

**HAWKESBURY CITY COUNCIL
ORDINARY MEETING**

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 13 December 1994

LOCATION: Council Chambers

TIME: 7:30pm

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ORDINARY

Mayoral Minutes

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Mayoral Minute

Mayoral Minutes

Ordinary Meeting - December 13, 1994

1. HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT TRUST - "HEALING THE HAWKESBURY NEPEAN TOGETHER". GR060/067 PT01

The Trust has advised that it is developing four initiatives, being the TCM Strategy for the Hawkesbury Nepean, the Phosphorus Action Program, the Vegetation Management Strategy and the Richmond Artificial Wetlands project. These projects are being developed under the theme "Healing the Hawkesbury Nepean Together".

Key stakeholders from Local, State and Federal Government authorities, agriculture, mining, manufacturing, tourism, development and leisure industries, community groups, professional associations and the media are being invited to sign ceremonial "Healing the Hawkesbury Together" pledges with the Trust.

Given the significant and expanding role Local Government has in the management of the Catchment and the development of a catchment strategy, Council has been invited to join in the pledge program.

As a signatory to the pledge, Council will be committed to work with the Trust on the project as well as being involved in the development of the programs, including the Phosphorus Action Program, which is scheduled to be launched early in the New Year.

The Trust has organised for the pledge to be signed on Thursday, December 15, 1994, should Council wish to be involved in the programs.

2. COUNCIL'S CODE OF MEETING PRACTICE. GC280/003 PT04

Section 3.03 - Acts of Disorder. (Clause 25) defines the actions which constitute an act of disorder when committed by a councillor, and the means for dealing with such acts.

The Code of Meeting Practice does not contain a definition of an act of disorder as committed by a member of the public, although Section 3.04 refers to such acts.

It is proposed that Section 3.03 be amended to :-

"1. A councillor or member of the public commits an act of disorder if the Councillor or member of the public, at a meeting of a council or a committee of a council:

a. *contravenes the Act or any regulation in force under the Act; or*

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- b. assaults or threatens to assault another councillor or member of the public or person present at the meeting; or*
 - c. moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or committee, or addresses or attempts to address the council or committee on such a motion, amendment or matter; or*
 - d. insults or makes personal reflections on or imputes improper motives to any other councillor or member of the public; or*
 - e. says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or committee into contempt.*
- 2. The chairperson may require a councillor or member of the public:*
 - a. to apologise for an act of disorder referred to in a subclause 1(a) or (b); or*
 - b. to withdraw a motion or an amendment referred to in subclause 1(c) and, where appropriate, to apologise without reservation; or*
 - c. to retract and apologise for an act of disorder referred to in subclause 1(d) or (e).*
- 3. A council or a committee of a council may, by resolution, expel from a meeting a councillor or member of the public who fails to comply with a requirement made under subclause 2. The expulsion of a councillor or member of the public under this subclause does not prevent any other action from being taken against the councillor or member of the public for the act of disorder concerned."*

3. EMERGENCY SERVICES BUILDING - COMMUNITY FACILITIES GC305/009 PT1

A meeting occurred between the Mayor, the SES Controller, the Fire Control Officer, and the Bush Fire Advisory Committee on 6th December, 1994. Councillor Rogers was also present.

Discussions covered the requirements of both the SES and Bush Fire Organisations for enhanced headquarters buildings, including the option of a joint facility as had been previously discussed by Council.

It was requested that this matter be presented to Council as a Mayoral Minute. The matter had previously been reported to Council at the GPC of 26th July, 1994. The report stated:

To construct a new facility suitable for both the bush fire control and state emergency services with associated site construction, including access; car parking and landscaping, would cost in the vicinity of \$1 million.

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Council resolved at the meeting of 9th August, 1994, that:

1. *That SES relocate to McKinnons Road, vacating current Local Headquarters with a sub-local at the CWA Hall, Windsor, under their approval.*
2. *That the Bush Fire Control remain at the present location and be partially funded by the Bush Fire Council.*
- 3) *That SES supply plans and approximate costs of improvement/extensions to the Local Headquarters by the General Purpose Committee.*
- 4) *That Bush Fire Control supply plans of alterations to existing building by the General Purpose Committee.*
- 5) *That the sale of SES extensions be provided by the sale of 325 George Street, Windsor.*
- 6) *That the Community Centre be located at Bush Fire Control.*
- 7) *The helipad be located at the Local Headquarters.*

Both the SES and Fire Control Officer have now provided plans for their requirements. These will be available to the meeting of 13th December. Councillors wishing to inspect the plans prior to the meeting should contact either the Fire Control Officer or the SES Controller.

