

Denise

HAWKESBURY CITY COUNCIL



Where People Make The Difference!

COMMITTEE BUSINESS PAPER

MEETING DATE: 31 May 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...

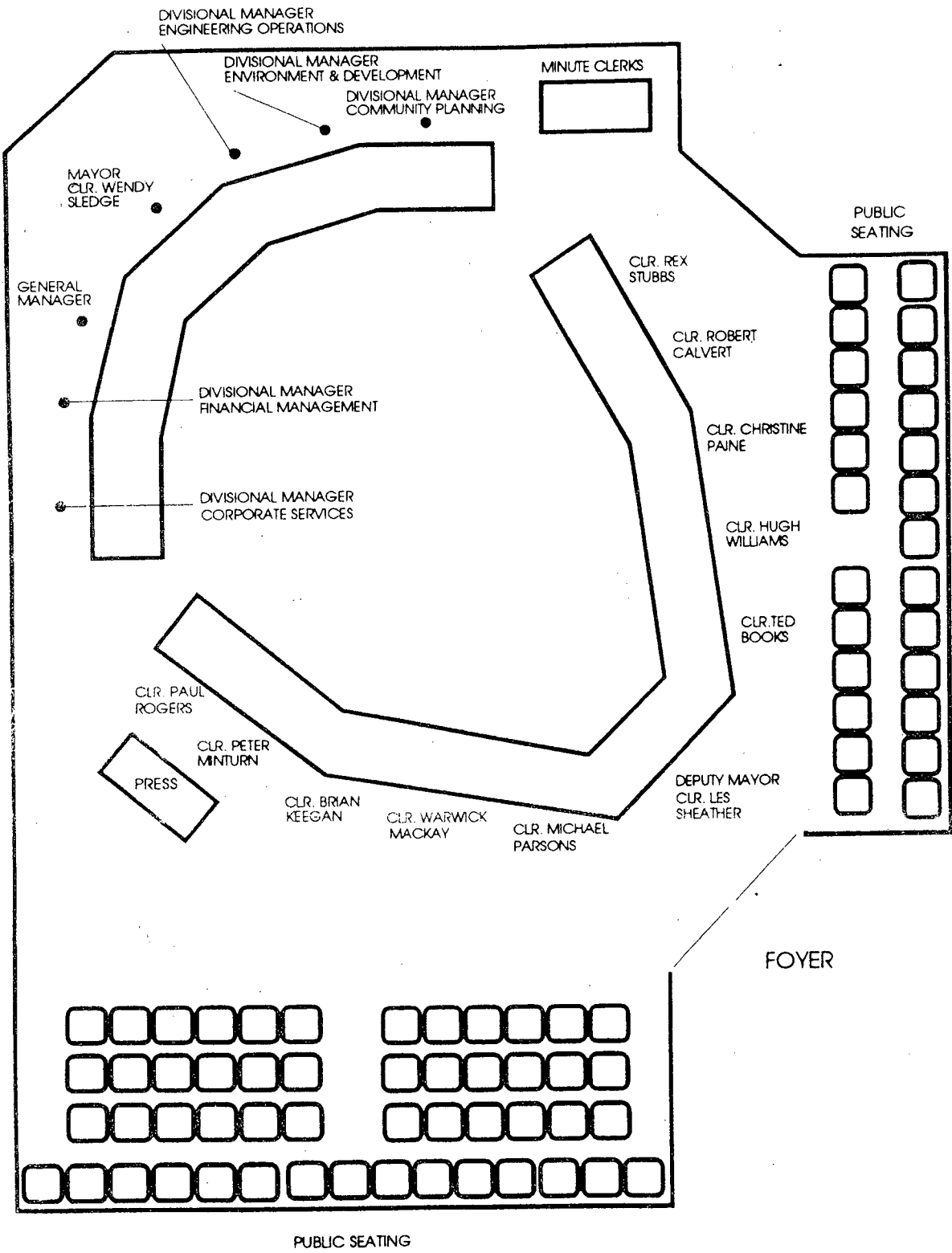
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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



Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on April 26, 1994 commencing at 9.38 a.m.

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

Councillor P J Minturn arrived at the meeting at 4.30 p.m. Councillor W J Mackay arrived at 7.09 p.m.

Councillor M G Parsons left the meeting at 3.30 p.m. and returned at 5.47 p.m.
Councillor Stubbs left at 1.30 p.m.

An apology for absence was received from Councillor H Williams.

RESOLVED on the motion of Councillor L C Sheather seconded by Councillor R P Stubbs that the apology be accepted.

RESOLVED on the motion of Councillor L C Sheather seconded by Councillor R P Stubbs that the Minutes of the General Purpose Committee Meeting held on 29 March 1994, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

1. POULTRY SHEDS x 2 ERECTION - LOT 40 & 41 DP27136 N° 291 FAIREY ROAD, SOUTH WINDSOR - MR A STERNARAS. DA41/94/EVD

Mr A Sternaras, the applicant, addressed the Committee.

The application be approved and appropriate conditions be brought back to the Ordinary Meeting.

2. FILLING OF LAND AND ASSOCIATED WORKS - LOT 202 DP801553 ARGYLE STREET, SOUTH WINDSOR. DA324/92/EVD

A. Approval be granted for the filling of the land subject to the following conditions:-

1. Filling to be in accordance generally with plan dated 1 December 1993 prepared by McKinlay Morgan and Associates Pty Ltd and information accompanying that plan.

2. Provision of on site detention to maintain the 1 in 100 year discharge from the site at the capacity of the existing culvert under the railway line with no afflux. Full details including detailed hydraulic calculations to be submitted and approved prior to any work on the site.
3. The filling shall not obstruct the free flow of water from the culverts under Argyle Street and from the culvert off Fairey Road.
4. All filling, including any existing fill, to be compacted to 98% (ninety eight) standard compaction and verified by the submission of test results from a registered NATA laboratory accompanied by a contoured depth of fill plan. Topsoil to be stripped, stockpiled and respread over the final finished surface.
5. The landfill within the transmission easement shall not vary by more than 1m (one) at any stage of the proposed works above the existing natural ground level.
6. Submission of details on the maintenance proposed for the sediment basin to ensure the effective operation of this facility.
7. Submission of details of the type of fill proposed, quality and volume of landfill material and the location from where the fill material shall be imported prior to any work commencing on the site. The placement or temporary stockpiling of contaminated landfill is prohibited on the site.
8. 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.
9. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.
10. No excavated material (subsoil, topsoil, soil) shall be removed from the site.
11. The landfill shall be completed in stages to minimise the area exposed at any one time. Each section is to be stabilised by grassing immediately each section is completed and before moving onto the next section.

12. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.
 13. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
 14. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, towards the maintenance of roads based on 3¢ (three) per tonne per kilometre of all material transported to the site. The contribution shall be paid prior to the commencement of any works and shall remain fixed for a period of 3 (three) months from the date of this consent, after which time it will be reassessed at the rate applicable at the time of payment. Full details of fill origin and amounts to be submitted to enable calculation of the contribution amount.
- B. The attention of the applicant to be drawn to Clause 25 of HLEP 1989 which prohibits the erection of any building on land as at 16 April 1984 which is below the 1 in 100 year flood frequency level.

3. ABATTOIR ALTERATIONS - LOT 1 DP741444 N° 62 KING ROAD, WILBERFORCE - MRS A DIASINOS. DA52/94 PT 1/EVD

Approval be granted subject to the following conditions:

1. The development shall be carried out with plan N° JB001, dated 7 July 1993.
2. The 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 & Development.
4. The development shall be carried out in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, smell, waste products or otherwise.
5. The extensions are to be fully constructed and sealed at the wall/roof intersection.

4. TYRE LANDFILL OPERATION - LOT 263 DP751665 N^o 3
HENDRENS ROAD, EBENEZER - EAST COAST TYRE
RECYCLERS PTY LTD - B PORTER. DA347/92/EVD

Mrs L Debakker, the owner, and Mr Bob Porter, the applicant, and Mr G Morrison, an objector, addressed the Committee.

An inspection be carried out of the 3 (three) properties.

The Committee inspected the sites at 2.30 p.m. Councillors present at the inspection were Councillor W J Sledge, Mayor and Councillors R G Calvert, P E Rogers, M G Parsons, B N Keegan, H J M Books, C A Paine and L C Sheather.

Mr Bob Porter, applicant, Mrs L Debakker, landowner and Mrs. Morrison, objector, addressed the Committee on site.

The application be refused for the following reasons:

1. The subject property is located in a flood area and the proposal does not safeguard against the movement or escape of tyres downstream.
2. The proposal will reduce the agricultural viability of the property.
3. The proposal has the potential to cause soil erosion and land degradation.
4. The proposal is likely to have an adverse effect on the local road system.
5. The proposal is not in the public interest.

5. CARAVAN PARK AND BANK REGRADING - LOT 1
DP617232 AND LOT 201 DP632354 PITT TOWN BOTTOMS
ROAD, PITT TOWN - MR WERNER. DA119/93/EVD

The Mayor advised that the applicant had asked that this application be withdrawn as he wishes to make some further investigation as to the legalities of the matter.

The application be withdrawn.

**6. FIVE TWO BEDROOM VILLA UNITS - LOT 137 DP752032 N^o
68 WINDSOR STREET, RICHMOND. MR J F JNR & MRS M A
DUFFY & MR L A POST. DA58/94/EVD**

The application be approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan No. 1-3, dated March 1994.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. A contribution of \$7,034.64 (seven thousand and thirty four dollars and sixty four cents) being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
4. No excavation or site works shall be commenced prior to the issue of the building permit.
5. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.
6. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
7. 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.
8. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m (one point eight) and at least lapped and capped.
9. All fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels. Details are to be submitted for consideration with the building application.

10. 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.
11. Provision of a clothes drying area which is to be effectively screened from public roads and reserves; details of screen design and material to be submitted with the building application.
12. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development.
13. Arrangements satisfactory to the Divisional Manager Engineering Operations are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others, drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to occupation of the buildings.

The applicant should be aware that this condition may be able to be satisfied by the provision of a drainage contribution to Council in the amount of \$10,000 (ten thousand dollars). This aspect should be confirmed prior to commencement of construction.

14. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
15. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Prospect Electricity.
16. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
17. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. 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. Levels of the adjoining properties shall be provided together with the proposed final surface levels on the site. The site drainage and filling shall be designed to ensure that

runoff from adjoining properties is not adversely affected. The submitted drainage designs are not approved and may require amendment to conform with the above and to suit final design of the interallotment drainage scheme.

18. The creation of reciprocal rights of way over the common access drive and manoeuvring areas of Lots 137 and 138 (68 & 66 Windsor Street) prior to the issue of the building approval.
19. The creation of drainage easements free of cost to Council over the interallotment drainage lines to be provided within the site.

**7. EXISTING SERVICE STATION REDEVELOPMENT - LOT 1
DP531411 N^o 1280 BELLS LINE OF ROAD, KURRAJONG
HEIGHTS - MR N MAAMARY, DA283/93/EVD**

Mr G Moore, draftsman for the applicant, Mrs J McLeish and Mrs J Smith, objectors, addressed the Committee.

A site inspection be carried out.

The Committee inspected the site at 3.40 p.m. Councillors present at the inspection were Councillor W J Sledge, Mayor and Councillors R G Calvert, P E Rogers, B N Keegan, H J M Books, C A Paine and L C Sheather.

The applicant addressed the Committee on site.

- A. The applicant's objection pursuant to State Environmental Planning Policy N^o 1 be supported.
- B. Consent be granted to the development including the viewing deck subject to the following:-
 1. The redevelopment of the service station be carried out generally in accordance with amended plans referenced REV A and REV C dated February 1994, and where modified by conditions of consent.
 2. The use of the proposed buildings shall not commence until all conditions of this consent have been completed to the satisfaction of the Divisional Manager Environment and Development.
 3. Submission of a building application, plans and specifications complying with Ordinance 70.

4. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of council under Ordinance 55 of the Local Government Act.
5. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application, including access for servicing and visual screening.
6. 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 prior to occupation or use of the building.
7. Parking shall be provided for 14 (fourteen) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
8. A physical barrier being provided between public spaces, vehicle accessways, parking areas and the surrounding landscaped area.
9. 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.
10. A detailed plan of landscaping shall be submitted and approved prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
11. 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.
12. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment and Development.
13. Submission to and approval of the Roads and Traffic Authority of a plan of the proposed entry and exit driveways, to provide for a sealed pavement and provision for traffic to decelerate when approaching from the west, such works to be undertaken prior to commencement of building additions/alterations.

14. The area in front of the property boundary between the two proposed driveways is to be suitably grassed.
15. A solid 2m (two) high fence is to be erected along the north western boundary to reduce noise and maintain the privacy of the adjoining landowner.
16. All repair and servicing work is to be confined in the workshop at all times.
17. Operating hours shall be limited to 6.00am - 10.00pm, 7 (seven) days a week. Operating hours for the workshop shall be limited to 8.00am - 5.00pm, Mondays to Fridays.
18. All sound producing plant, equipment, machinery, fittings and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises to within the limits prescribed by the Noise Control Act, 1975.
19. Vehicle/machine washing equipment shall not be installed until separate details of such installation are lodged and approved. Such details shall indicate the proposed type, location, construction and associated drainage of the installation.
20. The forecourt is to be sealed, graded and drained to a collection point and the water/petrol/oil spillage stored in a suitable container for removal and disposal by a licensed contractor. Such grading should also direct "hose down" water and spillages away from the existing easement over the site. Details shall be submitted for approval with the building application.
21. The existing septic tank system is to be upgraded to the satisfaction of the Divisional Manager Environment and Development.
22. 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.
23. A geo-technical report is to be submitted indicating the site's susceptibility to slip or subsidence and its suitability for the proposed development prior to any works taking place.

24. The piers supporting the suspended slab over the drainage easement to be located clear of the easement and forwarded at or below the invert of the pipeline traversing the site.
25. Access to the site from Bells Line of Road to be restricted to two twelve metre wide entrances. The balance of the frontage is to be suitably treated by landscaping, fencing or the like to restrict access. Any work on the road reserve to be to the requirements of the RTA. Details to be submitted with the Building Application.
26. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage. Full details of works shall be submitted for approval with the building application.
27. Drainage to the forecourt shall comply with the requirement of Environment Protection Authority.
28. A soil and water management plan shall be submitted with the Building Application. Excavated soil shall not be removed from the site until it has been analysed for the hydrocarbon contamination at the applicant's expense and any requirement of the Environment Protection Authority complied with and Divisional Manager Environment and Development notified of the disposal site of the soil.
29. Prior to demolition commencing details of the recycling of all appropriate materials; site of disposal for the residual and name and licence number of asbestos contractor shall be submitted and approved by the Divisional Manager Environment & Development.
30. Details of the storage and disposal of all liquid waste from the workshop shall be submitted with the Building Application.
31. 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.
32. No excavation or site works shall be commenced prior to the issue of the building permit.
33. The land is not to be filled.

34. Noise emissions shall comply with the Environmental Noise Control Manual.
35. The car park underneath fronting Tomah Street shall not be used for storage.
36. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).

8. TREE REMOVAL - AGRICULTURE - LOT 384 DP751556 N° 337
CREEK RIDGE ROAD, GLOSSODIA - MR & MRS E ATTARD.
P321/80, 3050/EVD

Mr Attard, the applicant, addressed the Committee.

Approval be granted and that appropriate conditions be reported to the Ordinary meeting relating to the retention of trees along Currency Creek and around the perimeter of the property.

9. WINDSOR DOWNS LINK ROAD. SA46/84 PT4/EVD

The information concerning traffic management in Bligh Park/Windsor Downs and the link road between the two be received.

Further that an investigation be carried out regarding a link road from Llandilo Road to provide another outlet for Bligh Park.

10. TAX INCENTIVE SCHEME - HERITAGE -
COMMONWEALTH GOVERNMENT. GM020/004 PT2.
GG021/170 PT1/EVD

The information be received.

11. REZONING FROM SPECIAL USES 5(b) (RAILWAYS) TO RESIDENTIAL 2(a) - LOT 1 DP836577 N^o 1 MARCH STREET, RICHMOND & LOT 1 DP736139 N^o 21 BRABYN STREET, WINDSOR. P1343/3 PT1, P260/92 PT2/EVD

Council prepare a Draft Local Environmental Plan to rezone Lot 1 DP836577 N^o 1 March Street Richmond and Lot 1 DP736139 N^o 21 Brabyn Street, Windsor from Special Uses 5(b) (Railways) to Residential 2(a).

12. COMMUNITY ACCESS FACILITY PROPOSAL - TIP SITE REZONING - SOUTH WINDSOR. LEP13/93/EVD

Mr K Hill, resident of Londonderry and member of RAGE, Mrs V Szyfer and Mrs Vella, addressed the Committee as objectors.

1. Council further support the Draft LEP.
2. The Department of Planning be notified of the submissions received to enable a final decision to be made on the draft plan.
3. Penrith City Council and other objectors be informed of Council decision.

13. TREE REMOVAL - AGRICULTURE "WILGARRAWIWA" LOT 1 DP600918 N^o 83 MENIN ROAD, OAKVILLE - MESSRS WA HRJ & MS GP MAKIN. P1349/200/EVD

The application for removal of trees other than those dead be refused, in that it neither benefits the overall property development or the existing amenity provided by the trees at this time.

14. MUSHROOM COMPOSTERS PTY LTD - POST OFFICE ROAD, EBENEZER. P1609/110 PT8/EVD

Mr C Wilson, Mrs B Atkinson, Mr N Byrnes and Mr Ted Brill, Principal Ebenezer School, addressed the Committee as objectors.

The application by Mushroom Composters Pty Ltd for an extension of time to comply with the Orders of the Land and Environment Court be opposed.

Further that the reasons include the continuing odours being experienced by residents in the neighbourhood and the failure of Mushroom Composters Pty Ltd to alleviate the odours emitted from the existing premises.

15. MULGRAVE ROAD, MULGRAVE - R & N TOLSON.
P1362/445 PT2/EVD

The Mayor advised that a request had been received for this matter to be deferred to allow Mr Tolson to address the Committee.

Consideration of the application be deferred.

