35,000 is anticipated.

Road Closure - McQuade Avenue, South Windsor

In 1991, a proposal was reported to the previous Council to close Lot 71 DP216270, a dedicated unmade road off McQuade Avenue and adjacent to Frank Mason Reserve, and sell the property as a residential lot. The land being identified as surplus to the area's needs and was not being used for access.

The proposal was advertised at the time, with only one objection received, being from the Windsor Golf Club, indicating the site was required for flood free access. The proposal was not supported by the Council on this basis. It is contended that the Club has ample flood free access through other lands where the clubhouse and car park are located and it would appear Lot 71 is not used for any access as the boundary is fenced. In any event, access could be made available through the adjoining reserve. Lot 71 is zoned Residential 2(a), comprises an area of 562.8m² and could command a market price of approximately \$50,000.

It is recommended that the decision of the previous Council be reviewed and that Council proceed with the closure and sale of the subject lot. The Golf Club would have an opportunity to acquire the site once the road is closed.

Former Closed Road Being Part of Salmon Road Between Woods Road and Loder Crescent, South Windsor

As a general note, the introduction of the Roads Act (1993) allows Council to dispose of roads as they see fit provided a set statutory process is followed. There is no longer an obligation imposed by the former legislation to sell half of the former road reserve to adjoining property owners. The Department of Conservation and Land Management (CALM) have indicated that as long as access to properties adjoining the section of road to be closed suffers no detriment, they take no active interest in disposal of the former road reserves.

There are two such surplus road reserves in the South Windsor area. The subject land covers an area of 1,335m² and is zoned Residential 2(a) under the Hawkesbury Local Environmental Plan (1989). As such, the site is suitable for the development of two residential lots, one with frontage to Woods Road and the other with frontage to Loder Crescent. Council resolved on 14 January 1986, to close the road and develop it as a reserve. As such, the area has been fenced to prohibit the passing of vehicular traffic and grass has now grown over some fill placed on the site by an adjoining owner. It is noted that there are a number of reserves in the South Windsor area with the ratio of open space to population exceeding that which is required. Accordingly, it is considered that the potential sale of the two lots would have no significant impact on the recreational requirements of the residents in the area. It is noted that an easement for underground power mains being 4m wide runs along the eastern side of the lot, and it is suggested that this area be converted into a walkway to allow pedestrian access between Loder Crescent and Woods Road similar to such accessways that have been planned and utilised in the Bligh Park Estate.

Both lots can be readily serviced by water, electricity and telephone, thus there are negligible development costs associated with the sale of the lots. A net return in the vicinity of \$100 - \$110,000 is envisaged. Having regard to Council's previous resolution to utilise the land as a reserve, and the interest expressed by an adjoining property holder to purchase part of the land, it is considered that should Council approve of the development the adjoining property holder be invited to purchase one lot.

Acquisition of Residential Land at Bligh Park

The Bligh Park Joint Venture is proposing to release 166 residential lots within Precinct 29 of Bligh Park, later in the year. Lot sizes are generally in the range of 450m² to 650m² and a number of lots for integrated housing will be available. It is proposed that consideration be given to acquiring up to three adjoining lots, preferably on a corner location, or one or more of the integrated housing lots for medium density or cluster type development.

It is expected that land prices will be from about \$50,000 per lot and once developed, the properties could be leased from about \$150 per week. One advantage of constructing new residential premises is the minimum maintenance costs experienced within the first five years and depending on market conditions, the continued ownership of the properties can be monitored on an ongoing basis. It is recommended that the feasibility of this proposal be further assessed when purchase prices are available and a full costing of developing the site be pursued.

Industrial Subdivision - Woodlands Park

For some time, land owned on the corner of Sackville Road and Ironbark Drive, Ebenezer, and described as Lot 25 DP260028, has been identified for future industrial use. In fact, a rezoning application was lodged with the Department of Planning to rezone the site to General Industrial 4(a) from its existing Rural 1(b) zoning, however, the application was not supported on the basis of inadequate services in the area.

The site which adjoins the Woodlands Park Industrial Estate, comprises an area of 7.76 hectares, with 2.769 hectares leased to Woodlands Park Pony Club and the residue currently being vacant, having previously been used as the temporary Hawkesbury High School site. Given the adjoining use and the limited industrial land in the area, it is recommended that the rezoning of the whole site be pursued with the Department of Planning. It is noted that there have been discussions with the Woodlands Park Pony Club with a view to them relocating.