Council staff have through the publication "Cordells" estimated construction cost of the SES plans at \$551,278. The SES have obtained quotations, using some voluntary labour component, and estimate that the works can be completed for \$343,046. Delayed construction of the parking facilities and use of a domestic Envirocycle can reduce the cost to \$265,000.

It has been proposed that quotations be sought for each stage of the works and that these be approved by Council staff before works are undertaken. For some voluntary works it will only be necessary to purchase materials and these would be through the Council's purchasing system.

The SES Controller has made enquiries of the National Disaster Organisation regarding available funds for the Kurmond Road proposal, and been informed that a grant of \$40,000 is likely.

It has previously been reported to Council that the maximum finance available from the sale of 325 George Street, Windsor, is \$200,000. This is after the Council has paid the State its required contribution.

It was resolved to recommend that:-

- 1) That the plans supplied for the SES headquarters on Kurmond Road, Wilberforce, by the Hawkesbury State Emergency Service be adopted, and funding up to a cost of \$265,000 be allocated. Further works be funded from capital in successive years if required. Works be undertaken on a sub-contract basis as submitted by the Hawkesbury SES with the appropriate Council staff certifying each stage.

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- 2) The former Colo Shire Council Chambers building in Macquarie Road, Wilberforce, be allocated to the control and management of the Hawkesbury Bush Fire Service, with areas being retained for community use as per the plans provided by the Fire Control Officer.
- 3) The Bush Fire Control Centre be refurbished and upgraded up to a costing of \$150,000 in recognition of the level of accountability required for Council's compliance with the effective operation of Emergency Services to the people of the Hawkesbury.
- 4) These works be funded from the sale of land to the Department of Education for extensions to Wilberforce Primary School; the sale of 325 George Street, Windsor; and possible grants from the National Disasters Organisation.
- 5) Resulting from discussions with the SES Controller, The Fire Control Officer, and the Bush Fire Advisory Committee, Council acknowledges the commitment of the City's Emergency Services to work towards a joint control centre at the Kurmond Road site in the longer term.
- 6) Council acknowledges and reaffirms its commitment to support funding, training and equipment for the provision of Emergency Services.

Councillor Rex Stubbs
Mayor

******* END OF MAYORAL MINUTES *******

ORDINARY

Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notice of Motion

Ordinary Meeting - November 8, 1994

By Councillor W J Mackay:

That in future capital works programs, funding provided for the construction of kerb and gutter, drainage and footpaving be allocated such that the highest priority be given to kerb and gutter and drainage; with a minimal footpaving program based on identified need and/or resident requests.

Further, that no recovery charge be made on properties adjoining the footpaving works.

Comment - Many years ago, the provision of footpaving along the front of a property was considered to be an enhancement to the property. On this basis, Councils generally recovered half the cost of the works from the property owner.

The current perception of footpaving works enhancing properties is debatable. However there is a need identified to provide a paved surface to reduce the risk of pedestrians falling and an improved pedestrian amenity and safety.

As the need for footpaving works is generally generated remote from residential properties, it is not considered appropriate on this basis, to recover half the cost of footpaving works.

Council has a huge investment in the maintenance of its road network. This cost is lessened by the construction of adequate road shoulder drainage which, in built up areas, should incorporate kerb and gutter. This also provides an enhanced street environment.

By Councillor L Sheather

That a report be brought forward giving an estimated costs for the construction of a suitable all-weather multi-purpose building at Australian Pioneer Village to accommodate various activities with view to further increasing the income potential from the Park.