16. YOUTH COUNSELLING & CONFERENCE FACILITY - LOT
60 DP568254 SPRINGWOOD ROAD, YARRAMUNDI - TOM
SIMMAT & ASSOCIATES. DA290/93/EVD

Dr M Kaines addressed the Committee.

The information be received.

17. LANDFILL OPERATION - LOT 1 DP814363 N° 103 FRANCIS
STREET, RICHMOND - MR F LEAL. DA218/93 PT01/EVD

Council adopt as conditions of development consent for landfill of Lot 1 DP814363 N° 103 Francis Street Richmond, the following:

1. The landfill shall not exceed 20 (twenty) metres west from the shed.
2. The deposited material is to be clean fill, free from demolition material.
3. The existing topsoil shall be stripped and stockpiled and used to cover the fill material.
4. The fill shall be battered at a slope not exceeding 1 (one) vertical to 4 (four) horizontal.

5. The top of the batter shall not exceed 25 (twenty five) metres from the shed wall.
6. The filled area, including batters, shall be grassed to the satisfaction of the Divisional Manager Environment & Development immediately after filling takes place. The western end shall be completed first, with the batter extending progressively eastward.
7. All works shall be completed by 10th May, 1996.
8. No extensions to the feed shed shall be permitted.
9. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
10. The landfill site shall be secured to prevent the depositing of any unauthorised material.
11. Payment to Council of a contribution of \$12,000 (twelve thousand dollars) towards the maintenance of roads based on 3c (three) per tonne per kilometre of all material transported to the site. The contribution shall be paid prior to the commencement of any further works.

A report be submitted to the Ordinary Meeting as to how this amount has been assessed and the 3c (three) per tonne per kilometre be charged for fill from now on.

ADDRESS BY THE HON K R ROZZOLI MP - MEMBER FOR HAWKESBURY

The Hon K R Rozzoli MP addressed the Committee on the Government's proposals on the new flood level and future proposals for Warragamba Dam.

SECTION 2 - QUALITY OF LIFE

1. HERITAGE SIGNS - MACQUARIE TOWNS. GT070/018
PT1/EVD&ENG

Councillor Keegan advised that the Windsor & District Chamber of Commerce would be happy to pay for the sign work to be carried out on the original sign on the wall near the Doctor's House in Thompson Square.

1. The heritage signs be installed at Windsor, Richmond, Wilberforce and Pitt Town from funds currently available from the signs construction vote.
2. That the Windsor & District Chamber of Commerce's offer be accepted and organised under the supervision of the Divisional Manager of Engineering Operations.
3. That the "Welcome to ____" signs similar to those erected at Windsor be implemented on an ongoing basis from the signs construction vote commencing in the 1994/95 financial year.

SECTION 3 - INFRASTRUCTURE

1. WORKS COST STATEMENT

The Works Cost Statement to 31st March, 1994, be received and the revised estimates of cost be adopted.

2. NAVUA RESERVE - INSTALLATION OF BOOM GATES. PK/002
PT2/ENG

1. Gates be erected at the entrance to Navua Reserve on Grose River Road to be operated to allow daylight use of the park by the Navua Reserve Community Group.
2. Public Notice be placed in news papers and local residents be advised.
3. A key be supplied to Bracken Stud for access to their River Pump.
4. A key be made available to all Emergency Services.

SECTION 4 - ORGANISATION AND RESOURCES

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

A. CASH EXPENDITURE WARRANT N° 3/1994

SUMMARY - Accounts Paid

General Fund Nos.	25675 -	26411	3,602,621.81
Trust Fund Nos.	4116 -	4140	799,071.98
			\$4,401,693.79

2. QUARTERLY FINANCIAL REVIEW AS AT 31 MARCH 1994.
GF4/3 PT1, A1-6/FNC

The quarterly financial review statement to 31 March 1994, be received and the amounts shown as expenditure now be voted.

3. SOUTH WINDSOR WASTE WATER TREATMENT PLANT -
LEASE OF PART. GC283/103 PT02/CSV

1. Council lease to Telstra Corporation Limited the area it currently occupies within the South Windsor Waste Water Treatment Plant for an initial period of 5 (five) years. At the end of the initial term a further lease of 5 (five) years shall apply.
2. Commencing rental shall be \$7,000 (seven thousand dollars) per annum with annual reviews to be made in line with movements within the Sydney Consumer Price Index.
3. Review to market rental shall occur at the beginning of the third year of each lease period and at the commencement of the second lease period.
4. Telstra Corporation Limited shall be responsible for all outgoings associated with and/or separately metered to the site.
5. The Common Seal of Council be affixed to all necessary documents.

4. SUN PROTECTION POLICIES. GO020/016 PT2/CSV

The information be received.

5. WINDSOR FUNCTION CENTRE MANAGEMENT. GC283/045 PT8/CSV

Councillor P E Rogers declared an interest in this matter.

Notice be given under the Conveyancing Act to Stupsy Pty Ltd to rectify within 28 (twenty eight) days the following issues regarding the operation and management of the Windsor Function Centre:-

- The standard of cleanliness of the premises, including amenities facilities during and between functions.
- The quality of food provided at functions.
- Staffing levels during functions, particularly serving staff.
- The provision of uniforms for staff attending the office.
- The use of the premises for accommodation purposes.
- The Management Company be further advised that failure to comply with this notice will necessitate a review of the lease by Council.

6. BUSH FIRE ESTIMATES 1994/95. GF010/004 PT03, GF010/028 PT07/FNC

Mr B McKinlay addressed the Committee.

Mr W Rodger, Fire Control Officer, was available to answer questions.

The Bush Fire Estimates for 1994/95 be submitted to the Department of Bush Fire Services as recommended, with the advice that Council will contribute its share of \$645,450 (six hundred forty five thousand four hundred and fifty dollars) towards the program.

The Department of Bush Fire Services be advised this brings forward the five year program. Application to be made to the Minister for a special rate levy of 3% (three) to upgrade Bush Fire equipment. The support of the member for Hawkesbury be sought.

Further, Council submit the proposal to WSROC and the Local Government & Shires Associations for their support.

7. TRANSPORT FACILITIES - RICHMOND AIRFIELD. P421/225 PT02/GMA

Council advise the Department of Defence and the Royal Australian Air Force of the possible contribution civilian aircraft operations, from the Richmond Airfield, in terms of this report, could make to the local economic base. Accordingly Council would seek the support of the Department and the Airforce to a lease for a period of say, 30 (thirty) years, to enable the facility to be established and operational. Should such approval be granted then the necessary applications for other agencies and authorities be prepared.

SECTION 5 - QUESTIONS WITHOUT NOTICE

1. Councillor Rogers asked if Councillor Books could provide Council with a written report as to the identified benefits to the Hawkesbury arising out of his recent trip to America on behalf of Prospect Electricity.
2. Councillor Rogers asked if the cycleway to the Redbank Creek Bridge could be followed up with some priority.
3. Councillor Rogers asked if the issue of restructuring is back on the agenda for Council to consider. Also the issues of formal meeting practice.

The General Manager advised that a number of Councillors have advised that they wished to review the matter relating to restructuring and this can now be done.

The Mayor advised that a Special Meeting will be held next Tuesday on staff matters and the Corporate Planning Workshop. The issues relating to restructuring and formal meeting practice would need more discussion before they formally come to a Council meeting.

4. Councillor Books advised that, in regard to his trip to America, he would be briefing, with his other colleagues, the Prospect Board on Thursday. There will be a full report, some of which is confidential at this stage. When the report comes forward, he will provide a copy to Council.
5. Councillor Books tabled a letter concerning a conflict of interest and asked the General Manager to bring back a report on the letter to the Ordinary Meeting.

The meeting terminated at 7.25 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 31 May, 1994.

..... Mayor

GENERAL PURPOSE COMMITTEE MEETING

ENVIRONMENT

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

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**1. TOURIST FACILITY - ALPACA DISPLAY - LOT 1 DP833992 N^o
159 AVOCA ROAD, GROSE WOLD - APPLICANT: MR & MRS J
ROTNE. DA83/94/EVD**

Owner	:	Mr & Mrs Rotne
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	4.02ha
Zone	:	Rural 1(c1)
Advertising	:	Adjoining Owners Notified - Two Submissions Received
Date Received	:	8 April 1994

Key Issues

- ◆ Amenity
- ◆ Objections

Recommendation

Approval

Report

Proposal

To conduct a tourist facility which will involve viewing of Alpacas. In particular, there will be a viewing area, an extension to the shed to facilitate the display of Alpaca products (for example, wood carved ornamental Alpacas, Alpaca fleece, stained glass Alpaca plaques, etc.), and a bushwalking track at the western end of the property.

Advertising

In accordance with Council Policy, the application was notified to the adjoining property owners. Two objections were received for the following reasons:-

1. siting of the car park;
2. noise and dust; and
3. inadequate fencing within the property to contain visitors to the facility.

Statutory Situation

The proposed development falls within the definition of a "tourist facility", which is permissible subject to Council consent within the zoning of the property under the provisions of Hawkesbury LEP 1989.

Planning Assessment

Site Characteristics

The subject land has a generally undulating topography which slopes away from Avoca Road towards Woods Creek to the rear of the site.

Parking and Traffic

This tourist facility is expected to have moderate parking and traffic generation rates. It may be expected that this facility could develop into an attraction of significant proportions, as the applicant has indicated that people are already visiting the site on an informal basis to view the Alpacas. As the proposal could develop into a "full blown" tourist facility, it is considered necessary to require the provision of at least twenty car parking spaces. This could be comfortably accommodated in an area to the north of the existing shed on the site. Furthermore, the volume of visitors to the site may lead to significant traffic increases, but these are not considered to be beyond the capacity of the local road network.

External Appearance, Siting, Design, Etc.

The proposed development includes provision for an extension to the shed which exists towards the northern end of the site, to facilitate the display of the Alpaca products (wool, etc.). Generally it is considered that the proposed extensions to the shed will have a satisfactory external appearance and design.

Environmental Impacts

The proposal, generally, is expected to have minimal environmental impacts. The applicant has been eager to stress that Alpacas have soft hooves and, therefore, do not excessively damage the surface of the land. It is also understood that they tend not to eat the grass down to "bare earth", and therefore, the Alpacas themselves are expected to cause minimal environmental impacts (in terms of soil erosion etc.).

The proposal also provides for a bushwalking track towards the western end of the site. This is also considered to be satisfactory as it will involve minimal disturbance to the vegetation in the area (the site is thickly wooded in the area in question), which will protect Woods Creek from being subject to siltation etc.

Existing and Likely Future Amenity

There are expected to be impacts on the amenity of the locality as a consequence of this proposal. While the Alpacas themselves do not appear to create any excessive noise or smell problem, the additional traffic generated (while not expected to be beyond the capacity of the local road network) may slightly change the character of the locality. However, it is considered that the benefits of the proposed tourist facility (as a genuine attraction which is unique to the Hawkesbury Region) are considered to outweigh the potential amenity impacts in this instance.

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

1. Submission of a building application, plans and specifications complying with the Building Code of Australia.
2. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. Parking shall be provided for 20 (twenty) 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 prior to construction.
5. 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.
6. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
7. 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.
8. The subject development is to be maintained in a clean and tidy manner to Council's satisfaction at all times.
9. The development shall be carried out in accordance with the application as received by Council on 8 April 1994, and the plan received 2 May 1994.
10. The provision of at least 1 (one) toilet suitable for disabled persons for both male and female visitors. Details are to be submitted for approval with the building application.
11. The construction of a sealed pavement within Avoca Road from the end of the cul-de-sac seal to the entrance to the car park. Details to be submitted for approval prior to construction, together with permission from Conservation and Land Management prior to the carrying out of this work.
12. Operating hours shall be limited from 10.00am to 4.00pm daily. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.

2. ABATTOIR ALTERATIONS - LOT 1 DP741444 N° 62 KING ROAD, WILBERFORCE - APPLICANT: MRS A DIASINOS. DA52/94/EVD

Owner	:	D P S Abattoirs
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	2.5ha
Zone	:	Environmental Protection 7(d1)
Advertising	:	Not Advertised, although thirteen submissions were received
Date Received	:	9 March 1994

Key Issues

- ◆ Amenity
- ◆ Submissions

Recommendation

Approval

Report

Background

Council, at its meeting of 10 May 1994, resolved that consideration of this application be deferred until this General Purpose Committee, to enable the adjoining owners which have objected to the proposal to address the Council.

Proposal

To undertake minor alterations to the abattoir at the subject property, which will include:-

1. replacing the metal deck which is raised about 300mm above ground level with a concrete slab floor;
2. constructing a concrete wall enclosure at the property boundary, to replace the shade cloth which is presently erected;
3. raising the roof by approximately 1m in the area to which these alterations will take place; and
4. removing one of the walls of the killing room to slightly increase the area of same.

Advertising

Although the proposal was not advertised in terms of adjoining owner notification, there have been thirteen individual letters of objection received in respect of the proposal. The reasons for objection cited in the letters are as follows:-

1. noise;
2. smell;
3. hours of operation;
4. distressing sounds of animals being killed;
5. bad language of workers;
6. truck movements at unreasonable hours;
7. pollution;
8. dust;
9. incompatible with long-term development of Wilberforce;
10. poor visual appearance of buildings;
11. on-site wastewater disposal (ponding of water);
12. if approved, more noise and pollution will result;
13. poorly maintained entrance and internal roads; and
14. wastewater/products entering and polluting the Hawkesbury River.

Statutory Situation

"Abattoirs", while permissible with Council consent within this zone under the provisions of Hawkesbury LEP 1989, are a form of designated development. However, the regulations regarding designated development exclude:-

"Development involving alterations or additions to the existing development, which alterations or additions, in the opinion of the consent authority are of a minor nature and do not to any significant extent change the scale, size or degree of that existing development."

The subject development proposal is of a minor nature and not considered to be affected by these designated development procedures.

Planning Assessment

There exists on the subject property an abattoir (comprised of holding yards, killing rooms, a cool room, etc.), as well as administration offices and a butcher shop near the King Road frontage.

Relationship to Adjoining Land

Adjoining development consists of residential properties across King Road and various small scale rural activities to the east, west and south. The actual abattoir buildings are setback approximately 100m from King Road. However, as discussed there have been thirteen individual letters of objection against the subject development proposal. It is not considered that the reasons given for objection warrant refusal of the application, as this subject application will result in significant improvements to the functioning of the abattoir, these will include reduced noise; reduced smell; improved waste product removal; etc.

Amenity of the Locality

Proposed works to the abattoir are considered to have minimal adverse impacts on the residential properties across King Road, or on the rural activities which adjoin the subject land. As discussed, the proposed works to the abattoir are considered

to result in significant improvements to the functioning abattoir, alleviating much of the noise and smell, which has been the source of many complaints in the past. In addition, the alterations will provide safer working conditions for employees of the abattoir.

External Appearance

The alterations should have a satisfactory appearance.

Parking and Traffic

The alterations to the abattoir will not lead to a significant increase in the output of the abattoir, and therefore, parking and traffic generation rates as a result of alterations should be as they are for the existing development.

Waste Disposal

The existing waste disposal systems operating at the site are considered to be operating satisfactorily, and the upgrade of the abattoir will not adversely affect the functioning of the waste disposal systems.

Conclusion

As it is considered that the proposed alterations to the abattoir will improve its functioning, it is considered that support may be given to the proposal.

IT IS RECOMMENDED THAT approval be granted subject to the following conditions:-

1. The development shall be carried out in accordance with Plan N° JB001 dated 7 July 1993.
2. The submission of a building application, plans and specifications complying with the Building Code of Australia.
3. All waste materials shall be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. The development shall be carried out in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, smell, waste products or otherwise.
5. The extensions are to be fully constructed and sealed at the walls/roof intersection.
6. The hours of operation shall be limited to 7.00am to 4.00pm, Monday to Friday. The abattoir shall not operate on Saturdays, Sundays or Public Holidays. Any alterations to these hours shall require the approval of the Divisional Manager Environment and Development.

3. FOUR STOREY RESIDENCE - LOT 944 DP830425 DURHAM GROVE, WINDSOR DOWNS - APPLICANT: S A & B G ALOI. BA366/94/EVD

Owner	:	S & B Aloï
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	1.084ha
Zone	:	Rural 1(b)
Advertising	:	Advertised in Accordance with Council's Policy - Two Submissions Received
Date Received	:	23 March 1994

Key Issues

- ◆ Height & Bulk of Dwelling
- ◆ Noise Transmission
- ◆ Light Spillage
- ◆ Effect on Local Amenity

Recommendation

Refusal

Report

Proposal

It is proposed to construct a four storey residence with an adjoining two storey garage and bedroom wing attached.

The block is located near the end of a cul-de-sac and the building is setback 55m from the road, 18m from the nearest side boundary and 20m from the rear boundary at the closest point to the dwelling.

The elevation viewed from the road is an entrance stairway, four storey section to the right hand side, two storey garage and bedroom wing to the left hand side.

The garage entry is to the rear of the garage.

The building has an overall frontage of 30.560m with 12.890m depth, excluding entrance steps and balconies. The front elevation consists of a width of 15.240m four storey, with the remaining 15.300m being two storey.

The four storey section is 15.5m (60ft) in height to the ridge.

The four storey portion includes general living accommodation plus snooker, gym and study rooms, two master bedrooms with ensuites, sewing room and laundry, both benefited by ensuites.

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The two storey wing consists of garaging for eight cars, shower room, the first floor has four bedrooms, two guest rooms and two study rooms, all eight rooms benefited by ensuites.

Advertising

Six properties adjoining the subject land were notified, three properties are still owned by Windsor Downs Developments, two submissions objecting to the proposal were received.

Building Assessment

The Windsor Downs Development consists of predominantly one and two storey dwellings of a rural or colonial nature, the subject proposal with battlement walls and gables does not reflect the rural outlook, however, the building is of the style and design required by the applicant who, at an interview, adamantly insisted that he would not change the style or design.

Objections

The objections from adjoining property owners relate to height, bulk, style of the dwelling, noise and light spillage from upper levels.

The style of the development is considered unsympathetic to the immediate vicinity and concern over the reduction in the value of other properties is also a concern to the objectors.

It is considered that if approved this could set a precedent for future developments within the City.