Conclusion

It is considered that an indication be provided for Council in order for it to assess the relative importance of each item as a component of the Property Development Strategy.

Having regard to a number of factors including initial financial outlay, timing and amount of financial return, market conditions and staff resources, the following items have been determined as requiring further immediate consideration:-

- *Wilberforce Shopping Centre - Extensions.*
- *Redevelopment of Lots 1, 2 and 3 DP223656 N^os 141-145 March Street, Richmond, for business purposes.*
- *Inviting of Expressions of Interest for Development of Vacant Industrial Land being Lots 3, 4 and 5 DP749170 Groves Avenue, McGraths Hill.*
- *Redevelopment of Lot 1 DP523489 N^o 4 Macquarie Road, Wilberforce, for Medium Density Development.*
- *Acquisition of Land Within Precinct 29, Bligh Park.*

The following items have been determined as having a lower priority than those listed above, and can be actioned accordingly:-

- *Establishment of Kiosk/Tourist Facility at Kurrajong Heights.*
- *Road Closures and Sales as Detailed in the Report.*
- *Sale of Land - Hermitage Road, Kurrajong Hills.*
- *Sale of Land Adjoining McMahons Park, Kurrajong.*
- *Development of Retail Facilities at the Corner of Colonial Drive and Rifle Range Road.*
- *Industrial Subdivision - Woodlands Park.*
- *Medium Density Housing at Richmond."*

RECOMMENDATION:

That the information be received and that support in principle be given by the Council to enable the strategies defined in the report to be implemented accordingly.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.C06

**** END OF ITEM 10 ****

ITEM 11: WINDSOR PENINSULA - LEASE OF VACANT LAND**FILE NUMBER:** GC283/084 PT2/CSV**REPORT:**

Council has on previous occasions considered reports for the leasing of vacant land at the end of Pitt Street, Windsor for agricultural purposes. The land, adjoining South Creek is approximately 13ha, is largely unimproved and entirely flood prone.

The previous tenant, Mr Fowler, has indicated he no longer wishes to continue leasing the land as a turf farm.

An adjoining turf farmer, Mr Kennedy has indicated a willingness to lease the land on the terms and conditions as offered to the previous lessee.

It is considered that the development of the land as a turf farm is the best use for the land. Council's exposure to slashing and mowing of the land is extinguished under the Lease Agreement with appropriate cost savings. The application by Mr Kennedy is therefore supported.

As previously negotiated it is proposed that the Agreement rest on correspondence.

RECOMMENDATION:

1. The lease of lots X and Y DP162477 Pitt Street, Windsor be granted to Mr K Kennedy for a initial term of 6 (six) months.
2. Tenancy beyond the initial term shall be on a month by month basis.
3. The lessee will pay to Council rental in the amount of \$190 (one hundred and ninety) per calendar month.
4. Rental shall be reviewed at each annual anniversary of the commencement of the lease, reviews to reflect movement in the Sydney Consumer Price Index.
5. The lessee shall pay all services used or separately consumed/metered on the site.
6. The lease shall rest on correspondence.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.C11

**** END OF ITEM 11 ****

FN:OG726NBX.C11

SECTION B

ITEM 12: MACQUARIE PARK HOUSE - LEASE**FILE NUMBER:** GC283/064 PT6/CSV**REPORT:**

Council will recall that it has previously considered reports in regard to the leasing of Macquarie Park House.

Following the withdrawal of the previous lessee, Mr Sklavos due to ill health, fresh Expressions of Interest were invited from the public. Advertising of the proposal was conducted locally as well as in the Western Sydney Print Media and the Sydney Morning Herald. In addition, those persons who previously lodged Expressions of Interest were advised that fresh expressions were being called.

As a result of the advertising, nineteen specifications providing details of a proposal were forwarded to various respondents across the state with three subsequent site inspections being conducted with interested parties. Concerns were raised by various respondents regarding the inundation of the building during flood times and the associated problems of removing expensive commercial kitchen equipment at short notice.

At the close of the advertising period two submissions were received. One submission falls outside the terms of the specification by offering only the company services as a consultant. Therefore, only one submission remains to be considered.