Note: A major draw back in the current marketing of the Village is the lack of an unacceptable all-weather multi-purpose building which can be utilised by a range of groups including school visits and commercial activities. Obviously the design would have to be compatible with the overall concept of the Village, however, the provision of same at other locations including the adjoining Butterfly Farm have proved to be enormously successful in terms of attracting large bookings by various groups. At the present time, every effort is made to utilise an existing 'bush shed', however, this is largely inadequate to meet the requirements of many potential user groups.

******* END OF NOTICES OF MOTION *******

ORDINARY

Notices of Motion of Rescission

ORDINARY MEETING
Notices of Motion

NOTICE OF RESCISSION MOTION

ORDINARY MEETING - DECEMBER 13, 1994

By Councillors W J Mackay, R G Calvert and C A Paine :

That approval for DA 174/94/EVD be rescinded.

ORDINARY

Section 3

Report of the General Purpose Committee

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 29 November 1994, commencing at 10.00 a.m.

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

An apology for absence were received from Councillor W J Mackay.

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Sheather that the apology be accepted.

Councillor Keegan left the meeting at 12.07 p.m. and Councillor Williams at 1.20 p.m.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 1 November 1994, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

87: PLANNING WORKSHOP - LOCAL ENVIRONMENTAL PLAN - LOT D, DP378361 17 GROVES AVENUE, MULGRAVE (LEP13/94/EVD)

Owner:	Shell Company of Australia Ltd
Stat. Provisions:	Hawkesbury Local Environmental Plan 1989
Area:	1.386ha
Zone:	Part General Industrial 4(a) and part Special Business 3(b)
Advertising:	Not required at this time
Date Received:	7 October 1994

Key Issues:

- , Practicality of 2 zonings
- , Flooding
- , Access road between Groves Avenue and Park Road

Action:

Approval

Councillor Sheather declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL SUPPORT the preparation of a draft local environmental plan to rezone that part of Lot 3 DP37836 17 Groves Avenue shown as Special Business 3(b) on Hawkesbury LEP 1989 to General Industry 4(a).

88: PROPOSED RETAIL PLANT NURSERY - LOT 161 DP751665 106 COBURG ROAD, WILBERFORCE - APPLICANT: MR T SCOTT (DA287/94 PT01/EVD)

Owner: Mr T Scott
Stat. Provisions: Hawkesbury LEP 1989
Area: 1.09ha
Zone: Rural 1(b)
Advertising: Adjoining owners were notified
Date Received: 24 October 1994

Key Issues:

- , Appropriateness of proposed development
- , Parking
- , Public interest

Action:

Suggest revised application be submitted

COMMITTEE'S RECOMMENDATION

COUNCIL NOT SUPPORT the application.

ADDITIONAL INFORMATION

In accordance with the General Purpose Committee resolution that this development application be refused, the following are offered as reasons for refusal:

1. Insufficient on-site parking is proposed, when assessed in terms of Council's Parking Policy DCP.
2. The proposal would have the potential to generate an excessive amount of traffic.
3. The proposal, if approved, would set an undesirable precedent.
4. The proposal is not in the public interest.

5. The proposal, if approved, would adversely affect the amenity of the locality.

89: PROPOSED CHILD CARE CENTRE, LOT 40 DP250171 NO 1 GLENN PLACE, NORTH RICHMOND. APPLICANT: MR & MRS D TAIT (DA281/94/EVD)

Owner: Mr & Mrs D Tait
Stat. Provisions: Hawkesbury LEP, 1989
Area: 1012sqm
Zone: Residential 2(a)
Advertising: Adjoining owners notified with 11 objections received
Date Received: 18 October, 1994
Key Issues:

, Appropriateness of proposed use
, On site parking
, Amenity
, Public Interest
, Traffic Flow

Action:

Conditional approval

Councillor Minturn declared an interest in this matter.

Mrs D Tait, the applicant addressed the Committee.

Mr B Anderson and Mrs N Ambesi, objectors, addressed the Committee.

A Site Inspection be carried out.

The Committee inspected the site at 2.50 pm. Councillors present at the inspection were Councillors R P Stubbs, H J M Rooks, R G Calvert, C A Paine, M G Parsons, P E Rogers, L C Sheather and W J Sledge.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused with reasons for refusal to be reported to the Ordinary Meeting and to include amenity, traffic and parking.