IT IS RECOMMENDED THAT the application be refused on the following grounds:-

1. The amenity of the adjoining land will be detrimentally affected by the proposal due to its overall height, bulk and architectural style.
2. The height of the proposed dwelling will adversely affect the privacy on adjoining properties.
3. The style height and bulk of the dwelling is not in keeping with the expected streetscape, notwithstanding that some adjoining properties are still vacant blocks.

**4. HAWKESBURY SPORTING CLUB LIMITED - ADDITIONS -
LOT 1 DP236602 & LOT 1 DP536078 BEAUMONT AVENUE,
NORTH RICHMOND. DA71/94/EVD**

Owner	:	Hawkesbury Sporting Club Limited
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989, SEPP N ^o 1 & SEPP N ^o 11
Area	:	Lot 1 DP236602 - 8,094m ² Lot 1 DP536078 - 30,830m ²
Zone	:	Lot 1 DP236602 - Open Space 6(a) (Existing Recreation) Lot 1 DP536078 - Residential 2(a)
Advertising	:	Not Advertised
Date Received	:	29 March 1994

Key Issues

- ◆ Increase in Floor Area
- ◆ Parking
- ◆ Design Quality

Recommendation

Approval subject to conditions

Report

Background

The Hawkesbury Sporting Club Ltd was originally founded in 1964, established in 1972 and for twenty two years has provided the local community with a social and sporting venue at North Richmond.

Numerous clubhouse extensions and alterations have been carried out in response to the changing needs of both the numbers and general North Richmond community who patronise the Club's facilities.

The Club has presently approximately 1,900 members comprising townspeople with the majority being family patrons. Regular auditorium functions are conducted on Saturday evenings for younger persons.

The Club has decided that it urgently needs to enhance its facilities in order to provide its members with facilities that are commensurate with those of competing organisations. The Club, in its application, has stated the following specific problems:-

1. the existing auditorium lacks flexibility to hold more than one function at a time;

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2. the existing dining room is located some distance from the main Club entrance, making a controlled access by families difficult;
3. the existing general lounge area is too small to cater simultaneously for multiple lounge, poker machine and TAB, etc., functions; and
4. the building is visually unattractive.

Proposal

The proposal is to extend the existing building generally in an easterly direction which will increase the overall floor area by 45%. There are extensive internal alterations to the existing Club so as to facilitate the carrying out of its existing functions in a more orderly manner and in an environment that is conducive to the enjoyment and comfort of its members and amenity of its staff.

The Club, in its application, state as follows:-

"Specific features that are designed to improve the amenity and comfort for the Club patrons, as well as cater for a broader community use, are as follows:-

- (i) Provide a multi-purpose function room of some 650 square metres (net) that can be subdivided into individual function units of 120, 200, 330 and/or 400 square metres so a wedding function can be conducted in conjunction with a Saturday disco.*
- (ii) Provide a family style Bistro for 100 - 120 persons immediately adjacent to the main Club entrance so as to facilitate controlled access by family groups.*
- (iii) Increase the existing general lounge area by some 300 square metres (net) with Lounge, Poker Machine and TAB - associated sporting facilities being located in various separate area.*
- (iv) Improve the visual appeal of the building by the construction of all new walls in bagged and painted brickwork, a verandah roof line that will shield landscaping with trees, shrubs and ground cover. All aspects of the proposed Club improvements are part of a larger Development Plan and future extensions are designed to visually integrate with the current proposal. "*

In regard to off-street parking, there is an area on the eastern side of the existing building that caters for approximately sixteen vehicles and a large unsealed gravelled area at the rear of the Club that could cater for approximately one hundred and forty two vehicles, if formalised.

The plans submitted with the application show these areas laid out to cater for sixteen and one hundred and forty two vehicles respectively.

The Club, in its application, state as follows in regard to additional off-street parking spaces:-

"The Club does not consider it necessary to provide any additional car parking in relation to the additional increased floor areas and would seek Council's support of this approach based on the following:-

The Traffic Authority of New South Wales, in its "Policies, Guidelines and Procedures for Traffic Generating Development" states that:-

'Off-street parking should be provided to satisfy the average maximum demand. Research has indicated that the demand for parking varies substantially with the type of Club and cannot readily be related to building floor area. The determination of the number of parking spaces required should thus be based on the characteristics of the proposed development.'

The existing car park is on average less than 30% utilised and only one or two occasions during the busy time of a month it being almost fully utilised."

Statutory Situation

The Club and its facilities are almost entirely located on Lot 1 DP236602 which is zoned as Open Space 6(a) Existing Recreation under HLEP 1989. In that zone the following only are permitted, with Council's consent:-

"Buildings for the purposes of landscaping, gardening or bushfire hazard reduction; child care centres; commons; drainage; forestry; picnic grounds; public buildings; recreation areas; and roads."

The Club, therefore, is a non-conforming existing use in the 6(a) zone and can be extended under the provisions of the Act and Regulations. Clause 52 of the Regulations state that existing uses can be extended up to 10%, and, being a development standard, can be varied by using the provisions of SEPP N^o 1.

The Lot 1 DP536078, to the east of the Club building is zoned as Residential 2(a) and Clubs are permitted in that zone with Council's consent.

Under Clause 5 of the Model Provisions 1980, Council is required to consider the view from any waterway, main road or land zoned for Open Space, the provision of off-street parking and loading and unloading facilities.

Under Schedule 1 of SEPP N^o 11 - Traffic Generating Developments, a development application with parking provided in excess of two hundred spaces, must be referred to the Roads and Traffic Authority. The plan accompanying the current proposal shows parking for one hundred and forty two vehicles.

Planning Assessment

Use of State Environmental Planning Policy N° 1 - Development Standards

The applicant has submitted an objection to the 10% requirement of Clause 52 of the Regulations requesting a variation to 45% increase in floor space. The application details the reasons this development standard is unreasonable and unnecessary in the circumstances and should be supported by Council.

Parking

The plans accompanying the development application show one hundred and forty two spaces, but state that only one hundred and forty spaces are available. On the basis of the existing and proposed floor areas submitted with the application and using Council's Policy requirement of one space for 6m² of service area of lounges, one space per 10m² of dining area and one space per two employees, the existing premises require one hundred and forty five spaces and the extended Club requires two hundred and twenty eight spaces. Therefore, to Council's Policy there is a deficiency of eighty six spaces.

The Club has advised that if additional parking was required by Council, it could be provided to the east of the existing parking area, but would mean the loss of a junior cricket field. It is also pointed out that any development having parking in excess of two hundred spaces must be referred to the Roads and Traffic Authority under SEPP N° 11.

While the Club states that the existing parking area is rarely full, the increased facilities to be provided will attract increased patronage and hence the need for increased parking spaces.

An additional thirty eight spaces could be provided along the eastern side of the access driveway between the rear of the parking area and the rear of the existing factory building. These spaces would infringe, in part, onto the cricket oval, but would partly satisfy Council's adopted standards for parking for this type of development. A total of one hundred and eighty spaces would then be available for the Club and its associated facilities.

It is also considered that the parking areas should be constructed, sealed and marked to ensure their optimum use at any time. The construction and sealing should be undertaken prior to completion of the additions and alterations.

Design Quality

The additions and alterations will improve the external appearance of the Club building.

IT IS RECOMMENDED THAT:-

- A. Council support the applicant's objection pursuant to State Environmental Planning Policy N° 1, increasing the allowable floor space of Clause 52 of the Environmental Planning and Assessment Regulations 1980 from 10% to 45%.
- B. Consent be granted subject to the following conditions:-
1. Provision of a minimum of 180 (one hundred and eighty) off-street parking spaces with the additional spaces to be provided along the eastern side of the driveway between the rear of the parking area and the rear of the factory building. Full details to accompany the building application.
 2. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
 3. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
 4. 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, including that from car park areas, up to the 1 : 100 year storm at predevelopment levels.
 5. Submission of a building application, plans and specifications complying with the Building Code of Australia.
 6. Parking shall be provided for 180 (one hundred and eighty) 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.
 7. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
 8. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises, including the recycling of aluminium cans and glass bottles. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the building application.

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9. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the building application.
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. Patrons when leaving the Club after sunset, to exit only using the main foyer doors.
11. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for Council's consideration and approval concurrently with the building application.
12. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
13. The development shall be carried out in accordance with Plan No. 1089:93 DA1/3, DA2/3 and DA3/3, dated April 1994, prepared by John Nicholas and Partners Pty Ltd.
14. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.

**5. BUILDING FRAME STORAGE - LOT 1 DP716112 N° 154
FAIREY ROAD, SOUTH WINDSOR - APPLICANT: SAL R CRINO
& ASSOCIATES PTY LTD. DA105/94/EVD**

Owner	:	Torresan Engineering Pty Ltd
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	15.21ha
Zone	:	Industrial General 4(a)
Advertising	:	Not Required
Date Received	:	2 May 1994

Key Issues

- ◆ Visual Appearance
- ◆ Contribution Towards Sewer Main

Recommendation

Approval with conditions

Report

Proposal

Application has been made for the temporary storage of a steel building frame on the subject property. The stockpiles exist on the site in two portions measuring approximately 80m in length with a height of 3m. The applicant has not detailed how long the frame will be stored, however, has indicated that ultimately, it is intended to erect the frame on the property.

This application was initiated because of successful action taken through the Land and Environment Court in relation to unauthorised development, in the form of landfill and storage of unsightly materials which occurred on the property. The Orders in favour of Council also included the payment of Council's costs incurred in taking the action.

This application would normally be determined under delegated authority, however, has been reported for the Council's consideration for the following reason. The subject property benefits from a sewer carrier main which was provided by the developers of the adjoining lot to the north. As a consequence of this, Council has resolved to levy the developer of the subject property a portion of the cost of providing the sewer, which is to be passed on to the developer who originally provided the mains. This levy was required upon the subdivision or development of the subject property. In this respect, Council at its Ordinary meeting dated 9 October 1990, resolved the following:-

- "1. That the Council fix a levy covering the construction of the sewer carrier main serving Lot 1 DP716112 of \$47,630 indexed in accordance with changes in the CPI from 30 June 1990, to the date of payment. The levy to be paid at the time of subdivision or development of the land whichever occurs first. This levy to be in addition to the sewer headwork charge and sewer reticulation costs for any subdivision or development.
2. In consideration of the developers of Lot 5 DP264159 constructing the carrier main from Lot 5 to the sewer pumping station in accordance with plans and specifications approved by the Manager of Engineering Services, Council pay any levy received from the subdivision or development of Lot 1 DP716112 including any CPI adjustments to the developer. The agreement to remain in force for 8 years from the date of Council's resolution and at the expiration of

which, becomes void with no payments required."

This application proposes the 'development' of the lot which, under the wording of the resolution, would require payment of the levy. Under the circumstances, this is considered an unreasonable requirement given that no sewer will be required due to the nature of the development proposal.

Statutory Situation

The proposed development is permissible, with consent, within the Industrial General zone under the provisions of Hawkesbury Local Environmental Plan 1989.

Planning Assessment

The impacts resulting from this development include the visual appearance and the possibility of the site becoming overgrown with vegetation, thus attracting vermin. A suitable condition can be imposed to ameliorate these impacts and should include the provision of a suitable screen, and the maintenance of the area to prevent overgrown vegetation. With the imposition of these conditions, the proposal will be suitable given the location of the site in an industrial area, away from any residential development.

Conclusion

The application is recommended for approval subject to conditions. The main issue for Council to consider is the levy for the sewer carrier mains. Should this not be required then the resolution should be amended accordingly so that the levy is required only upon the subdivision, or development, of the subject property which requires the provision of sewer.

IT IS RECOMMENDED THAT:-

- A. The application be approved subject to the following conditions:-
 - 1. The development shall be carried out generally in accordance with Plan N° 934019 dated April 1994.
 - 2. The development shall be suitably covered at all times to minimise visual impact within 1 (one) month from the date of this consent. Full details shall be submitted for consideration prior to implementation.
 - 3. The area surrounding the building materials shall be maintained so as not to become overgrown with vegetation.
- B. The Council resolution in relation to the sewer carrier mains be amended as follows:-

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- "1. That the Council fix a levy covering the construction of the sewer carrier main serving Lot 1 DP716112 of \$47,630 indexed in accordance with changes in the CPI from 30 June 1990, to the date of payment. The levy to be paid at the time of subdivision, or development requiring sewer of the land, whichever occurs first. This levy to be in addition to the sewer headwork charge and sewer reticulation costs for any subdivision or development.
2. In consideration of the developers of Lot 5 DP264159 constructing the carrier main from Lot 5 to the sewer pumping station in accordance with plans and specifications approved by the Manager of Engineering Services, Council pay any levy received from the subdivision or development requiring sewer, of Lot 1 DP716112 including any CPI adjustments to the developer. The agreement to remain in force for 8 years from the date of Council's resolution and at the expiration of which, becomes void with no payments required."

6. REZONING PROPOSAL - TRUCK SALES AND SERVICE CENTRE - LOT B DP411701 N° 130 WINDSOR ROAD, McGRATHS HILL - BASTIAN SALES PTY LTD. LEP4/94/EVD

Owner	:	Bastian Sales Pty Ltd
Statutory Provisions	:	Hawkesbury Local Environmental Plan, 1989
Area	:	1.49ha
Zone	:	Part Rural 1(c) & Part Reservation 9(b) (Proposed Road)
Advertising	:	Not Required by Council Policy
Date Received	:	30 March 1994

Key Issues

- ◆ Access and Traffic Impact
- ◆ Appropriateness of Locality
- ◆ Flooding

Recommendation

That Council not support the preparation of a draft local environmental plan

Report

Proposal

An application has been submitted seeking Council's support to rezone land on the corner of Windsor Road and Mulgrave Road to permit the establishment of a truck sales and service centre. The proposal involves the construction of two buildings on the site; being a sales office (300m²), and a truck repair workshop (517m²)/spare parts sales area (302m²); as well as the provision of parking for seventy two trucks and twenty three cars. Access to the site is proposed to be via Mulgrave Road.

It is noted that in 1984, approval was granted to erect a sixty unit motel on this site subject to a number of conditions.

Statutory Situation

The site is zoned part Rural 1(c) and part Reservation 9(b) (Proposed Road) under the provisions of Hawkesbury LEP 1989. The truck servicing component of the proposal may be defined as a "truck depot", which is permissible with consent in a 1(c) zone, but prohibited in a 9(b) zone. The truck sales component is defined as a "motor showroom", and as such is prohibited in both the 1(c) and 9(b) zones.

Clauses 31(5), (6) and (7) of the LEP, however, state that:-

" (5) *Until the land referred to in subclause (1) is acquired by the public authority concerned, development for any purpose may, with the consent of the Council, be carried out on that land.*

(6) *The Council shall not grant consent as referred to in subclause (5) to the development of land to be acquired by the public authority (other than the Council) ... unless it obtains the concurrence of that public authority specified...*

(7) *In determining whether to grant concurrence under subclause (6), the public authority concerned shall take into consideration:-*

- (a) *the effect of the proposed development on the costs of acquisition;*
- (b) *the imminence of acquisition; and*
- (c) *the costs of re-instatement of the land for the purposes for which the land is to be acquired."*

Thus, development for any purpose, may be approved on land zoned 9(b).

Accordingly, the application seeks to alter the provisions of the LEP, which apply only to that part of the land zoned Rural 1(c), to permit the establishment of a motor showroom.

The landowner has had discussions with the Roads and Traffic Authority regarding the use of the land zoned 9(b). The Authority indicated that although an approximate 20m setback is required for future road widening, the area could be paved or landscaped and used accordingly. However, any paving or landscaping would be at the owner's expense, with no obligation from either the Authority or Council to reimburse the owner for damage to such improvements caused by future road widening. Any signs erected in the setback area would also have to be relocated at the owner's expense. This advice has been confirmed with the Authority. The landowner has agreed to these conditions. The plans submitted with the application indicate that the land zoned 9(b) will be used only as a display area for trucks and for the erection of advertising signs.

Justification of the Rezoning

The applicant's submission provides the following justification for rezoning the land:-

"The objectives of the Rural 1(c) Zone are:-

- (a) to primarily provide for a rural residential living style; and*
- (b) to prevent the establishment of traffic generating development along main and arterial roads...*

With regard to the specific objectives of the Rural 1(c) Zone, the use of the subject land for Rural Residential purposes is considered not to be the most appropriate use of the land for the following reasons:-

- *The site is located at the intersection of Mulgrave Road with Windsor Road, a busy intersection with much of the traffic using the intersection being heavy vehicle traffic from the nearby Mulgrave industrial area. Noise levels are expected to be commensurate with such a level of traffic;*
- *The majority of the site is subject to flood inundation with significant sections being subject to the 1 in 50 and 1 in 100 floods as seen on PWD flood plain mapping... Contour information... shows that much of the site would be precluded from development of a dwelling-house by virtue of the fact that a significant amount of the site which is above 16.0m AHD is located in that section of the site which is zoned 9(b), a zone which precludes the construction of a dwelling-house.*

The remaining area of the site above the 16.0m level is at the southern end of the site fronting Mulgrave Road, an area which does not display the attributes usually associated with Rural Residential land.

A dwelling-house could be constructed on other sections of the site provided the floor level of that dwelling-house is not more than 3m above the natural ground level, thus satisfying Clause 25(4) of the Hawkesbury LEP, 1989... a dwelling-house on the subject site which could meet the standards of Clause 25(3) & (4) [however] would be out of character with development in the area;

- *The site is located in close proximity of a significant sewage treatment plant with commensurate air quality and amenity impacts. In this regard, reference is made to Department of Planning Circular N^o E3 - Guidelines for Buffer Areas Around Sewage Treatment (Waste Pollution Control) Plants which indicates that, ideally, a 400m development buffer should be created around such treatment facilities. The subject land falls within a 400m radius of the abovementioned sewage treatment works;*
- *Land adjoining the site is used as an RTA Maintenance Depot and material stockpiling area. Noise and dust problems arising from this land use could adversely impact on the amenity of any rural residential development of the site;*
- *The Hawkesbury City Council Dog Pound is in close proximity to the site with possible noise and odour problems;*
- *The site is located in the flight path of the Richmond Air Force Base and is subject to Clause 37 of the Hawkesbury LEP, 1987 which states that a person shall not carry out development of land for a dwelling-house if that land is subject to an ANEF unit level of twenty or greater without an indoor design level which complies with the Australian Standard AS 2021. The site is located between the twenty five to thirty ANEF unit contours and thus any dwelling-house would have to comply with the Australian Standard, an expense which may not be economical in such circumstances.*

The cumulative effect of the above factors leads to the conclusion that Rural Residential development, although possible, would not be suitable on the site.