The submission lodged by Mr Noel Greentree requests a 3 x 3 year Lease. Mr Greentree has indicated that due to the initial high cost of fitting out the premises as a restaurant/kiosk facility (at a total cost in the order of \$50,000), he considers rental of \$5,000 per annum to be appropriate. Whilst this cost factor is acknowledged, Mr Greentree has subsequently agreed to provide audited financial statements after twelve months of operation to review rental to a level more appropriate to the market and in line with overall cash takings. It is noted that initially Mr Greentree will reside in Macquarie Park House and will therefore be in a position to monitor undesirable activities which may occur at times in the park. For example, in the short time that Macquarie Park House has been vacant, various acts of vandalism have been committed against the property and the availability of Mr Greentree to live on site for at least an initial period is seen as advantageous.

Whilst the rental offered by the applicant is below market level, it is considered advantageous to Council that the building be occupied. Also, it should be noted that the lessee will be responsible for the cleaning, supply of consumables ie soap etc and minor maintenance works on amenities facilities located in the park, mowing and trimming of areas in the immediate vicinity of the Macquarie Park House and promoting the use of the park. The Expression of Interest lodged by Mr Greentree is therefore supported and is in line with the terms set out in the specification.

RECOMMENDATION:

1. Council lease Macquarie Park House to Mr Noel Greentree for a period of 3 (three) x 3 (three) years at a commencing annual rental of \$5,000 (five thousand).
2. The lessee shall, after 12 (twelve) months operation and at a subsequent 12 (twelve) month periods provide audited financial statements for the purposes of enabling assessment of appropriate rental.
3. The lessee shall be responsible for:-
 - a. the operation of the restaurant/kiosk facility in Macquarie Park House.
 - b. act as caretaker (or appoint a suitable persons) for the whole of the property. As such the caretaker will be responsible for opening and closing on a daily basis of gates which may be installed at the entrance of Macquarie Park.
 - c. the payment of outgoings on the premises including electricity, gas, telephone, water consumption charges and any costs associated with the provision of services or utilities separately provided or metered to the premises.
 - d. the cleaning of toilet blocks, showers, change rooms and any other facilities available for public use in Macquarie Park with the supply of * to achieve these tasks being at the sole expense of the lessee.
 - e. the collection of rubbish within the immediate vicinity of the premises and placing the rubbish in a single collection point for removal by Council staff.
 - f. the maintenance of the immediate surrounds of Macquarie Park House including the maintenance of gardens - nurturing of trees, operation of any irrigation system etc and minor repairs to fences, signs, light fittings etc and mowing of lawns with the lessee to supply all equipment necessary to achieve these tasks at the lessees sole expense.
 - g. the payment of various insurances including:-
 - i. a minimum of \$5,000,000 (five million) indemnity for Public Risk Insurance;
 - ii. Worker's Compensation Insurance as appropriate;
 - iii. Personal Accident Insurance;
 - iv. Contents Insurance for Macquarie Park House; and
 - v. Plate Glass Insurance.
 - h. to comply with provisions of the Occupational Health and Safety Act, 1983 and the Liquor Act, 1981.
 - i. subject to an appropriate agreement, the lessee shall manage all water based activities within the property with due regard to safety and environmental concerns.

4. The lessor will be responsible for:-
 - a. all rates and taxes charged to Macquarie Park House.
 - b. major maintenance, that is structural repairs to Macquarie Park House, picnic areas and toilet - shower facilities.
 - c. Industrial Special Risks Insurance for all structures in Macquarie Park.
 - d. payment of water rates and electricity for the non leased area of Macquarie Park.
 - e. collection of rubbish from the nominated collection point.
 - f. the broad acre maintenance of the remainder of Macquarie Park.
5. All necessary documents be completed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.C05

**** END OF ITEM 12 ****

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 26 July 1994

Item: 13

ITEM 13: INSURANCE QUOTATIONS 1994 - 1995**FILE NUMBER:** GI001/004 PT5/CSV**REPORT:**

Councils general insurance policies (with the exception Public Liability, Professional Indemnity and Motor Vehicle) fall due for renewal on 20 August 1994.