ADDITIONAL INFORMATION

In accordance with the General Purpose Committee's resolution that this development application be refused, the following are offered as reasons for refusal:

1. The development proposes insufficient on-site car parking.
2. The proposal is unsatisfactory on traffic generation grounds.
3. The proposal, if approved, would adversely affect the amenity of the locality.

90: SUBDIVISION TO CREATE TWO ALLOTMENTS - LOT 3 DP803879 663 GROSE VALE ROAD, GROSE VALE. APPLICANT: MR ALEX O'GRADY (SA108/94/EVD)

Owner: Grose Vale Properties Pty Ltd
Stat. Provisions: Hawkesbury LEP and State Environmental Planning Policy No. 1
Area: 6.36ha
Zone: Rural 1(c1)
Advertising: Not required
Date Received: 23 September 1994

Key Issues:

- , Heritage
- , Non Compliance with HLEP
- , SEPP1 Objection

Action:

Approval with conditions

Mr A O'Grady, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOT support a subdivision of this property.

91: WEATHERBOARD COTTAGE - PROPOSED DEMOLITION - NO 339 WINDSOR STREET, RICHMOND (DA281/93 PT01 & DA6/94 PT01/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

92: OUR CITY OUR FUTURE - RURAL LANDS - DRAFT REPORT (GT225/013/EVD)

Mr B McKinlay and Mr G Falson addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THAT OUR CITY Our Future Rural Lands draft report be placed on public exhibition for a period of three (3) months and that an executive summary be sent to all correspondents and be made available at the counter free of charge.
- B. That the following recommendations be added to the Environment Section of this report:
 - 4. That the principles of environmentally sustainable development shall apply to all Council policies dealing with land use.
 - 5. That Council identify funding options to undertake a general review of Council policies to enable environmentally sustainable development principles to be incorporated.

93: TYRE LANDFILL - LEVEL CROSSING ROAD/RAILWAY ROAD SOUTH, VINEYARD. APPLICANT: NE PEARE PTY LTD (DA19/92, DA9/94/EVD)

Mr W Peare, the applicant and Mr Pincott addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL AGREE to extend the development consent in accordance with the above and Condition 15 of DA19/92 be amended to read as follows:

- "15. *The tyre landfill development, including site rehabilitation works shall be completed to the satisfaction of the Divisional Manager of Environment and Development by 20 July, 1995 and that all tyres are shredded prior to burial and the one (1)ha site is pegged out immediately.*"

94: PROPOSED SUBDIVISION - LOT 1 DP557035 LOT 2 DP615915, LOT 171 DP527991 HORANS LANE, GROSE VALE - APPLICANT: G F FALSON & ASSOCIATES (SA072/91PT01/EVD)

Mr G Falson, the applicant, addressed the Committee.

Councillor Books declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE APPLICANT BE advised that the proposal for subdivision is not supported as it is inconsistent with the principles enunciated in the draft "Our City Our Future" strategy.

95: RETAIL PROPOSALS - SPECIAL MEETING (GM001/019 PT2; GT225/016 PT02/GMA)

COMMITTEE'S RECOMMENDATION

THAT THE MEETING be held at 3.00 p.m. on December 14 and a question time be allowed.

SECTION 2 - INFRASTRUCTURE

34: STREETLIGHTING (GR120/005 PT02/ENG)

COMMITTEE'S RECOMMENDATION

THAT THE PROVISION of street lights be generally determined on the basis of traffic/pedestrian safety needs with community, commercial and industrial special needs cases being encouraged to make use of the Prospect Electricity "Night Watch" service.

35: PIPELINES ACROSS PUBLIC RESERVES/ROAD RESERVES (2312/R PT04, P2312/495 PT2/ENG)

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION by Mr S Muscat for a pipeline for irrigation purposes across the public reserve Lot 5 DP245687 be approved with a licence fee of \$250 (two hundred and fifty).

36: DRAINAGE - 599 SLOPES ROAD, NORTH RICHMOND (P1907/309 PT2/ENG)**COMMITTEE'S RECOMMENDATION**

THAT \$14,000 (FOURTEEN thousand) allocated for the construction of a piped drainage system in m 599 Slopes Road, North Richmond be re-allocated towards the cost of upgrading the piped drainage system in m 26 Macquarie Road, Wilberforce at an estimated cost of \$11,500 (eleven thousand five hundred) and the remaining \$2,500 (two thousand five hundred) be held in the drainage reserve.