The impact of the above land use constraints on the proposed use of the site for a truck depot and motor showroom would not be as great as they would be for a dwelling-house. Such a development of the site would not be as constrained by 1 in 50 and 1 in 100 year flood levels and would be a more economical and appropriate use of the site.

Although no formal buffer exists around the abovementioned sewage treatment works, the proposed development, following rezoning, would be consistent with Circular E3 when it states:-

"There should not be any rezoning of buffer areas, except to allow additional compatible uses, or restrict the existing range of permitted uses."

The use of the site for a Truck Depot is permissible with the consent of Council. The proposed rezoning to allow the development of a Motor Showroom in conjunction with a Truck Depot is in keeping with the objectives of Circular E3. "

Planning Assessment

Surrounding land uses include a RTA stockpile site, Council's dog pound and sewerage treatment works to the south-west; a service station and Windsor High School to the south and south-east; residential development to the east and a service station and hotel to the north. Whilst the applicant clearly demonstrates that the site is not suitable for rural-residential development, the appropriateness of the site for a truck sales and service centre is also doubtful.

The proposal was referred to the Local Traffic Committee for comment, in accordance with the provisions of State Environmental Planning Policy N° 11 - Traffic Generating Developments. The Traffic Committee opposed the rezoning on the basis that the intersection of Windsor and Mulgrave Roads is inadequate to accommodate both envisaged traffic flow generated by the proposed development, as well as heavy vehicle movements.

Although access to the site will be via Mulgrave Road and vehicles travelling south-east could utilise alternative routes, additional heavy vehicle movements would occur past the High School, which is considered to be undesirable. Further, trucks could also be forced to use Railway Road South, Level Crossing Road and Wallace Road, which would also be an undesirable situation.

The level of the site is between approximately 11 and 16m, AHD. The applicant proposes to undertake cut and fill works on the site to bring the land at the rear to a level generally above the 1 in 20 year flood level, now estimated to be 13.7m AHD (previously believed to be 13.3m AHD). The area to be filled will generally contain the buildings proposed to be erected on the site.

Clause 25(2) of the LEP has now been amended to read, in part, as follows:-

"...a building shall not be erected on any land lying, as at the appointed day [6 April 1984], at a level lower than 3m below the floor height standard for the area in which the building is to be located. "

As the floor height standard is 16.0m in this locality, the erection of any buildings on land below 13.0m, as at 6 April 1984, is prohibited. Thus, the proposed development could not proceed in its current form, as buildings will be erected on land below 13.0m, at the appointed day. Whilst a redesign of the site layout could be done, consideration should be given to the desirability of rezoning flood prone land to a "higher" use, with a greater level of potential loss.

A final consideration is that there is already a substantial amount of land zoned for such purposes as that proposed, ie. the "Motor Village" land at Vineyard, which includes the provision of a service road.

On the basis of the above, it is considered that Council should not support the proposed rezoning.

IT IS RECOMMENDED THAT Council not support the preparation of a draft local environmental plan to permit the establishment of a motor showroom on the site.

7. MULGRAVE ROAD, MULGRAVE - R & N TOLSON. P1362/445 PT2/EVD

The following report was deferred for consideration from Council's Ordinary meeting of 10 May 1994, to allow the landowner to address the Committee:-

"The premises at Lot 12 DP736138 and Lot 4 DP610341 have been used by Elf Mushrooms Pty Ltd for the production of mushroom compost since the late 1970's. In September 1990, development consent was granted for extension of the existing operations in two stages, consisting of 21 tunnels, shed and ancillary activities.

The tunnels were intended to provide aeration for the total compost activities and documentation submitted with the development application clearly indicated that a substantial reduction in the emission of odours would occur.

To date two tunnels have been constructed for the purpose of carrying out trials with only part of the composting operations being within these tunnels.

A small number of complaints regarding odour have previously been received, however in the last six months complaints have been received from residents in Windsor, South Windsor and Bligh Park, as well as from train passengers complaining of the odour near Mulgrave Station. Frequent complaints are received from the staff of Windsor Public School.

Complaints are investigated and only those that positively identify the source of odour or which the source is identified upon investigation are attributed to the premises.

In 1991 when Council resolved to commence legal proceedings against two other mushroom compost companies, the level of nuisance from Tolsons was such, that no action was taken. It is believed that the situation now exists where parts of Windsor, South Windsor and Bligh Park are exposed to offensive odours beyond that a reasonable person should expect. Previous discussions between staff and the owner have failed to realise a definite timetable for the preparation of all compost in the proposed aerobic tunnels.

Relief from the odours being emitted may be obtained by:

- 1) Action in the Land and Environment Court to obtain compliance with conditions of development consent. From experience in similar cases it is likely to take between 1 and 2 years to have the matter heard and if successful the Court will give a period for compliance of between 1 and 3 years.*
- 2) Service of a notice under the Clean Air Act which must specify the process to be installed and used. Although this information is provided as part of the development application for the aerobic tunnels, if there is an appeal against the notice, Council would need to be able to substantiate the fact that this technique will reduce odour*
- 3) The Environmental Planning and Assessment Act allows a Council to order that development that has been commenced but not completed, be completed within a period of not less than 12 months.*

The completion of the tunnel development requires considerable input of time and finances and it is considered that a reasonable time, similar to that afforded in other cases by the Land and Environment Court, should be given in this instance.

The completion of the development in accordance with the consent should achieve abatement of the odour nuisance.

IT IS RECOMMENDED THAT R N & N R Tolson be required to complete development approved by development consent 218/90 within a period of 13 (thirteen) months."

8. TREE REMOVAL - LOT 2 DP805230 N° 236 CREEK RIDGE ROAD, FREEMANS REACH - APPLICANT: MR W J & MRS L L L F AZZOPARDI. P321/530/EVD

An application has been received to clear all trees remaining on the subject property for the purpose of pasture improvement. The applicant intends to graze stock during the Winter months and sow oats or sudax during Summer.

The property is zoned Rural 1(b) and consists of 6.060ha of partially cleared land with a number of fruit trees, indicating it was previously used as a small orchard. The remaining trees are situated on the western and southern boundaries and consist of semi to mature Eucalypts and a quantity of Black Wattle. The property supports a large dam at the western boundary. This area has been a point of contention in past months with numerous applications for tree clearing. This application has minimal tree removal, and therefore, is recommended for approval.

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

1. The area to the east of the dam be left undisturbed for a distance of 50m (fifty). All Eucalyptus trees to be retained in the catchment area of the dam.
2. A 20m (twenty) buffer zone be left on all other boundaries with underscrubbing and removal of Wattle only. All semi-mature and mature Eucalyptus trees to be retained.

9. TREE REMOVAL - LOT 4 DP24334 N° 350 TENNYSON ROAD, TENNYSON - APPLICANT: MR B PICKWORTH. P2002/370/EVD

The applicant has applied for the removal of Blackwattle and selected Eucalyptus trees, including miscellaneous underscrub for the purpose of agriculture. The property is zoned Rural 1(b) and is serviced by the adjoining Currency Creek. Town water is unavailable. It is proposed to construct a dam with an estimated storage capacity of approximately 3-5 megalitres, in a partially dry creek adjacent and draining into Currency Creek on the northern boundary of the property. It is further proposed to construct a causeway and weir to allow access to the rear of the property across Currency Creek which traverses the property from north to south.

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The total area of the property is 10.56ha, of which approximately 7ha is either cleared or partially cleared, retaining scattered singular and isolated groups of Blackwattle and Eucalyptus trees only. The remaining 3.56ha is heavily treed with both Eucalypts, Blackwattle and miscellaneous underscrub, and is concentrated mainly to the central portion of the property adjacent to the east and west banks of Currency Creek.

Currency Creek is listed as a prescribed stream, and therefore, clearing of any vegetation within 30m of the bank of this stream is prohibited by the Soil Conservation Service, and Department of Conservation and Land Management of NSW.

IT IS RECOMMENDED THAT:-

1. Approval be granted for removal of Blackwattle trees situated on the existing, partially cleared areas of the property to the east and west, retaining all singular or isolated small groups of Eucalyptus trees for shade purposes, including the retention of all Eucalyptus trees within an area 15m (fifteen) wide to property boundaries.
2. Approval also be granted for the removal of miscellaneous underscrub, Blackwattle trees and selected Eucalyptus regrowth, Suckers and Saplings, retaining a balanced growth of both semi-mature and mature Eucalypts to the central area adjacent to Currency Creek. No trees to be removed from an area within 30m (thirty) of Currency Creek which traverses the property. Prior to the construction of the proposed causeway and weir across said water course, written confirmation of approval from the Department of Conservation and Land Management, be provided.

10. REZONING PROPOSAL - PT LOT 1 DP815222 N^o 29 CHAPEL STREET, RICHMOND (SOUTH OF KURRAJONG ROAD) - MEDIUM DENSITY HOUSING - APPLICANT: F MATYUS. LEP001/92 PT01/EVD

In October 1993, Council resolved to prepare a draft local environmental plan to permit the erection of medium density housing on land in Chapel Street, Richmond. The proposed rezoning was subsequently advertised and adjoining owners notified with five objections being received.

At Council's Ordinary meeting of 8 March 1994, it was resolved *"that the application be deferred and that in the meantime a letter be forwarded to the Water Board with a view to ascertaining the situation in relation to the use of bore water for all purposes with the exception of potable water"*.

The Water Board has now responded, as follows:-

"It is not the Water Board's practice to comment on the merits or otherwise of alternate water sources such as bore water. This we believe is a matter for Council to determine."

It is however, the Board's view that due to the medium density nature of this development the use of bore water for non-potable purposes would not significantly reduce the peak potable water demand for this site. The overall water consumption for the property would be greater than the current rural allocation for the site of 4.5 Kl/day.

As you are aware, the bulk water supply in the Richmond/Windsor area is at capacity and does not have capacity to serve rezonings or major developments which place extra demand on the system.

Allocation of additional bulk water capacity will require construction of extensive and costly additional infrastructure works. The cost of building the necessary works would need to be funded up front by developers."

In relation to the provision of sewerage services, the Board previously advised that *"the subject property would be served by the Richmond sewerage system which drains to Richmond Sewerage Treatment Plant (STP). The Richmond STP is currently at capacity and does not have spare capacity to serve rezonings which place extra demand on the system. The Board's Inland Waste Water Section is currently developing a strategy for the future upgrade of Richmond STP and a decision on a preferred scheme is expected to be made by mid 1994."* Further enquiries of the Board, however, indicate that a decision is now not expected until late 1994.

The advice provided by the Water Board suggests that the potential for residential development on the site is constrained by the lack of water (even with the use of bore water for non-potable purposes) and sewerage services. Accordingly, it is recommended that Council not proceed with the rezoning proposal as it is unlikely that it would be supported by the Department of Planning given the Water Board's response.

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

11. TREE REMOVAL - LOT 1 DP600918 "WILGARRAWIWA" N^o 83 MENIN ROAD, OAKVILLE - APPLICANT: MESSRS W A, H R J & M S G P MAKIM. P1349/200/EVD

The following report was deferred for consideration from Council's Ordinary meeting of 10 May 1994, to allow the applicant to address the Committee:-

The applicant has applied for removal of various eucalyptus trees for the purpose of establishing extra pasture growth for grazing of livestock.

The property is zoned Rural 1(c) and totals an area of 2 hectares with medium tree cover consisting of iron and stringy bark eucalyptus. Town water is available with the property also being service from a small dam on the property.

The applicant has been spoken to regarding the proposal and it has been indicated that apart from removal of dead trees which there are numerous on the property, further removal of trees is considered unnecessary for the activity proposed in that it would not be of any benefit to either the overall property development or the local amenity of the area.

IT IS RECOMMENDED THAT the application for removal of trees other than those dead be refused, in that it neither benefits the overall property development or the existing amenity provided by the trees at this time.

12. GARBAGE COLLECTION SERVICE - CHASELING ROAD, LEETS VALE. GW010/017/EVD

Several requests have been received for garbage and recycling services to Chaseling Road, Leets Vale.

Letters were forwarded to the owners of fifteen developed parcels of land, with eight replies being received, of which six were in favour of the service commencing. The two not in favour of the service stated that the premises were used on an occasional basis.

The Local Government Act provides that where the service is available, a charge must be levied on each premises, thus those who do not wish to have the service will be levied.

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Since removal of waste bins from adjacent to Webbs Creek Ferry, the need for the service is apparent and should be provided.

Due to limited opportunities to turn vehicles around in Chaseling Road, two premises cannot be serviced, however, the owners could bring the waste carts a short distance to the turning area.

IT IS RECOMMENDED THAT a domestic waste management service be provided in Chaseling Road from Lot 3 DP216152 (Nº 558) to Lot 32 DP807641 (Nº 619), inclusive.

13. TREE REMOVAL - LOT 19 DP748280 Nº 14 PEEL PARADE,
EAST KURRAJONG - APPLICANT: MR R A PEEL.
P243/225/EVD

The applicant has applied for the removal of Blackwattle trees for the purpose of agriculture (grazing). The property is zoned Rural 1(c1), town water is unavailable with the property being serviced from a partially dry small creek and drainage channel traversing the property from east to west.

The total area of the property is 4.15ha, of which approximately 2ha is cleared or partially cleared, the remainder of the property being covered with medium to heavy regrowth of Blackwattle, scattered Eucalyptus and Melaleuca (Paper Bark) trees.

The applicant wishes to clear Blackwattle trees from the northern, southern and eastern sections of the property, retaining all Eucalyptus, Melaleuca and exotic trees on these areas, including all trees regardless of specie within an area of 35m wide either side of the existing drainage easement partially dry creek draining from the east to west boundary.

IT IS RECOMMENDED THAT:-

1. The application for the removal of Blackwattle, Sucker and Sapling regrowth be granted subject to the retention of all Eucalyptus, Melaleuca and exotic trees on the site. This to restrict soil erosion on slopes to the north, south and east boundaries. No trees regardless of species/variety to be removed from within an area 35m (thirty five) wide either side of the existing drainage easement, partially dry creek traversing the property from east to west boundary.

2. On completion of clearing works a suitable pasture seed mix is to be spread on slopes to the north, south and east boundaries to further alleviate the possibility of soil erosion to these areas. Silt traps to be erected on appropriate locations on slopes to the north, south and east to further reduce the possible in-flow of silt or soil material from the site into the existing drainage easement partially dry creek on the property.

14. DUAL OCCUPANCIES FRONTING REAR LANES - POLICY ESTABLISHMENT. GT070/011 PT02/EVD

Introduction

Council has been in receipt of numerous dual occupancy proposals where the second dwelling fronts a lane to the rear of the sites. In the majority of cases, the second dwelling has no pedestrian or vehicular access to the street to which the first dwelling fronts, and they rely solely on the rear lanes for such access. These proposals have been particularly common in the Windsor, South Windsor and Richmond areas.

There have been certain aspects to these proposals which have led to concerns being raised about their continued support. On the other hand, support for these proposals may assist in the provision of secure, appropriate and affordable housing in a variety of types and tenures for all income groups within the City, which is one of the objectives of Hawkesbury LEP 1989.

This report aims to present the positive and negative aspects to the continued support of these proposals so that consistency in decision making may be achieved by way of a clear Council policy.

The Concerns

Of particular concern in proposals where there is no pedestrian and vehicular access to the street are the following matters:-

1. Vehicular manoeuvring/access to the site

The narrow width of the lane (approximately 6m from fence to fence) generally restricts vehicular access to and from the dual occupancies which front the lane. In almost all cases, the lane provides the only access for the second dwelling (ie. it is not usually physically possible to provide a

vehicular access to both dwellings from the street at the front of the site).

Usually, when reversing out of a carport or garage into a lane, half of the vehicle would be "sticking out" in the lane before the driver could start to turn the vehicle. This does not present any great problems in terms of traffic flow, given that the traffic flows in the lane at present are very low, however, there are problems in terms of vehicle manoeuvring.

2. Parking in the lane

It could be reasonably expected that if more dual occupancy developments fronting rear lanes are supported that there will be an increased number of vehicles parking in the lane (eg. when visiting residents of these dual occupancy dwellings, etc). This will further restrict vehicular manoeuvring in the lane, and it is therefore, undesirable to allow vehicles to park in the lane. Here, a solution may be to install "No Standing" signs in the lane.

3. Pedestrian access

As there are generally no paved walkways in these lanes, and insufficient area adjacent to the lane for their provision, it is considered undesirable to support proposals unless there is pedestrian access to the main street.

4. Amenity and privacy

The amenity of the proposed dual occupancy dwellings is considered to be compromised somewhat because their views are quite poor (eg. usually only of the fences, sheds, etc.).

In addition, the dwellings which front the rear lane have views into the backyards of adjoining properties, and therefore, the privacy of neighbouring properties could also be compromised by the continued support of these dual occupancy developments.

5. Lack of essential services

The rear lanes usually lack such services as street lighting, drainage, kerb and guttering and the continued support of these proposals may not be desirable in these terms. The provision of telephone and electrical supplies has also been highlighted as concerns to the relevant authorities providing these services.

Benefits

Despite the concerns which are raised in respect of these proposals, it is considered that there are also some benefits, including:-

1. Rear lane dual occupancies are consistent with urban consolidation principles

The constraints of the Hawkesbury Region, (eg. floodprone lands, infrastructure limitations, etc.) restrict the further expansion of the existing towns. Consequently, it is considered to represent good planning practice to support a housing policy which promotes urban consolidation and associated denser residential development in the towns.

As these dual occupancy developments typically occur on allotments which are very large (eg. 800 - 900m²), the opportunity exists to develop the allotments at a greater density than has previously occurred, and these rear lane dual occupancies form one avenue for this to occur.

2. Open space and solar access

Generally, the allotments are able to comfortably support dual occupancy development with reasonable areas for open space and solar access for both dwellings, and the continued development is, therefore, considered desirable in these terms.