Council's Insurance Broker, R J Abrahams Pty Ltd have now completed a market appraisal exercise and received quotations from the following insurance underwriters:-

1. MMI General Insurance
2. Zurich Australian Insurance Ltd
3. Lumley General Insurance Ltd
4. Sun Alliance
5. Sun Alliance and Royal Insurance Australia Ltd
6. QBE/Mercantile Mutual

After assessing all quotations the following insurers have been selected as having the most competitive quotations and have been recommended by R J Abrahams Pty Ltd for acceptance by Council.

<u>Class</u>	<u>1993/94</u>	<u>1994/95</u>	<u>Underwriter</u>
Industrial Special Risk	\$77,661	\$75,556	MMI General Insurance
Fidelity Guarantee	\$ 1,000	\$ 1,000	MMI General Insurance
Engineering	\$ 8,334	\$ 8,334	Zurich Aust Insurance Ltd
Computer	\$ 2,354	\$ 3,133	Lumley General Insurance Ltd
Livestock	\$ 231	\$ 162	Zurich Aust Insurance Ltd
Workers Compensation Excess of Loss	\$17,500	\$15,000	Sun Alliance of Royal Insurance
Marine Hull-Ferry	\$ 2,437	\$ 2,800	QBE/Mercantile Mutual

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 26 July 1994

Item: 13

Marine Hull-Others	\$ 540	\$ 900	QBE/Mercantile Mutual
Total	\$110,057	\$106,885	

The above quotations were selected on the basis that all were the lowest in their respective classes.

Council will be aware of the decision to join with five other councils in forming a joint Insurance Authority (Westpool) which covers Council against Public Liability and Professional Indemnity and the bulk purchasing arrangement for Motor Vehicle Comprehensive. These policies expire on 31 October 1994 and as yet, Council contributions have not been finalised. However, it is expected to be substantially below that which other local government authorities will pay in the market place for insurance cover for these categories.

RECOMMENDATION:

Council renew the specific categories of insurance as detailed in this report for the term 20 August 1994 to 20 August 1995.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.C12

**** END OF ITEM 13 ****

ITEM 14: 20 FITZGERALD STREET, WINDSOR - LEASE**FILE NUMBER:** GC283/042 PT4/CSV**REPORT:**

Council is advised that actions have been proceeding for some time in order to procure a tenant for the former library building located in Fitzgerald Street, Windsor.

Extensive advertising and marketing of the property has occurred both locally and in Sydney following the relocation of the Department of Agriculture and Fisheries to other premises.

There has been an extremely limited response to the campaign with no serious offers to date.

Informal negotiations have been in progress for some time with a local business operator, Colbell Investments Pty Ltd for the use of the site. These negotiations have progressed sufficiently to enable a formal offer to be submitted for Council's consideration. The basis of the consideration is detailed below-

- The proposal involves establishment of a "health centre" which includes the relocation of the health food shop currently located in the Windsor Mall, the establishment of various practitioner rooms, a book shop, mini health centre and other health related product outlets.
- The building is somewhat dated in its presentation and the applicant proposes to carry out various structural and maintenance works to improve the presentation of the building. These works will add to the capital value of the building and reduce ongoing maintenance costs. Costs of such works have been agreed in the order of \$20,000. Accordingly, the applicant has requested that rental to be levied in the first year of the term reflect the cost incurred by them.
- A 3 x 3 year Lease term shall apply. As noted above a reduced rental of \$12,000 is sought during the first year, with rental for the second year to be set at \$30,000 with adjustments by CPI in the third year of the term. A review to market value rental will then occur if the option to renew is exercised.
- The applicant has requested that the Lease commence on 1 October 1994 and subject to Council approval the applicant be allowed immediate access to the building in order to carry out the various works proposed.
- The lessee will meet all costs of outgoings including power, telephone, water consumption, garbage and any other services separately supplied or metered to the site with Council being responsible for the payment of rates and taxes.

The proposal negotiated provides for an innovative use of a purpose built older style building with limited future uses. In addition, Council's direct exposure to costs associated with capital improvements and maintenance items has been significantly reduced. The proposal lodged by Colbell Investments Pty Ltd is therefore supported.