37: RICHMOND PARK, RICHMOND - HAWKESBURY AREA HEALTH SERVICE - INFORMATION STALL (PK/202 PT04/ENG)**COMMITTEE'S RECOMMENDATION**

1. THAT APPROVAL be granted to the application by Hawkesbury District Health Service for use of Richmond Park during noon - 2.00p.m. December 1, 1994, to conduct a community picnic to celebrate the theme "We Are Family" in relation to World Aids Day subject to compliance with the following standard conditions:-
 - (a) the Reserve being left clean and tidy upon completion of that function;
 - (b) no interference being occasioned to other patrons of the reserve not wishing to attend that function, nor to pedestrian traffic traversing Windsor Street frontage of Reserve;
 - (c) the function being established east of and adjacent to the pedestrian crossing on the Windsor Street frontage.
 - (d) noise being kept to a reasonable level.
2. That approval be granted for establishment of an information stall at that function.
3. That the application to conduct a play as part of that function be refused.

SECTION 3 - ORGANISATION AND RESOURCES

35: MONTHLY FINANCIAL STATEMENTS (GF001/004 PT4/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

36: POLICY REGARDING PAYMENT OF EXPENSES AND PROVISION OF FACILITIES (GR120/012 PT02/GMA)

Councillor Parsons declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THAT COUNCILLOR PARSONS be supported at his Newcastle address for the remainder of the current term in accordance with the policy determined under Section 252 of the Local Government Act 1993.

37: PROPOSED ROAD CLOSURE AND PURCHASE - LANEWAY BETWEEN 574 & 578 GEORGE STREET, SOUTH WINDSOR (GR080/047 PT01/CSV)

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL AS the appropriate roads authority proceed with the closure of the public laneway between 574 and 578 George Street, and the rear of 36 Drummond Street, South Windsor.
2. That on closure, the land contained in the road reserve be classified as "operational" and sold to the adjoining owners in such proportion as indicated on Council Plan M3-47-CT.
3. That the applicants enter into the standard Road Closure Deed of Agreement with Council.
4. That all necessary document be completed under Seal of Council.

38: PROPOSED HAWKESBURY HOSPITAL SITE - CLAIM FOR ADVERSE POSSESSION (P1341/1280/CSV)

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL ACCEPT the offer of the Crown Solicitor to purchase land known as Lot 2 DP832585 in the amount of \$400 (four hundred) plus costs in the amount of \$860 (eight hundred and sixty).
2. Funding for the purchase be drawn from the pumping stations allocation from within the Sewer Fund.
3. All necessary documents be completed under Seal of Council.

39: HAWKESBURY CITY LOCAL ECONOMIC DEVELOPMENT BOARD (GM001/021 PT01/CSV)

COMMITTEE'S RECOMMENDATION

THAT THE FREE Growers Association be approached with a view to nominating a representative on the Hawkesbury City Local Economic Development Board.

40: PROPOSED REGIONAL ART GALLERY - HAWKESBURY CITY AREA (GR030/002/CSV)

COMMITTEE'S RECOMMENDATION

1. THAT THE INFORMATION be received.
2. A working party comprising Councillors, staff and representation from the Friends of the Hawkesbury Art Collection be established to report on preferred options.

41: PROPOSED SALE OF 1A GREENWAY CRESCENT, WINDSOR (P740/0015 PT02/CSV)

The General Manager read a letter from Mr A Hendrikson.

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL ACCEPT the tender lodged by Triston Pty Ltd in the amount of \$250,000 (two hundred and fifty thousand) for the purchase of land known as 1A Greenway Crescent, Windsor (Lot 161 DP716680) subject to the removal by conditions 7, 8 and 9 as specified by the tenderer.
2. As previously identified, funding from the sale be put toward extensions of the Windsor Library or a regional art gallery.
3. All documents be completed under Seal of Council.
4. That by the Ordinary Meeting there be further conditions for consideration taking into account the concerns set out by Mr Hendrikson by way of conditions of approval.