3. Rear lane dual occupancy may assist in the provision of a greater housing choice in the City

While the dual occupancy dwellings may have limited views, (eg. only of fences, sheds, etc.), the dwelling which faces the lane in these types of development may be slightly more affordable than a similar sized dwelling on a similar sized allotment in an area where the views are "better". Therefore, as there is a choice available to any future resident and this is one of the aims and objectives of Hawkesbury LEP 1989, these proposals are considered to be desirable in these terms.

Conclusion

It is considered that while there are benefits in respect of the rear lane dual occupancy proposals, there should be an awareness of the problems that their continued support may cause.

It is considered that these proposals should continue to be supported provided the following conditions are met:-

1. The dwelling has a satisfactory appearance from the lane, including the front elevation being presented to the lane (this has not always occurred in the past).
2. The development at least proposes pedestrian access to the main street to which the first dwelling on the property faces if pedestrian pathways are not provided within the eave.
3. Conditions are imposed on the development consent regarding the improvement of the condition of the lane where no seal and/or kerb and guttering exists.

IT IS RECOMMENDED THAT Council prepare an amendment to the Dual Occupancy/Duplex Housing DCP so that there are performance criteria in respect of proposals in rear lanes with respect to pedestrian access, amenity and services, external appearance when viewed from the lane, sealing and kerb and guttering in the lane.

15. TREE REMOVAL - LOT 101 DP631222 N^o 552 (FORMERLY N^o 64) OLD PITT TOWN ROAD, OAKVILLE - APPLICANT: MR L & MRS J ZAMMIT. P1513/470 PT02/EVD

The applicants have applied for the removal of seven trees for the purpose of agriculture, the property is zoned Rural 1(c) and has a total area of 2ha. Town water is available.

The applicants wish to remove seven trees to allow construction of a small dam on the bottom east section to the property and erection of a machinery shed approximately midway along this boundary. The property with the exception of various exotics adjacent to the existing dwelling is devoid of any other tree cover.

The applicants have been spoken to on-site regarding the proposal and recommendations suggested allowing for proposed works and revegetation of specific areas of the property. The applicants have indicated that proposed revegetation of specific areas would be undertaken if the application is approved.

IT IS RECOMMENDED THAT the application for removal of trees be approved subject to the planting of advanced trees of a species suitable to the area on the southern and eastern boundaries, a total of 60 (sixty) trees to be provided and maintained until established. The northern and western boundaries to be left undisturbed to allow for maximum sunlight into the property.

**16. TELECOMMUNICATION TOWER AND FACILITIES
PROPOSAL - LOT 1 DP814363 N° 103 FRANCIS STREET,
RICHMOND - HASSELL PLANNING CONSULTANTS. P613/0309
PT02/EVD**

Correspondence has been received concerning the construction of a 30m high telecommunications tower and facilities for the establishment of a cellular network for Vodafone Telecommunication.

The Consultants have submitted the following:-

"As you may be aware, the Australian Government's policy to introduce competition to the telecommunications market has resulted in the granting of licences to three carriers. The third licence is held by Vodafone Pty Ltd which is in the process of establishing a national cellular network across Australia having started in 1993 and now continuing over the next few years.

The use of land and construction of facilities to establish the cellular network is exempt from control through State and Territory laws. As such Council's formal approval is not required. Nevertheless Vodafone, as a licensed carrier, is obliged to establish its network in accord with a draft Telecommunications National Code prepared by the Federal Minister of State for Transport and Communications. The draft code provides that amongst other matters local Councils (as relevant authorities) should be consulted and that an environmental assessment should be made of each proposal.

The purpose of this letter is to formally advise you of the above proposal and invite your comment if any. A copy of plans of the proposal and an extract of the Telecommunications Act which highlights the exemptions that apply to Vodafone are attached for your perusal...

Description of the Proposal

The proposal involves the construction of a 25m pole, with antennae, inside the property. The antennae consist of three vertical rods which are not considered visually obtrusive. The facility will include a prefabricated shed which is approximately 2.4m x 3.0m in size and which will be erected close to the base of the tower. The entire arrangement will fit within a 10m x 5m lease area to be located on the southern boundary of the site.

Council's Responsibilities

Whilst the legal framework gives similar concessions to Vodafone as are enjoyed by Telecom, it does require them to notify Councils and other relevant authorities of the proposed facility. Council is not required to carry out an assessment of the proposal in the same way as it would a development application but does have the opportunity to comment."

Planning Assessment

Advertising has been carried out, however, no submissions have been received at time of writing of this report. Some confusion arose due to an incorrect street number given by the applicant, however, this has now been resolved.

Notwithstanding that this proposal is exempt from the approval process, it is considered that the tower, fencing surrounding the facility and possible interference due to its operation may interfere with the (this includes T.V. and radio) amenity of adjacent landowners, particularly 113 Francis Street. The 2.7m high steel mesh fence surrounding the facility will not be screened. The existing trees indicated by the applicant are deciduous and would not lessen any impact during the Winter months. Considered visually obtrusive the adjoining owners views would be interrupted. Further to this, dwellings that are on the southern side of Francis Street would also be able to view the facility.

IT IS RECOMMENDED THAT Hassall Planning Consultants be advised that an alternative site should be sought so as to overcome concerns raised in relation to amenity and visual impact.

17. YOUTH HEALTH CENTRE - EXTENSION OF HOURS - LOT 1 DP540659 N^o 44 EAST MARKET STREET, RICHMOND - MR B BROWN. DA212/93/EVD

Correspondence has been received from the operators of the Richmond Youth Health Clinic known as the 'The Marketplace' requesting to extend hours of operation.

The applicants submission reads in part:-

"...the Hawkesbury Community Area Health Centre, the Richmond Department of Community Services, community youth groups and the High Schools have all referred young people with health issues to the Marketplace. The word-of-mouth among young people is apparently positive, and young people are beginning to self-refer. We have employed one young local person under the CES training scheme and are considering two other local youth for the Get Started employment program.

However, many young people cannot reach us in the office hours of Monday to Friday from 9.00am to 6.00pm. For those in outlying areas, and for those employed out of the district, the current operating hours are inaccessible.

I request that the Planning and Environment Division consider a request for the Marketplace to be allowed to operate on Saturday mornings from 10.00am to 12.00noon for a nursing clinic and counselling services..."

Council, at its Ordinary meeting dated 9 November 1993, approved, with conditions, the above use within an existing dwelling which required, inter alia, "operating hours shall be limited to 9.00am to 6.00pm, Mondays to Fridays".

Since operating the centre there has been demand for the services of the centre to operate on Saturdays. However, the operators were not aware of the restriction of hours and as a consequence a complaint was received regarding this. The matter was advertised to the eight previous objectors, however, one submission has been received, which reads:-

"I object most strongly to the request by the youth health centre to extend its hours of operation. My grounds of objection are the same as detailed in my letter of 22nd September 1993: viz, that such a facility should not be permitted to operate in a residential street.

It appears that, to justify their existence, the operators of the centre are attempting to create the illusion that a Kings Cross situation exists amongst young people in the Hawkesbury area. It would be interesting to know the actual number of their 'clients' who live in Council area.

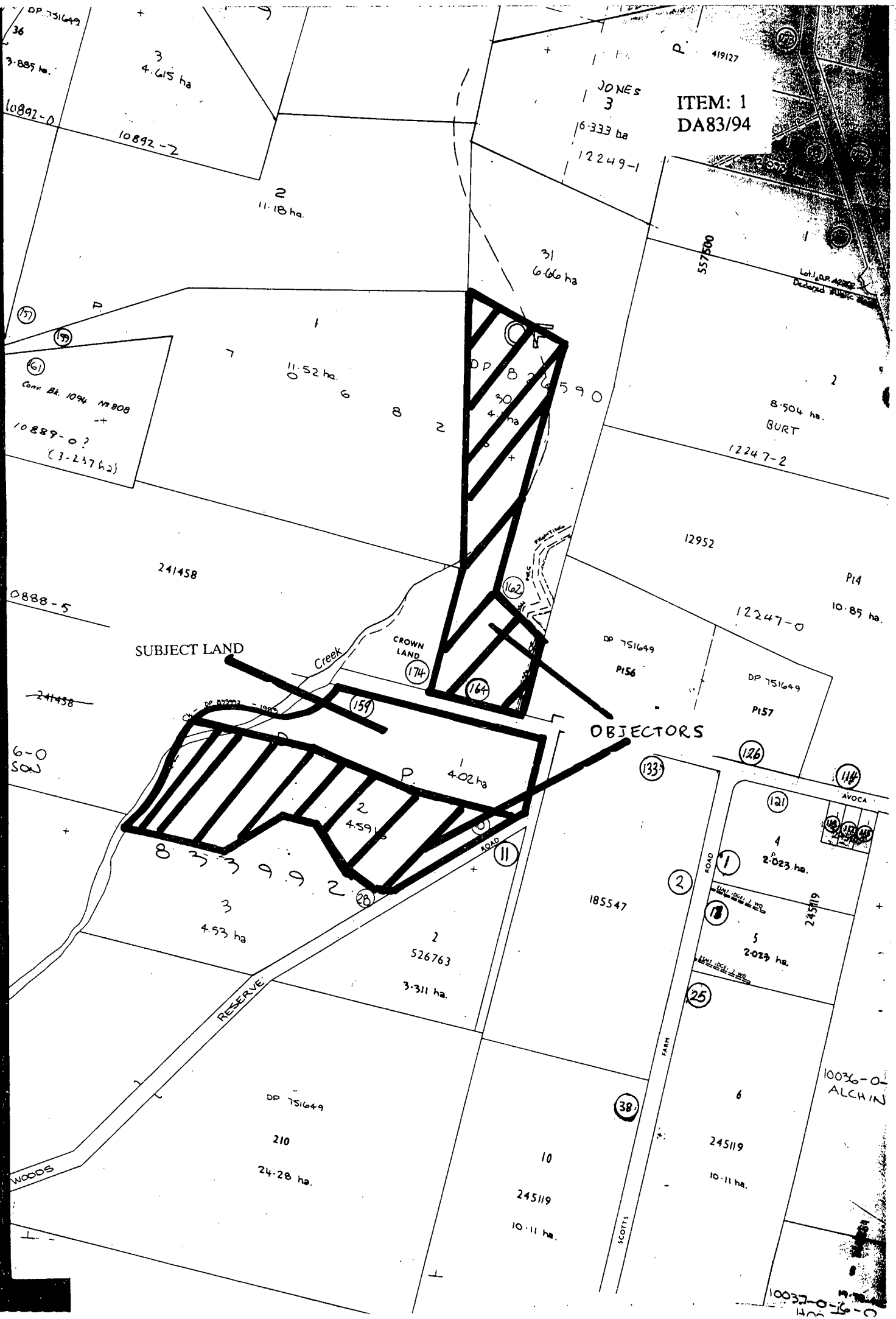
I, and fellow residents who submitted objections to the original proposal, remain extremely disappointed that Council, on which Richmond has no direct representation, should have approved such a facility in a residential street with such seemingly scant regard or respect for the wishes and opinions of residents. Presumably the slogan Hawkesbury City - Where People Make The Difference - is not inclusive of Richmond."

The operators of The Marketplace have indicated that all referrals for counselling involve young people from within the Hawkesbury area, mainly from Richmond and Windsor.

As previously reported, the use being carried out, defined as professional consulting rooms, are permissible within the zone. It is considered that by providing Saturday trading, The Marketplace will be more accessible to those who may not be able to attend. Given the proximity of the centre to existing public transport and service amenities the request to extend hours of operation should be supported.

IT IS RECOMMENDED THAT Condition N^o 6 of Development Consent N^o DA212/93 be amended to read:-

"6. Operating hours shall be limited to 9.00am to 5.00pm, Mondays to Fridays and 10.00am to 12.00noon on Saturdays."



ITEM: 1
DA83/94

SUBJECT LAND

OBJECTORS

CROWN LAND

Creek

RESERVE

WOODS

AVOCA

SCOTT'S

PATH

DP 751649
36
3.885 ha.
(10892-0)

3
4.615 ha
10892-2

2
11.18 ha.

JONES
3
6.333 ha
12249-1

419127

(157)
(19)
(161)
Conv. Bl. 10% N 808
10889-0?
(3-237 ha)

11.52 ha.

31
6.660 ha

557500

8.504 ha.
BURT
12247-2

241458

0888-5

12952

P14
10.85 ha.

12247-0

DP 751649
P156

DP 751649
P157

6-0
SOW

4.02 ha

(159)

(164)

(133)

(126)

(114)

(121)
4
2.023 ha.
245119

(1)

(17)

5
2.023 ha.

(25)

185547

(2)

2
526763
3.311 ha.

3
4.53 ha

DP 751649

210

24.28 ha.

10

245119

10.11 ha.

245119

10.11 ha.