RECOMMENDATION:

1. Council lease 20 Fitzgerald Street, Windsor to Colbell Investments Pty Ltd on the following terms:-
 - a. A 3 x 3 year Lease to commence on 1 October 1994.
 - b. In recognition of various works to be under taken to the building, rental for the first year of the term shall be \$12,000.
 - c. Rental in the second year shall be set at \$30,000 with rental in the third year to be adjusted by the Sydney CPI factor.
 - d. Rental for the first year of the new term shall be reviewed to market.
 - e. The lessee to pay outgoings including oil, gas, water consumption, electricity, telephone and any other charges separately metered or utilised on the site.
 - f. The lessor to pay rates and taxes.
 - g. The lessee shall liaise closely with Council staff to ensure all buildings works are to Council's satisfaction. The lessee shall lodge a "Works as Executed" plan on completion of the works.
2. All necessary documents be completed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.C04

**** END OF ITEM 14 ****

ITEM 15: RICHMOND MALL RE-DEVELOPMENT**FILE NUMBER:** LEP19/93/CSV**REPORT:**

Correspondence has been received from Falson and Associates on behalf of A & A Lederer Pty Limited, concerning that Company's proposal to undertake a retail development expansion in Richmond.

The Company currently owns Richmond Mall and is proposing a major development which may encroach on the adjoining car park owned by Council.

Whilst the proposal is in a preliminary stage at the present time the applicant is keen to proceed to commission various studies and preparation of rezoning applications etc., however, prior to initiating such action a draft "Deed of Understanding and Agreement" has been submitted on the basis of both the Council and A & A Lederer Pty Limited, recognising the Council's existing car park and the fact that, should construction proceed, there would be no loss to the actual area of car parking presently provided, albeit that alternate car parking sites in part may need to be required during construction in order to maintain the overall minimum number of car parking spaces. Further, that should the development proposal physically encroach into the car parking area then the property owner/developer will transfer to the Council an equal number of car parking spaces to supplement those spaces lost as a result of the development so that the total number of 284 car parking spaces is maintained by Council in the future.

It is understood that the development proposal may include tiered car parking and arguably the value of providing land for development purposes in exchange for upper level car parking, may not be commensurate in terms of value and it is considered this matter should be further explored by way of valuation.

It is also noted that a general economic and retail study is underway (as previously reported to Council) and the company Plant Location International has been appointed to prepare the study which is expected to be submitted by October. A part of the brief is to consider the establishment of a major retail development in the Hawkesbury City Area.

Notwithstanding the foregoing, it is considered that given the time that will be involved in preparing a formal development application and commissioning the various heritage studies and rezoning applications, it is expected the results of the retail study will be known prior to this current proposal being formalised. Without pre-empting the findings of the study, and to facilitate further preparation of the proposal, it is felt that Council could agree to the concept of the principals of the Draft Agreement at this stage subject to valuations being sought as to relative values in terms of the ground space and upper level car parking area value. Clearly additional information in terms of actual details in this regard will need to be furnished by the applicant.

RECOMMENDATION:

1. That no objection to be raised to the principal of the Draft Agreement submitted on behalf of A & A Lederer Pty Limited in relation to the development proposal as it may affect the existing car parking area in the Richmond Commercial Centre.
2. The Applicant be advised:-
 - a. of the above and that further information is required in terms of ascertaining detail to enable valuations to be sought as outlined above;
 - b. the period of the Agreement would be until a consent is so issued for a major commercial development incorporating a discount department store; and
 - c. that this decision does not pre-empt any determination by Council of this or any other application for a major retail development in the area.
3. The Seal of Council be affixed to any necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.C15

**** END OF ITEM 15 ****

ITEM 16: DRAFT ACCESS POLICY**FILE NUMBER:** GC150/015/CPL**REPORT:**

The Hawkesbury Access Forum was established by Council in 1993 and as part of its functions has developed an Access Policy for consideration. The policy was formulated following considerations of those adopted by other Councils and looking at the local circumstances.

The Forum is eager to see the policy adopted as it has some concerns over recent developments in the area.

It is suggested that the policy be advertised for a period of twenty eight days for any comment, and that it be finally determined at that time.

In relation to Section 4 regarding Council's Employment Policies, there have been quite structured and very acceptable, including equal employment opportunity principles in force for some considerable time. One of the principles is the employment "of the best applicant for the job". Clause 4.2 does not adopt this principle but seeks to have preference given to one group of people. This principle is not supported and will be reported further with any other comments at the end of the advertising period.

RECOMMENDATION:

That the Draft Access Policy be advertised for a period of 28 (twenty eight) days.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG726NBX.P03

**** END OF ITEM 16 ****