10036-0
ALCHIN

10037-0
143

ITEM: 2
DA52/94

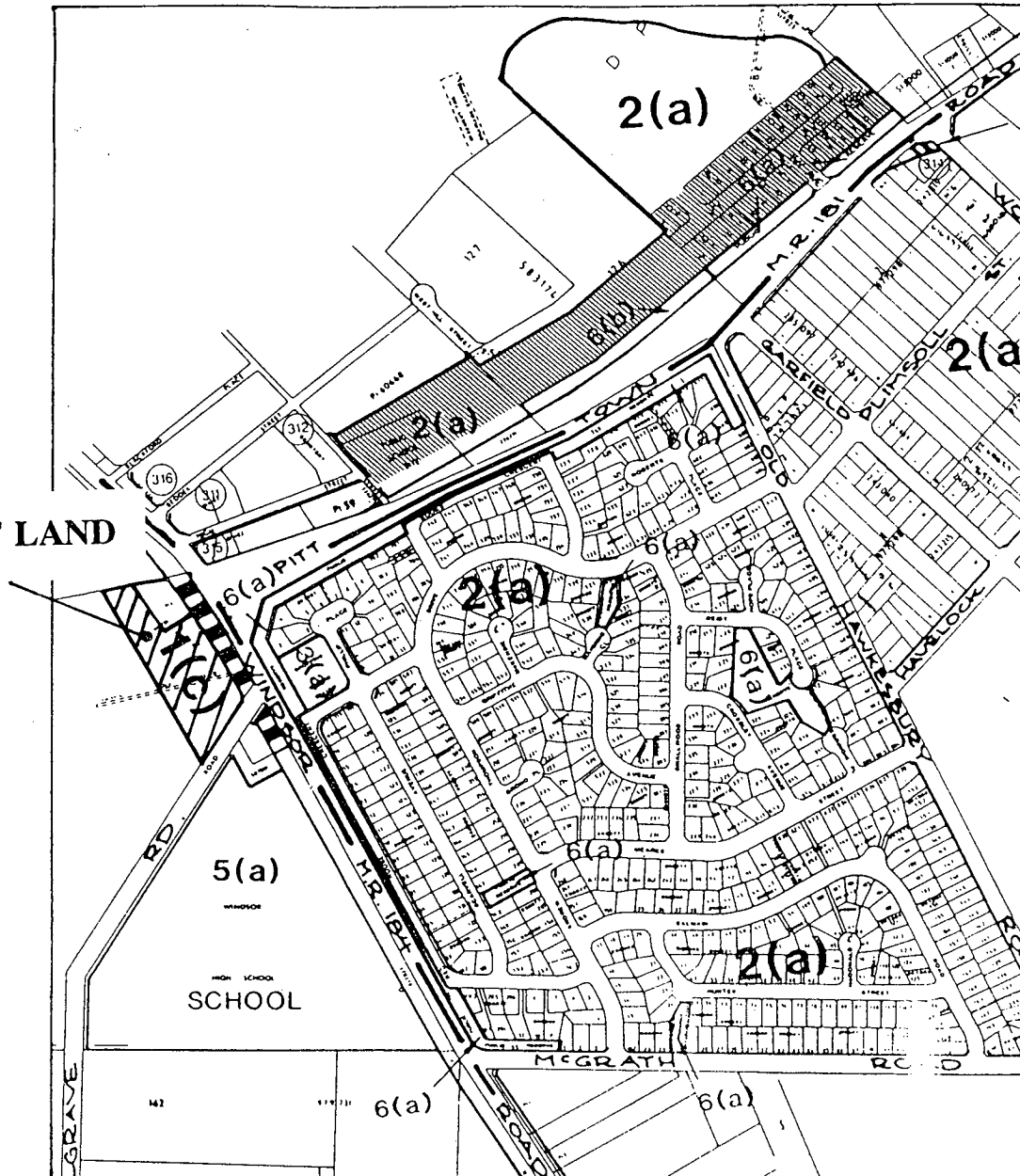
COBROFT

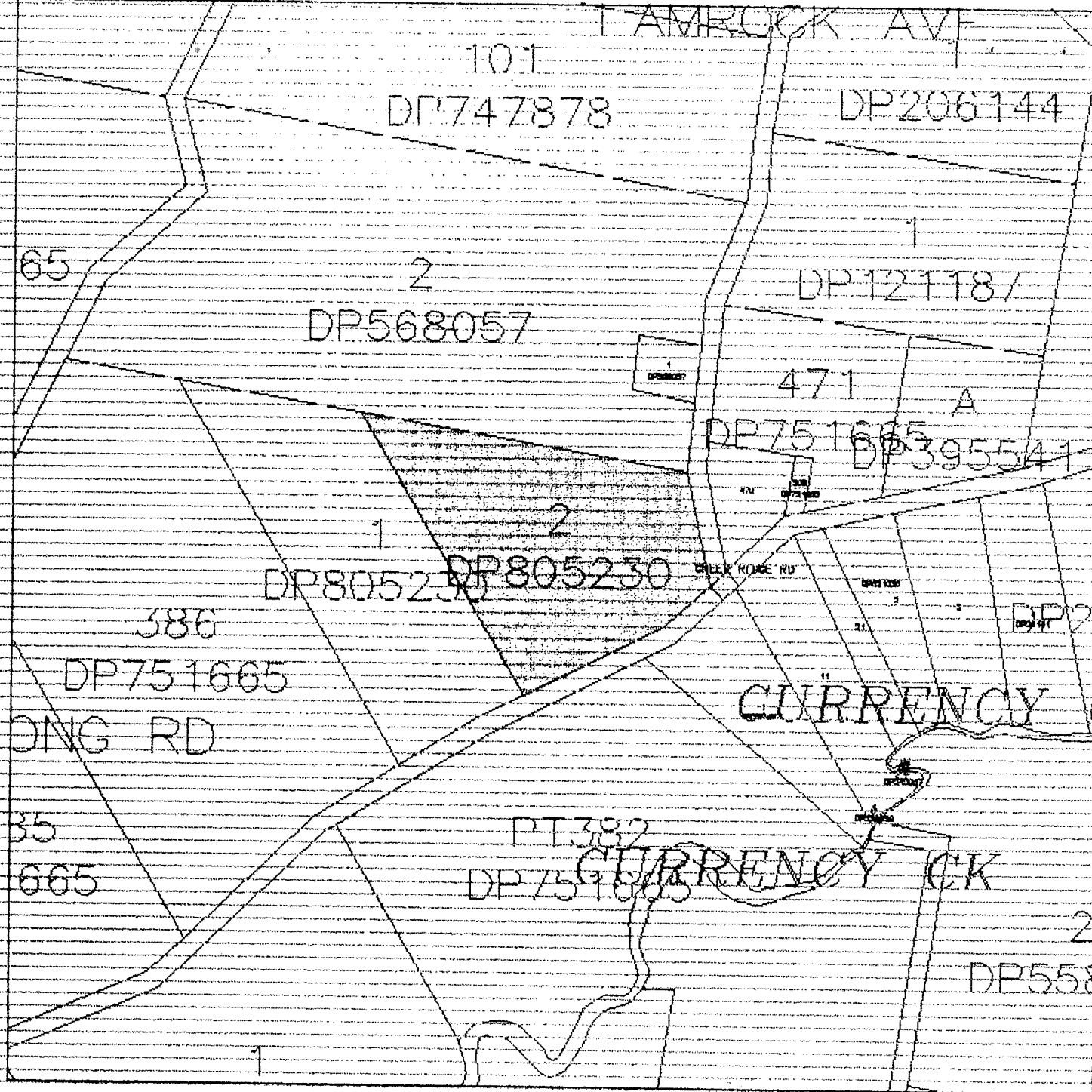
SUBJECT LAND

OBJECTOR

ITEM: 6
LEP4/94

SUBJECT LAND





ITEM: 8
P321/530

DP568057

47

DP568057

DP751

470

508

DP751665

1

DP80523

LEE RIDGE RD

11

CUH
DP327487

ITEM: 8
P321/530

Pt 68804

8 1 4 3 6 3

ITEM: 16
P613/0309 PT02

39.47 ha

SUBJECT
LAND

3
8.271 ha

2
28.15 ha

SUBJECT
LOCATION

D.P. 633497 624012

Pt. 57

2.062 ha

RICHMOND
8
PARK

RICHMOND
12

2-0624

RICHMOND

SUBJECT PROPERTY

OBJECTOR

GENERAL PURPOSE COMMITTEE MEETING

INFRASTRUCTURE

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

General Purpose Committee – Works – 30.05.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	1700	0	948	948		Annual Provision
1020.00	Tree Planting New	7360	0	2237	2237		Annual Provision
1020.01	Tree Maintenance	19160	0	5091	5091		Annual Provision
1020.02	Earth Week	2320	0	2054	2054		Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
Ferries							
2000	Lower Portland Ferry	87560	0	39026	39026		Annual Provision
RTA State Roads "Tied" Grant 93/94							
2002.250	Wisemans Ferry 1993/94	200000	111458	72022	183479		93/94 Programme
2004.250	Webbs Creek Ferry 1993/94	165000	98902	57787	156689		93/94 Programme
2006.250	Sackville Ferry 1993/94	155000	77256	51335	128590		93/94 Programme
2007.251	Spare Ferry 1993/94	5000	11308	2209	13517		93/94 Programme
2008.0	Docking Slips	7960	0	5000	5000		Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Road Maintenance							
2016.1 – 5	Sealed Roads Maintenance	558390	0	405701	405701		Annual Provision
Reseals							
<u>1993 Maintenance Works Program</u>							
<u>Road Works Reserve \$8770</u>							
Bilpin							
2036.04	Hanlons Rd South	2500	0	0	0	–	Work completed Costs to be finalised
Wilberforce							
2036.77	Burdekin Rd	6270	0	5639	5639	–632	Work completed
<u>Loan Funds plus Loan Reserve</u>							
Freemans Reach							
2036.19	Freemans Reach Rd, 4.5 – 5.8km from Putty Rd	16000	0	13653	13653	–2347	Work completed
Kurrajong Heights							
2036.33	Vista place, plus A.C. bulb	14600	3324	62	3386	–11214	Reseal completed A/C Programmed June
Windsor							
2036.150	Cambridge Ave	3836	0	1905	1905	–1931	Work completed Costs to be finalised
<u>Loan Reserve (Previous loan 92/93 \$46824)</u>							
McGraths Hill							
2036.35	Old Hawkesbury Rd	15624	0	0	0	–	To be programmed

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure			Total Expenditure	Variance	Remarks
Item	Adopted Estimate	Previous Years	Current Expenditure				
	<u>Loan Reserve \$224174)</u>						
	McGraths Hill						
2036.36	McGrath Road	12000	0	0	0	–	To be programmed
2036.37	Plimsoll St (not full length)	8825	3259	5566	8826	1	Work completed
2036.38	West Hill St	1500	1579	0	1579	79	Work completed
	Maraylya						
2036.39	Mewton Rd	6400	212	0	212	–6188	Work completed Costs to be finalised
2036.40	Neich Rd	11850	6023	0	6023	–5827	Work completed Costs to be finalised
2036.41	Phipps Rd, second half	6700	5307	0	5307	–1393	Work completed
	Mulgrave						
2036.42	Mulgrave Rd, south of Railway	8800	5670	0	5670	–3130	Work completed
	Oakville						
2036.47	Commercial Road (Boundary Rd to Menin Rd)	10300	6292	0	6292	–4008	Work completed
2036.49	Martins Rd	4000	3234	0	3234	–766	Work completed
2036.52	Old Pitt Town Rd, 3.2–4.9km recon two sections plus reseal	40300	35132	195	35327	–4973	Work completed
2036.53	Old Stock Route Rd (Saunders Rd to Oakville Rd)	5200	0	0	0	–	Program to be reported

1. WORKS COST STATEMENT**EXPENDITURE TO: 30th April, 1994**

	Item	Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
		Adopted Estimate	Previous Years				
	Richmond						
2036.61	Bourke St (Windsor St to Railway)	5899	2026	1213	3239	-2660	Work completed
2036.62	Clarke Avenue	5500	1896	2579	4475	-1025	Work completed
2036.63	Ducker Avenue	2800	905	1087	1992	-808	Work completed
2036.64	East Market St (Lawrence Ave to Brentwood Ave)	4500	1552	2286	3837	-663	Work completed
2036.65	Francis St (Pitt St to Bourke St)	6800	2371	2707	5078	-1722	Work completed
2036.66	Francis St (Paget St to East Market st)	7000	2414	3296	5709	-1291	Work completed
2036.67	Long st	1800	1523	-154	1369	-431	Work completed
2036.68	Moray St (Teviot St to College St)	4000	1422	706	2129	-1872	Work completed
2036.69	Rutherglen Ave	7000	2458	3012	5470	-1530	Work completed
2036.70	Smith Ave	1800	517	1401	1918	118	Work completed
	South Windsor						
2036.71	Church St (Bell St to Campbell St)	9800	5243	-347	4896	-4904	Work completed Costs to be finalised
	Tennyson						
2036.73	Derrig Rd	11300	0	8685	8685	-2616	Work completed
	Vineyard						
2036.74	Level Crossing Rd	7000	0	6512	6512	-488	Work completed
2036.75	Railway Road South	12700	0	0	0	-	Work completed Costs to be finalised

General Purpose Committee – Works – 30.05.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
Wilberforce							
2036.78	Church Rd (Macquarie Rd to Old Sackville Rd)	5200	2782	285	3067	-2133	Work completed
2036.79	Coburg Rd (Macquarie Rd to Old Sackville Rd)	4500	2408	-201	2207	-2293	Work completed
2036.80	King St	2500	1337	443	1780	-720	Work completed
2036.81	Stannix Park Rd 700m from Putty Rd	8200	4387	1529	5916	-2284	Work completed
<u>Road Works Reserve (\$53176)</u>							
Windsor							
2036.100	Cornwallis Rd, 0-1.6km (minus 300m)	14576	8	14445	14453	-123	Work completed
2036.101	Cornwallis Rd, 2.3-3.15km	8000	0	7306	7306	-694	Work completed
2036.102	Cornwallis Rd, 5.6-6.0km	4800	0	3488	3488	-1312	Work completed
2036.103	Cornwallis Rd, 6.4-6.7km	3500	0	0	0	-	Programmed May
2036.104	Gosper St	1900	0	666	666	-1234	Work completed
2036.105	Pitt St	15200	0	5310	5310	-9890	Work completed
Yarramundi							
2036.106	Pleasant Place	5200	0	11976	11976	6776	Work completed
<u>Reseal Rehabilitation Program</u>							
<u>Road Works Reserve (\$20000)</u>							
2017.01	Cabbage Tree Rd 1.3 - 2.8km from Grose Vale Rd	16000	7600	45	7645	-8355	Work completed Costs to be finalised
2017.11	Vincent Road 420m to end	4000	3750	0	3750	-250	Work Completed

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure			Total Expenditure	Variance	Remarks
Item	Adopted Estimate	Previous Years	Current Expenditure				
1994 Half Year Roadworks Program							
	<u>Reseals – 1993/94 FA Grant</u> (\$848520)						
	Ebenezer						
2016.30	Stones Rd	2100	0	0	0		Work completed
2016.31	Port Erringhi Rd	6100	0	0	0		Work completed
2016.32	Sirius Crescent	5600	0	0	0		Work completed
							All above costs to be finalised
2016.33	Tizzana Rd further 1.2km commencing 750m south of Portland Head Rd	14400	0	7330	7330	-7071	Work completed Costs to be finalised
	Wilberforce						
2016.34	David St	3100	0	0	0		Work completed
2016.35	Duke Rd, Macquarie Rd to Clergy Rd (3.5m width)	1500	0	0	0		Work completed
2016.36	Bora Place (AC Bulb only)	1400	0	0	0		Programmed June
2016.37	Coburg Rd, Macquarie Rd to Sackville Rd	6900	0	0	0		Work completed
	Agnes Banks						
2016.43	Crowleys Lane	10500	0	3103	3103		Work in Progress
2016.44	Markwell Place	3000	0	0	0		Work completed
	North Richmond						
2016.45	Crooked Lane,Bells Line of Rd to Slopes Rd	8000	0	6924	6924	-1076	Work completed
2016.46	Silks Rd	4000	0	0	0		Work completed
							Costs to be finalised

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2016.47	Campbell St, Elizabeth St to William St	2500	0	1969	1969	-531	Work completed
2016.48	Charles St, Elizabeth St to William St	2500	0	2004	2004	-496	Work completed
2016.49	Slopes Rd, Single Ridge Rd to No615	8500	0	7585	7585	-915	Work completed
2016.50	Access Road in front of Post Office Windsor	2000	0	1070	1070	-930	Work completed
2016.55	James Ruse Cl, including AC Bulbs	7100	0	0	0		Reseal complete A/C Prog. June
2016.56	Primrose Pl, including AC Bulbs	2300	0	0	0		Reseal complete A/C Prog. June
2016.57	Elizabeth Street	1700	0	0	0		Work completed
2016.58	Claremont Street	2600	0	0	0		Work completed
2016.59	Suffolk Street	2000	0	0	0		Work completed
2016.60	Arndell Street	3900	0	0	0		Work completed
2016.61	Baker St, The Terrace to 50m cast South Windsor	1000	0	0	0		Work completed
2016.62	Yarrowonga, Church to George St	2600	0	0	0		Work completed
2016.63	Church St, Railway property to Bell St	2000	0	0	0		Work completed
2016.64	Church St, Rickaby St to Yarrowonga	8500	0	0	0		Work completed
2016.65	Church St, Yarrowonga to Ham St	5000	0	0	0		Work completed
2016.66	Berger Rd, Woods Rd to Fairey Rd	11000	0	0	0		Work in progress
2016.67	Bradley rd, Woods Rd to No 35	5600	0	0	0		Work completed
2016.68	Thorley Rd Bligh Park	3000	0	0	0		Work completed

All above Costs to be finalised

1. WORKS COST STATEMENT**EXPENDITURE TO: 30th April, 1994**

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2016.69	James St, Macquarie St to Mileham St Freemans Reach	2600	0	0	0		Work completed Costs to be finalised
2016.71	Kurmond Rd, Marlene to Hibberts Lane	14000	0	0	0		Work completed
2016.72	Kurmond Rd, west of Terrace Rd 0.55km to 0.9km	4300	0	0	0		Programmed May
2016.73	Kurmond Rd, west of Terrace Rd 1.3km to 1.6km	3700	0	0	0		Programmed May
2016.74	Kurmond Rd, 350m west of Spinks Rd	4300	0	0	0		Programmed May
2016.75	Raymond Street Kurrajong	1800	0	0	0		Work completed Costs to be finalised
2016.76	Old Bells Line of Road, Grose Vale Rd to McMahons Park Rd	10600	0	0	0		Programmed May
2016.77	Florence Ave, AC Bulb only Kurmond	1500	0	0	0		Programmed June
2016.78	McMahons Rd, 100m from Comleroy Rd	1200	0	0	0		Programmed May

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

	Item	Expenditure			Total Expenditure	Variance	Remarks
		Adopted Estimate	Previous Years	Current Expenditure			
	Kurrajong Heights						
2016.79	Tomah Street	1600	0	0	0		Work completed
2016.80	Tomah St, Warks Hill Rd to Bells Line of Road	1100	0	0	0		Work completed
2016.81	Douglas St, from Bells Line of Road 220m	2800	0	0	0		Work completed
2016.82	East Street	5100	0	0	0		Work completed
2016.83	Coach House Road	3300	0	0	0		Work completed
2016.84	Coach House Place	1800	0	0	0		Work completed
	Bilpin						
2016.85	Mt Lagoon Rd, 4.1km to 5.1km	12900	0	0	0		Work completed
	Pitt Town						
2016.86	Bathurst St, Buckingham St to Pitt Town Bottoms Rd	15900	0	7429	7429	-8471	Work Completed
2016.87	Hawkesbury and Johnston Street	9600	0	4172	4172	-5428	Work Completed
2016.88	Schofield Rd, Old Stock Route Rd to Old Pitt Town Rd	8500	0	0	0		Work Completed
2016.89	Redfern Place	4900	0	0	0		Work Completed
2016.90	Mitchell Rd, Redfern PI to Cattai Rd	3300	0	0	0		Work Completed
							All above costs to be finalised
	East Kurrajong						
2016.91	Titas Road	5800	0	0	0		Programmed May

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure				Variance	Remarks
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure		
Hobartville							
2016.92	Town St, Hereford St to Laurence St	7900	0	5979	5979	-1921	Work Completed
2016.93	Brentwood, southern end						
	including AC Bulb	2800	0	677	677	-2123	Reseal Completed A/C prog. June
2016.94	Valder Avenue	12800	0	5857	5857	-6943	Work Completed
2016.95	Thompson Avenue	4300	0	3455	3455	-845	Work Completed
2016.96	Bell Avenue	1700	0	952	952	-748	Work Completed
Above costs all to be finalised							
Scheyville							
2016.97	Dormitory Hill Road	10500	0	9698	9698	-802	Work Completed
<u>Reseals – Loan Reserve (\$75000)</u>							
Richmond							
2016.38	Andrew St, Pitt St to Dight St	5500	0	4237	4237	-1263	Work Completed
2016.39	Hobart St, Dight St to Eastern End	7800	0	1806	1806	-5994	Work Completed
2016.40	Bowman St, Jersey to Pitt St	6500	0	5908	5908	-592	Work Completed
2016.41	Francis St, Old Kurrajong Rd to Chapel St	5000	0	4572	4572	-428	Work Completed
2016.42	Bosworth St, Francis St to Windsor St	5200	0	3940	3940	-1260	Work Completed

General Purpose Committee – Works – 30.05.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	Oakville						
2016.51	Harkness Rd, Menin Rd to Commercial Rd	12100	0	0	0		Programmed May
2016.52	Saunders Rd, Old Pitt Town Rd to Oakville Rd	11500	0	4799	4799	-6701	Work Completed Costs to be finalised
2016.53	Glenidol Rd	14100	0	0	0		Programmed may
2016.54	Old Stock Route Rd, Garfield Rd to Oakville Rd	4300	0	0	0		Work completed Costs to be finalised
	South Windsor						
2016.70	Bell St, George St to Mileham St	3000	0	0	0		Work completed Costs to be finalised
	<u>Regional Roads Program 1993/94 RTA Grant</u>						
2035.200	Regional Roads 1993/94	403940	139199	199079	338278		1993/94 Programme
	<u>ROAD MAINTENANCE</u>						
2021.01 – 5	Unsealed Roads Maintenance	261390	0	152853	152853		Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>FLOOD & STORM DAMAGE</u>							
<u>RTA Grant 1992</u>							
<u>Local Roads (\$1273600)</u>							
Working Funds (Council \$25000)							
2027	Local Roads 1992	1298600	1168196	0	1168196	–	Work in progress
<u>Dept Public Works Grant 1992</u>							
2030	Howe Park	16000	13877	888	14765	–	Work completed
	Governor Phillip Park	361030	167341	193950	361291	–	Work completed
2016	Emergency	9500	9500	0	9500	–	Work completed
<u>Maintenance and Repair</u>							
2042.01	Paved Footpath Maintenance	11190	0	7289	7289		Annual Provision
2042.07	Unpaved Path Maintenance	1060	0	0	0		Annual Provision
2044	Bus Shelter Shed Maintenance	3820	0	175	175		Annual Provision
2046.01	Bridge Maintenance	48930	0	4786	4786		Annual Provision
<u>Bridge Construction</u>							
Financial Assistance Grant Rd Reconst \$69398							
Financial Assistance Grant Bridges \$65602							
2047.01	Mill Rd Bridge Replacement	135000	1248	129993	131241	–3759	Work completed

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure			Total Expenditure	Variance	Remarks
Item		Adopted Estimate	Previous Years	Current Expenditure			
<u>Kerb & Guttering</u>							
	Revenue (Previous Ln 92/93 \$97500)						
2080.501	Nightingale Square	66000	513	0	513	—	Work in Progress Survey costs
2080.509	Grose Vale Rd North Richmond	31500	18014	7326	25341	—6159	Work completed Costs to be finalised
2080.550	Improve entrance Windsor Ln Funds \$26356 Ln Reserve \$37329	63685	7221	0	7221	—	Work commenced
<u>1994 Half Year Roadworks Program</u>							
	<u>Kerb & Gutter and Footpaving</u> <u>(Kerb & Gutter Reserve \$75000)</u>						
2080.601	Catherine St Windsor, K&G reconstruction and adjustment of sandstone associated with roadwork	14940	0	0	0		Programmed July
2080.602	Church St Sth Windsor, K&G works associated with road and drainage works between James and Campbell Streets	16200	0	0	0		Programmed July
2080.603	Argyle St Sth Windsor, concrete footpaving south side between Macquarie & George Streets & Macquarie & Mileham Streets	7700	0	6918	6918	—782	Work completed
2080.604	Laurence St Hobartville, concrete paving adjacent to Tamplin Field from Powell St to existing path	7200	0	0	0		Programmed May

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
2080.605	George St Windsor, concrete footpaving missing section between No 37 and No 43	2500	0	0	0		Programmed June
2080.606	Drummond St Sth Windsor, footpaving south side Macquarie to the pool	7500	0	0	0		Programmed May
2080.607	Elizabeth St Richmond, concrete footpaving adjacent to school (remaining section)	3960	0	3865	3865	-95	Work completed
	<u>Wombat Crossings</u> plus \$25000 RTA Grant plus \$10000 Windsor Traffic Study						
2081.13	George St Windsor (Near Coles)	10000	0	1383	1383		Work completed Costs to be finalised
2081.14	George St Windsor (adjacent to Primary School)	10000	0	1698	1698		Work completed
2081.11	Tebbut St Windsor (adjacent to Primary School)	10000	0	1383	1383		Work completed
2081.12	Alexander St Bligh Park (adjacent to Primary School)	10000	0	1037	1037		Work completed Above costs to be finalised
2082.01	Richmond Kerb Ramps for Disabled	10000	0	0	0		Programmed May

PROVISION FOR INFRASTRUCTURE

2061.01	Sundry Pub/ Wks Survey & Design	15130	0	3925	3925		Annual Provision
2074	Vehicular Crossings	1330	0	1042	1042		Work as required

General Purpose Committee – Works – 30.05.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>CITY ROADS CONSTRUCTION</u>							
-	<u>Loan Program 90/91</u>						
	+ 30000 Cncl Funds						
2066.05	The Terrace closure relocation	230000	177763	0	177763	-52237	Work completed
2070.52	Fitzgerald Street – George St to The Terrace – pavement reconst	101500	93471	220	93690	-7810	Work completed
<u>Roads Reconstruction</u>							
<u>Financial Assistance Grant 92/93 \$574620</u>							
2069.501	Spinks Rd, reconstruction and kerb & gutter 2.1 – 2.82km	271620	745	1259	2003	-	Work in progress
2078.01	The Driftway, reconstruction. FA Grant \$330000 FA Grant (Cncl Prop.) \$165000 Penrith City Cncl \$165000	660000	485174	-98	485076	-174924	Work completed
2069.502	Buckingham St Pitt Town, Liverpool St to Main Cattai Rd	26400	23830	0	23830	-2570	Work completed
2069.503	Yarraman Rd Grose Wold	24000	19049	0	19049	-4951	Work completed
2069.504	Boundary Rd Glossodia	52600	47950	0	47950	-4650	Work completed
2069.505	Paget St Richmond, pavement reconstruct	31000	23421	585	24006	-6994	Work completed
<u>Loan Funds 1991/92 \$57500</u>							
2069.512	Traffic Facilities Windsor	23500	175	0	175	-	Work commenced survey costs

1. WORKS COST STATEMENT**EXPENDITURE TO: 30th April, 1994**

		Adopted	Expenditure Previous	Current	Total	Variance	Remarks
	Item	Estimate	Years	Expenditure	Expenditure		
2069.514	Palmer St, George St to North St	12000	10000	0	10000	-2000	Work completed
2069.516	Grenville St Pitt Town, sealed shoulder adj to kerb & gutter	22000	16409	0	16409	-5591	Work completed
	<u>Loan Reserve(Previous Ln 92/93 \$108500)</u>						
2069.506	Nightingale Square Glossodia	30000	386	16234	16621	-	Work in Progress
2069.507	Ebenezer Wharf Rd, rehabilitation	50000	48405	0	48405	-1595	Work completed
2069.508	Grose Vale Rd, Nth Richmond	28500	28117	1290	29407	907	Work completed
	<u>Roadworks Reserve (\$57039)</u>						
2069.04	Collith Ave, rehab/réconstruction	57039	0	0	0	-	Subject to report June GPC.

1994 Half Year Roadworks Program

	<u>Road Construction</u>						
	<u>(FA Grant 93/94 \$548520)</u>						
2069.100	Carrs Rd Wilberforce, reconstruct 300m section	19800	0	0	0		Programmed May
2069.101	Irwins Rd East Kurrajong, reconstruct 230m failed road pavement	13800	0	0	0		Programmed May
2069.102	Bus Shelter, corner Howes and Singleton Roads	4000	0	259	259		Programmed June
2069.103	Railway Rd South Mulgrave, reconstruct existing road pavement from Mulgrave Rd 1350m east	111520	0	80050	80050		Work completed Costs to be finalised

1. WORKS COST STATEMENT**EXPENDITURE TO: 30th April, 1994**

	Item	Expenditure			Total Expenditure	Variance	Remarks
		Adopted Estimate	Previous Years	Current Expenditure			
2069.104	Mitchell Rd Pitt Town, reconstruct half width road for approx 80m	3200	0	0	0		Work completed
2069.105	Fischer Rd Maraylya, reconstruct 1600m from Pitt Town Dural Rd	140000	0	10764	10764		Costs to be finalised
2069.106	Crowleys Lane Agnes Banks, reconstruct 350m section	19200	0	14663	14663		Work completed Costs to be finalised
2069.107	Yarramundi Lane Richmond, reconstruct section of failed pavement between Crowleys Lane and Inalls Lane	118500	0	0	0		Programmed May
2069.108	Post Office Rd Ebenezer, reconstruction	43500	0	0	0		Programmed May
2069.109	Cnr Bathurst/Eldon/Grenville Streets Pitt Town construct raised traffic island, including signage	3000	0	0	0		Programmed May
2069.110	Irwins Rd East Kurrajong, reconstruct and seal the unsealed section	39600	0	0	0		Work commenced
2069.111	Kable St Windsor, footpath restorations, construct paving bricks south side between George St and The Terrace	28900	0	108	108		Work commenced
2069.112	Fitzgerald St Windsor, reconstruct bitumen footpath in paving bricks between Rest Centre and George St	3500	0	0	0		Programmed May

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

	Item	Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
	<u>Road Construction (Loan Reserve \$175000)</u>						
2076.01	Catherine St Windsor, pavement reconstruction associated with K&G reconstruction and sandstone adj	55400	0	135	135		Programmed July
2076.02	Church St South Windsor, east side between James St and Campbell St Pavement and drainage works associated with K&G works	77800	0	135	135		Programmed July
2076.03	Cornwells Lane Richmond, reconstruct from Bensons Lane to Triangle Lane	41800	0	0	0		Programmed June

LOCAL ROADS PROGRAMMES

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

2071.302	Boundary Road Vineyard	87500	6519	0	6519	--	Road/culverts completed awaiting utility adjustment
2071.304	Mileham St – Day St – Fairey Rd	242500	247948	0	247948	5448	Work completed

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

2071.412	West Portland Road	11700	0	0	0	–	Work completed costs to be finalised
2071.403	George Street Sth Windsor LATM	60000	0	0	0	–	To Be Programmed

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure					
	Item	Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>3x3 Roads Program (\$322000)</u>							
2077.01	Mulgrave Rd, reconstruct including entry to Curtis Rd	150000	485	135979	136464	—	Work completed costs to be finalised
2077.02	Whitmore Rd, reconstruct and seal unsealed section	87000	59920	735	60655		Work completed Costs to be finalised
2077.03	Old Hawkesbury Rd/ McGraths Rd McGraths Hill	68500	485	0	485	—	To be programmed
2077.04	Roberts Creek Rd, reconst access fm East Kurrajong Rd Sec 1	16500	15019	0	15019	—1481	Work completed

TRAFFIC MANAGEMENT

2090.01	Traffic Signs New	21630	0	7874	7874		Annual Provision
2092.01	Traffic Signs Maintenance	11670	0	5227	5227		Annual Provision

PUBLIC UTILITY INFRASTRUCTURE

Cemetries

3000	Cemeteries Expenses	45540	0	17970	17970		Annual Provision
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1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>Emergency Services</u>							
3010	State Emergency Services	30830	0	8802	8802		Annual Provision Volunteer Organisation
<u>Drainage/Stormwater Control</u>							
	Loan Funds \$939,583						
3200.106	North Street (plus revenue \$11800)	23170	2553	0	2553	–	Agreement for easement with one owner not complete
3200.202	Bandon/Windsor/Old H'bury Rds	18500	9453	0	9453	–9047	Work completed
3200.203	Redfern Place, Pitt Town (Plus \$13200 Reserve)	25200	0	18358	18358	–	Work completed Costs to be finalised
3200.303	Paget Street to East Market Street	70000	2271	0	2271	–	(Survey costs) Part of Richmond Drainage–easement agreement on one property needed
3200.305	Stage 2 – College Drain	11900	9732	0	9732	–2168	Work completed
3200.400...	Richmond Drainage	800000	5877	0	5877	–	Design complete, easement being negotiated
	Loan Reserve & Drainage Reserve (\$38000)						
3200.300	North St, Windsor, Stage 2	38000	1402	0	1402	–	Agreement for easement with one owner not complete
<u>Maintenance</u>							
3210	Drainage Maintenance	17500	0	5692	5692		Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

		Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
Item		Adopted Estimate	Previous Years				
<u>1994 Half Year Roadworks Program</u>							
	<u>Drainage (Drainage Reserve \$80000)</u>						
3200.11	College St Richmond, reconstruct partially collapsed half round pipe drainage systems, with box culverts in the vicinity of No11 and Moray St	30300	0	0	0		Programmed June
3200.12	Harpur Crescent South Windsor, Drainage extension in front of pathway for pedestrian access	6100	0	2541	2541		Work completed Costs to be finalised
3200.13	180 Terrace Rd North Richmond, construct piped drainage system within easement to divert road drainage away from adjacent cottage	14100	0	0	0		Programmed May
3200.14	340 Castlereagh Rd Agnes Banks, Construct piped drainage system between two existing sections to alleviate flooding	15500	0	0	0		Programmed May
3200.15	599 Slopes Rd, construct piped drainage system within easement to divert road drainage away from adjacent cottages	14000	0	0	0		Programmed June
<u>Street Lighting</u>							
3220.01	Street Lighting	266450	0	134146	134146		Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

Item		Adopted Estimate	Expenditure Previous Years	Current Expenditure	Total Expenditure	Variance	Remarks
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Maintenance	47150	0	15166	15166		Annual Provision
<u>Construction</u>							
4501.22	Revenue (Previous Ln 92/93 \$35000) Holland Paddock Car Park	35000	0	0	0		To be Programmed
<u>Community Facilities and Services</u>							
Boat Ramp							
5170	Boat Ramp Maintenance	26540	0	12893	12893		Annual Provision
Parks							
5180	Parks Maintenance	248284	0	188926	188926		Annual Provision
5180.03	Parks Amenities Mtce	36565	0	21523	21523		Annual Provision
5180.04	Parks Cleaning	120149	0	74197	74197		Annual Provision
5180.09	Contract Mowing	31672	0	14173	14173		Annual Provision
5180.13	Garden Competition	1030	0	0	0		Annual Provision
5180.100	Sports Council M & R	150078	0	19100	19100		Annual Provision
5180.110	Contribution Sports Council	75043	0	75040	75040		Annual Provision

1. WORKS COST STATEMENT**EXPENDITURE TO: 30th April, 1994**

		Expenditure				Variance	Remarks
Item		Adopted Estimate	Previous Years	Current Expenditure	Total Expenditure		
RECREATIONAL SERVICES							
Loan Program 1991/92 (\$12050)							
5680	Woodbury Reserve (Ln Fnds \$12050, Cont \$7940)	19990	8244	0	8244	—	Work in progress
S94 Contributions (\$40000)							
Kurrajong							
5682.09	Bowen Mountain Park	10000	7378	0	7378	—	Improvements by Committee
5682.10	Memorial Park	30000	18356	0	18356	—	Work commenced – K&G completed
S94 Contributions 1990/91 (\$379100)							
Grants (\$71400) Cont. (\$2000)							
Windsor							
5682.23	Colbee Park, McGraths Hill	25000	16251	0	16251	—	Shelter Shed completed Drainage nearing completion
5682.35	Woodlands Park – effluent disposal	37000	537	0	537	—	Work Commenced
<u>Revenue (Previous Ln 92/93 \$25900)</u>							
5682.100	Richmond Park, picnic tables, park benches, litter bins	16800	11401	0	11401	—	Work completed Costs to be finalised
5682.101	St Albans Park, picnic tables, park benches, litter bins	4900	0	0	0	—	Programmed June
5682.102	Lower Portland/Ski Lodge Village Reserve, picnic tables, park benches & litter bins	4200	0	3192	3192	–1008	Work completed

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1. WORKS COST STATEMENT**EXPENDITURE TO: 30th April, 1994**

Item	Expenditure		Current Expenditure	Total Expenditure	Variance	Remarks
	Adopted Estimate	Previous Years				
<u>1994 Half Year Parks Improvements Program</u>						
	<u>Loan Redemption Savings 1993/94 (\$50000)</u>					
5682.301	Relocate practice nets, North Richmond	11600	0	0	0	Work commenced
5682.302	Bounty Oval, renovate	2200	0	0	0	Work completed costs to be finalised
5682.303	Mower Place Reserve, path	2000	0	0	0	Programmed May
5682.304	Bicentenary Park/Ham Common Cycleway (extended to Clarendon)	20000	0	0	0	Programmed June
5682.305	Smith Park watering system	4000	0	0	0	Programmed June
5682.306	Wheeeny Creek Picnic Area L/scape	6200	0	0	0	Work by N.P.W.S – joint construction Programmed June
5682.307	Wilberforce Park water supply	4000	0	0	0	Programmed June

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ENTREPRENEURIAL ACTIVITIES**Cordners Corner**

6050.06	Cordners Corner Restoration	11540	0	8344	8344	Annual Provision
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General Purpose Committee – Works – 30.05.94

1. WORKS COST STATEMENT

EXPENDITURE TO: 30th April, 1994

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

Recommendation

1. That the Works Cost Statement to 30th April, 1994, be received.
2. The revised estimates of cost be adopted.

2. TRADE WASTE DISCHARGE - BLACKMAN CRESCENT & FAIREY ROAD, SOUTH WINDSOR - WORTH OIL RECYCLING PTY LTD. GL077/001 PT01/ENG

An application has been received from Worth Oil Recycling Pty Ltd to enter into a formal Service Agreement with regard to their liquid trade waste discharge to the local sewer system.

Worth Oil's latest Interim Agreement has been in place since Council's resolution of 9 November 1993, which reads as follows and is due to expire on 30 June 1994:-

- "1. *The Interim Agreement with Worth Oil Recycling Pty Ltd to discharge Liquid Trade Waste from the premises at the corner of Blackman Crescent and Fairey Road, South Windsor, be extended for a period ending 30th June, 1994, subject to the following conditions:-*

<i>Max. discharge per day</i>	<i>25,000l</i> <i>(twenty five thousand)</i>
<i>Max. weekly discharge</i>	<i>100,000l</i> <i>(one hundred thousand)</i>
<i>pH</i>	<i>7.0 - 9.0</i> <i>(seven point zero) - (nine point zero)</i>
<i>Mineral oil</i>	<i>Less than 0.1mg/l</i> <i>(zero point one)</i>
<i>Petroleum Hydrocarbons</i>	<i>5mg/l</i> <i>(five)</i>
<i>Total Phenols</i>	<i>8mg/l</i> <i>(eight)</i>
<i>BOD</i>	<i>1155mg/l</i> <i>(one thousand one hundred and fifty five)</i>
<i>Suspended Solids</i>	<i>30mg/l</i> <i>(thirty)</i>
<i>Grease and Oil</i>	<i>10mg/l</i> <i>(ten)</i>

Payment of fees covering the discharge of Volume, BOD and Total Phenols at the following rates:-

<i>- volume</i>	<i>\$ 1.00/kl</i> <i>(one)</i>
<i>- BOD</i>	<i>\$ 1.42/kg</i> <i>(one dollar forty two cents)</i>
<i>- Total Phenols</i>	<i>\$37.47/kg</i> <i>(thirty seven dollars forty seven cents)</i>

with fees being paid on a monthly basis.

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- *Ongoing testing as directed by Council staff to determine levels of contaminants, including metals with the total cost being met by Worth Oil Recycling Pty Ltd.*
 - *Further extension being subject to reapplication and consideration of the operating capacity of the South Windsor STP at the time, discharge volume proposed from Worth Oil and the company's pollution reduction program.*
2. *Council supports the applicant's total re-use philosophy of wastewater."*

During this time, they have produced a quality effluent within the prescribed standards as set out in the Interim Agreement for the period ending 30 June 1994. The current average, and maximum pollutant loads and the licence limits are set out in the following table:-

	Average Concentration mg/L	Maximum Concentration mg/L	Licence Limits mg/L
Maximum daily discharge			25,000L
Maximum weekly discharge			100,000L
pH	8.02	9.64	7-9
Suspended Solids	5	24	30
BOD	654	910	1155
Grease	2.05	8	10
Petroleum Hydrocarbons	1.36	3.6	5
Total Phenols	1.75	4.2	8
Mineral Oil	<0.1	<0.1	<0.1

The company has requested testing for the mineral oil component of the Total Petroleum Hydrocarbons Analysis be not required. As one of their primary functions is the recover of mineral oil, they believe they have demonstrated that mineral oils will not pass through their filtration system. However, as mineral oil recovery is one of their primary functions it is in Council's and the public interest the monitoring of mineral oil be continued for the time being and reviewed in twelve months.

It has also been requested that discharge to the sewer upon sighting the test results for each batch with the exception of BOD₅, be allowed. The turn around time for BOD₅ is seven to ten days and it is claimed that the delay severely restricts their treatment capacity. BOD will still be tested to ensure filtration procedures are operating satisfactorily.

Presently the company is carrying out an in-house TOC (Total Organic Carbon) Analysis on all treated wastewaters and have determined a BOD:TOC ratio of 1 to 2.5 : 1. This ratio and other factors are used to determine whether a batch is to be retained for discharge or transported off the premises for discharge at their

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Girraween facility. In addition, it is planned to start COD (Chemical Oxygen Demand) Analysis to establish a correlation between BOD, COD and TOC. In view of the testing being undertaken, it is recommended that approval to discharge prior to BOD results being available with the understanding if the limits are breached, previous arrangements will be introduced. This will also be subject to an annual review.

Worth Oil has indicated their pollution reduction program will consist of a minimum 10% reduction/annum of BOD. The current BOD limit is 1155mg/L and this will be reduced by 10% to 1040mg/L for the period beginning 1 July 1994. All other pollutants comply with adopted standards. These limits will be subject to annual review.

As a result of Worth Oil's total reuse of wastewater philosophy, proposed wastewater continues to replace townwater wherever possible. Regular reuse of this water has been instigated in the following areas:-

- truck washdown and cleanout (approximately 10,000l/week); and
- laundering process in the recycling of used fuel oils (approximately 8,000l/week).

In the last six months the company has completed further research into on-site reuse options. Further upgrading work, presently under construction and proposed at the plant will incorporate the utilisation of processed wastewater in the following areas:-

- chemical makeup water for water treatment plant processes (estimated at 4,000l/week by August 1994);
- general washdown of bunded areas (estimated at 5,000l/week by October 1994);
- chemical makeup water for specific treatment of lubricating oils (estimated at 20,000l/week by January 1995); and
- internal irrigation of lawns and garden beds (estimated at 2,000l/week by January 1995).

It is proposed that Council enter into a Service Agreement with Worth Oil subject to compliance with the following Schedules:-

Schedule One: Waste Description

The following pollutants will continue to be monitored and reported:-

	<u>Limit</u>
BOD	1040mg/L
Suspended Solids	30mg/L
Grease	10mg/L

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Petroleum Hydrocarbons	5mg/L
Total Phenols	8mg/L
Mineral Oil	less than 0.1mg/L
pH	7-9

Schedule Two: Sampling, Analysis and Discharge

Discharge volumes are limited to 25,000l/day and 100,000l/week.

Discharge rate is limited to 1l/sec.

Sampling and analysis on pollutants listed in Schedule One are to continue on a batch basis.

Schedule Three: Rates and Charges

The following pollutants will be levied at the proposed rates for total discharge:-

Volume	\$1.00/kl
BOD	\$1.35/kg
Phenols	\$37.47/kg

The rates will be subject to annual review.

Schedule Four: Apparatus & Equipment

List of apparatus and equipment on-site.

Schedule Five: Special Conditions of Agreement

Discharge is allowed prior to sighting a BOD test result, providing a TOC result is recorded. Any batch recording a TOC level greater than 416mg/L be held until a BOD test result has been sighted prior to discharge and complies with the maximum limit or be transported from the premises and disposed of in a satisfactory manner. Any breach will result in reintroduction and to the previous arrangement of reporting BOD results prior to discharge.

BOD limits be reduced to:-

- 1040mg/L for the period July 1994 to June 1995; and
- 936mg/L for the period July 1995 to June 1996.

Testing for mineral oil content in the wastewater be continued for a minimum twelve months, and subject to satisfactory results, this test be not required.

The proposed reduction of wastewater discharged to the sewer be reduced by approximately 40,000l per week by June 1995.

A report be submitted in June 1995, to Council for information, including the status of the following points:-

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- the testing for mineral oil content in the treated wastewater;
- the correlation of BOD, COD and TOC;
- pollution reduction program; and
- wastewater reuse.

Current and proposed reuse of water by the above will result in a reduction of approximately 40,000l/week of treated wastewater being discharged to the sewer by January 1995.

IT IS RECOMMENDED THAT Council enter into a Service Agreement with Worth Oil Recycling Pty Ltd to discharge liquid trade waste from the premises at Blackman Crescent and Fairey Road, South Windsor, for the period starting 1 July 1994, and ending 30 June 1996, subject to compliance with Schedule One to Five as outlined in the report.

3. ECO-SAFE WASTEWATER TREATMENT PROJECT -
ENVIRO-DESIGN TECHNOLOGY PTY LTD. GW020/007
PT02/ENG

A report was considered by Council at a Special Meeting on 3rd May, 1994, regarding the ongoing testing of a pilot treatment plant. It was indicated that funding was likely from Public Works and the Department of Primary Industry & Energy, and Council resolved to contribute \$28,666.00 on a 1/3:1/3:1/3 basis. Advice has now been received that Public Works will not be contributing to the project.

It does appear that Public Works supports the proposal, however, funding for a pilot treatment plant evidently cannot be justified from the Country Town Water Supply and Sewerage Program. At this stage, funding for fifty percent of the project ie; \$43,000 is still available from the Department of Primary Industry & Energy from the National Landcare Program.

If this project is to continue and receive Federal funding it will be necessary for Council to contribute fifty percent of the cost of \$86,000 ie; \$43,000 rather than one third of the cost as was indicated in the previous report, ie; \$28,666.

It is still felt that the project is worthy of support through the next stage, particularly in view of the Company's profit sharing offer.

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IT IS RECOMMENDED THAT Council continue to support the development of the Eco-Safe Waste Water Treatment Project with Council's proportion of the funding being provided from the Sewerage Fund. An agreement being completed between the Company and Council whereby the Company agrees to pay 2% (two) of profits to Council from sales until the \$200,000 (two hundred thousand dollars) is paid. If the Company is sold or changes ownership, the \$200,000 (two hundred thousand dollars) be paid to Council. The Seal of Council be placed on any necessary documents.

4. BELLS LINE OF ROAD, NORTH RICHMOND - KERB & GUTTER, ROAD SHOULDER & DRAINAGE WORKS - ROADS & TRAFFIC AUTHORITY. 0243/R PT04/ENG

Correspondence has been received from the Roads & Traffic Authority requesting consideration be given to completing the roadworks between the new service station/ Hanna Match and the North Richmond Bridge.

The works involve kerbing and guttering, drainage and shoulder construction off the north western end of the North Richmond bridge.

Details of the proposed work and associated costs showing the cost sharing arrangement between Council and the RTA is as follows:-

Details	Estimate	
	Council	RTA
1 Kerb & Gutter length 200m	6,600	6,600
2(a) Drainage length 57m	2,500	7,800
2(b) Drainage pits x 4	800	2,400
3 Erosion control turfing	100	200
4(a) Shoulder reconstruction 300m ² (base)	-	11,600
4(b) A.C. wearing surface (50mm)	-	3,900
Total	10,000	32,500

It is proposed that Council's proportion of the funding (\$10,000) be provided from the Kerb and Gutter Reserve.

A condition of the RTA's funding offer is that the works have to be completed by the end of June, 1994, and as such, it is proposed to commence the work as soon as possible, following the Committee Meeting, should Council wish to proceed.

IT IS RECOMMENDED THAT the construction of kerb, gutter, drainage and road shoulder on Bells Line of Road between the North Richmond Bridge and the Service Station/Hanna Match proceed at an estimated cost of \$42,500 (forty two thousand five hundred dollars) with Council's share \$10,000 (ten thousand dollars) provided from the Kerb and Gutter Reserve.

5. NIGHTINGALE SQUARE, GLOSSODIA - ADDITIONAL ROADWORKS. 1402/R PT02/ENG

Part of the 1993 Works Program provides for the construction of kerb and gutter and adjacent roadworks in Nightingale Square, Glossodia.

The kerb and guttering has been completed, however, it has now been found that the existing sealed pavement will need to be regraded so as to provide for a uniform crossfall to the gutter. When the original cost of the job was estimated, it was anticipated that only the shoulder area would require reconstruction.

IT IS RECOMMENDED THAT the additional pavement works in Nightingale Square, Glossodia, be undertaken to form a uniform grade at an estimated cost of \$26,000 (twenty six thousand dollars) with the funding being provided from Road Construction Reserve.

6. THE DRIFTWAY - RECONSTRUCTION. 2018/R PT04/ENG

As Council would be aware, reconstruction of The Driftway has been undertaken in two stages thus far. Stage I being between Reynolds Road and Londonderry Road and Stage II between Londonderry Road and Bonner Road. This work has now been completed. Funding for the project was on a 2:1:1 basis, with \$330,000 being provided from a Financial Assistance Grant, \$165,000 by Penrith City Council and \$165,000 from this Council, making a total budget of \$660,000.

The project has been completed under budget with an amount of approximately \$175,000 remaining from the total funding. It is proposed that these funds be utilised to complete the reconstruction of The Driftway between Bonner Road and Castlereagh Road, a length of approximately 900 metres. Penrith City Council was advised of this proposal, and that Council has in turn advised that it has no objection to the remaining funds being utilised for the reconstruction of The Driftway between Castlereagh Road and Bonner Road, on the basis that Hawkesbury City Council agree to contribute half cost of the sealing of Bonner Road between The Driftway and Eaton Street in the 1994/95 Works Program.

The estimated cost to reconstruct and seal Bonner Road, which is approximately 650 metres long, is \$85,000 with Council's contribution being \$42,500. Whilst Council's policy is not to extend the sealed road network without mitigating circumstances, it is felt that this proposal is reasonable on the basis of the fifty percent funding by Penrith City Council, the continued representation by residents fronting that road and the fact that Bonner Road is a bus route.

It will also be noted from the plan that there is a short section of Eaton Street between Bonner Road and Warnock Street, of approximately 150 metres, which links those two streets that is also unsealed. It is considered that it would be prudent to seal this short section of road, as it too is part of the bus route. The estimated cost to undertake this work is \$18,000.

IT IS RECOMMENDED THAT:-

1. The reconstruction and bitumen sealing of The Driftway between Bonner Road and Castlereagh Road be completed using funds provided for The Driftway reconstruction.
2. Bonner Road be reconstructed and bitumen sealed on a 50/50 (fifty/fifty) basis between Penrith and Hawkesbury City Councils at an estimated cost of \$85,000 (eighty five thousand dollars), with this Council's contribution of \$42,500 (forty two thousand five hundred dollars) being included in the 1994/95 Construction Program.
3. That Eaton Street between Bonner Road and Warnock Street be reconstructed and bitumen sealed at an estimated cost of \$18,000 (eighteen thousand dollars) as part of the 1994/95 Roads Construction Program.

7. WASTEWATER TREATMENT - THE CITY FOREST GROUP.
GW010/007 PT02/ENG

A report was submitted to Council at the General Purpose Committee of 2nd November, 1993, regarding a proposal which had been received from a group called the City Forest Group to test and develop a concept which aims to provide tertiary treatment for urban waste water, using forest type trees from specially created areas of deep forest soil. Council resolved that the project be supported in principle and assistance be given in the location of suitable sites.

The Group has now submitted a project proposal which is envisaged to be undertaken on a parcel of land adjoining the McGraths Hill Sewage Treatment Plant from which secondary treated sewage is to be conducted to a proposed holding dam constructed on the project site.

The project is to consist of two plots of approximately one hectare each; one to be treated with Yeomans Deep Soil procedures and the other to serve as a control, treated with the best forestry practice for growing trees. Each plot is to be subdivided into nine or twelve sub plots, to allow for three replicates each of three of four variable samplings or treatments.

The pilot project is planned to last for approximately twelve months, however, if results are promising, a continuation of the project for another two years is proposed. The Group has made a submission to Public Works for funding under the Landcare Program, which for the first twelve months is estimated to cost \$258,000. The funding ratio proposed is Landcare Grant \$86,000, Public Works \$86,000, City Forest Group \$43,000 and Hawkesbury City Council \$43,000. Advice from Public Works is that the project has been listed for funding consideration in the 1994/95 Financial Year.

IT IS RECOMMENDED THAT Council continue to support the project in principle and further consideration to funding of the project be deferred until Public Works has determined its 1994/95 Funding Program.

GENERAL PURPOSE COMMITTEE MEETING

ORGANISATION AND RESOURCES

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

General Purpose Committee - Organisation & Resources - 31/5/941. MONTHLY FINANCIAL STATEMENTS. GF011/004
PT04/FNCA. CASH EXPENDITURE WARRANT Nº 4/1994SUMMARY - Accounts Paid

General Fund Nos.	26412 -	26913	5,617,984.48
Trust Fund Nos.	4141 -	4158	1,330,362.97
FID General Fund	69201 -	-	1,536,957.82

8,485,305.27

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 - 31/5/94

B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 30 APRIL 1994

GENERAL FUND	DR.	49,304.75
TRUST FUND	CR.	58,502.56

	CR.	9,197.81
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FORM 2

GENERAL

Balance - Cash Account as at 1 April 1994	DR.	440,792.38
Receipts for period ended 30 April 1994	CR.	9,400,599.91

	CR.	8,959,807.53
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Payments for period ended 30 April 1994	DR.	9,643,614.87
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	DR.	683,807.34
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Limit of overdraft arranged with bank		\$800,000.00
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RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Statements have been reconciled in all funds as at 30 April 1994.

L M Weatherstone
Divisional Manager of Finance

General Purpose Committee - Organisation & Resources - 31/5/94

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

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

Term Deposits

45 Days	03.05.94	4.87%	General Fund	600,000.00
271 Days	16.05.94	5.15%	General Fund	900,000.00
365 Days	01.06.94	5.55%	General Fund	1,000,000.00
92 Days	14.06.94	5.04%	General Fund	560,417.63
92 Days	14.06.94	5.04%	Sewerage Fund	39,582.37
64 Days	15.06.94	5.02%	General Fund	500,000.00
365 Days	16.06.94	5.42%	Sewerage Fund	1,500,000.00
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
395 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	600,000.00
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
743 Days	15.09.94	7.90%	General Fund	330,000.00
301 Days	14.12.94	5.00%	General Fund	600,000.00
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
Short Term Investments		General fund	1,880,000.00

\$23,730,000.00

RESPONSIBLE ACCOUNTING OFFICER

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

L M Weatherstone
Divisional Manager of Finance

2. MACQUARIE PARK HOUSE - LEASE. GC283/064 PT04/CSV

At the Ordinary meeting of 12 April 1994, a request was made concerning the leasing arrangement of Macquarie Park House.

At its October 1993 meeting, Council agreed to lease Macquarie Park House and the immediate surrounds to Mr Arthur Sklavos of Nesher Holdings for the purposes of operating a kiosk on the ground floor and the future development of the first floor as a restaurant. Following completion of the refurbishment of the premises, a lease agreement with the Company commenced on 1 January, with a kiosk operating on weekends and public holidays and plans were advanced for a restaurant to be opened next month.

However, unfortunately, the Lessee has recently indicated that due to a medical condition he will not be able to proceed further with the lease.

Subsequently, fresh expressions of interest will now be invited with the outcome of same to be further reported following the close of the advertising period.

IT IS RECOMMENDED THAT the information be received.

**3. PURCHASE OF VACANT LAND - LOT 5 DP219848 N° 42
PANORAMA CRESCENT, FREEMANS REACH. GC281/054
PT01/CSV**

Background

In 1961, a subdivision approved by Colo Council incorporated five lots in Panorama Crescent to be used for commercial development. The five lots were grouped together and surrounded on three sides by road reservation. However, the lots, having an average area of 200m² have not been required for the intended purpose. A plan will be displayed at the meeting.

The owner of Lots 1 to 4 inclusive, applied some years ago for closure of the road reserve surrounding lots 1 to 4. The application was successful. Negotiations occurred with the owner of Lot 5 on the basis that she either make application to close the road reserves adjoining Lot 5 or that Council acquire Lot 5. Lot 5, having an area of 196m² has no building rights and cannot be productively utilised by the owner.

Report

The owner of Lot 5 has now indicated that she is unable to purchase the road reserve on the basis that the purchase price as determined by a qualified valuer is beyond her financial resources.

As the land is essentially non-productive without the amalgamation of the adjoining road reserves, the owner of Lot 5, Ms L Maruca, has offered the lot for sale. A valuation of the land has been conducted by Council's Consultant Valuer, and subject to Council approval, a purchase price of \$12,000 has been negotiated.

Should the sale proceed, Council as the adjoining land holder and Roads Authority can make application to close the road, amalgamate the two lots and offer the amalgamated lot for residential development. It is expected that the amalgamated lot would attract a value of around \$50,000.

The profit from the sale can be utilised for further entrepreneurial activities.

IT IS RECOMMENDED THAT:-

1. Council purchase Lot 5 DP219848 from Ms Lucrezia Maruca for \$12,000 (twelve thousand dollars), with the land to be classified as "operational". Upon transfer to Council, the funding shall be from the property development reserve.
2. Following settlement Council proceed to close and purchase the adjoining road reserves in accordance with the Roads Act 1993.
3. After closure the amalgamated lot be offered for sale.
4. All necessary documents be completed under Seal of Council.

4. CAPITAL ASSISTANCE 1993/94 PROGRAM. GG021/172
PT01/CPL

At the Ordinary Meeting on 8 March 1994, Council received information regarding the nine successful applications in the 1993/94 Capital Assistance funding round.

One successful project required a Council contribution of \$20,000 (from previous S94 funds). This was adopted by Council.

A second project which had been allocated a relatively low priority has also received funding and will require a Council contribution of \$1,000. This project is to install a soft-fall area under the play equipment and an artificial grass surface around the play area of the Richmond Community Centre. Richmond Community Services received \$2,000 from the Department and are contributing \$3,200 themselves. The total cost of the project is \$6,200.

IT IS RECOMMENDED THAT a contribution of \$1,000 (one thousand dollars) be made to the Richmond Community Services project from the 1994/95 Park Improvement Program.