ADDITIONAL INFORMATION

Following consideration of this matter at the meeting of 29 November 1994, Council resolved inter alia:-

- "4. *That by the Ordinary Meeting there be further conditions for consideration taking into account the concerns set out by Mr Hendrikson by way of conditions of approval.*"

As reported to Council at the 29 November 1994 meeting, the tenderer imposed three extra conditions for the sale of the land with the tender he lodged. These conditions were largely not supported as they did not conform with the previous resolution and sale specification.

In terms of the letter tabled by Mr Hendrikson he has asked that this property be benefited from the restrictions as with the Church and as landowner be entitled to vary the covenants along with the Church. The reason the Church have been identified as receiving a benefit of the covenants is due to the historic nature of the site. As previously reported, the special conditions prepared and included with the specification limit the type, style and location of any development on the land. In particular, no development shall occur in front of Mr Hendrikson's land and Council, as the consent authority for developments, is clearly able to control the development of the land.

Whilst the concerns raised by Mr Hendrikson are noted, it is considered that the amenity of his block is adequately protected by the special conditions already imposed in the tender specification and the conditions for development as defined in the Hawkesbury Local Environmental Plan, 1989.

The request from Mr Hendrikson effectively "blots" the title to the land and will reduce the value of the land accordingly. Further, this extra requirement alters the tender specification and if included would need to be readvertised with an amended specification.

At this time further correspondence has been received from Mr Ghantous requesting that consideration be deferred to the next General Purpose Committee meeting so he may address Council.

42: ALCOHOL FREE ZONES (GP070/001 PT04/CSV)

COMMITTEE'S RECOMMENDATION

THAT THE ALCOHOL Free Zones covering the public roads and footpaths of:-

1. The block having as its boundaries Francis Street, West Market Street, Windsor and Bosworth Street, Richmond including the Coles car park.
2. East Market Street, Richmond between Francis Street and Windsor Street.
3. Toxana Street, Richmond between Francis Street and Windsor Street.
4. Windsor Street, Richmond between East Market Street and Paget Street.
5. West Market Street, Richmond between Lennox Street and March Street.
6. The block having as its boundaries East Market Street, Windsor Street, West Market Street and March Street, Richmond.
7. East Market Street, Richmond between March Street and Lennox Street.
8. Woodhills car park, Richmond.
9. Bells Line of Road at North Richmond - the area known as State Bank Plaza car park adjoining Pitt Lane.
10. Windsor Mall, Windsor.
11. Golden Valley Drive, Glossodia in front of Shopping Centre including car park and access road.
12. Eldon Street, Pitt Town between Grenville Street and Chatham Street, be extended for a further twelve month period from January 1, 1995 to December 31, 1995.

43: LEASE OF 22 FITZGERALD STREET, WINDSOR. (GC283/042 PT04/CSV)**COMMITTEE'S RECOMMENDATION**

1. COUNCIL LEASE 22 Fitzgerald Street, Windsor, to Pyolag Pty Ltd on the following terms:-
 - (a) a 3 (three) x 5 (five) x 5 (five) year Lease to commence on January 1, 1995;
 - (b) in recognition of various works to be undertaken to the building, rental for the first year of the term shall be \$12,000 (twelve thousand dollars);
 - (c) rental in the second year shall be set at \$30,000 (thirty thousand dollars) with rental in the third year to be adjusted by the Sydney CPI factor;
 - (d) if the option is exercised, rental for the first year of the new term shall be reviewed to market; thence by CPI for the second and third years, review to market in the fourth year and review by CPI in the fifth year;
 - (e) the Lessee to pay outgoings, including oil; gas; water consumption; garbage and waste removal; electricity; telephone and any other charges separately metered or utilised on the site; grounds maintenance;
 - (f) the Lessor to pay Rates and Taxes; Building Insurances and be responsible for items of structural repair;
 - (g) the Lessee shall liaise closely with Council's staff to ensure all building works are to Council's satisfaction. The Lessee shall lodge a "Works as Executed" plan on completion of works;
2. The Common Seal of Council be affixed to all necessary documents.

44: ARTS AND CULTURAL DEVELOPMENT PLAN (GC030/007 PT04/CSV)**COMMITTEE'S RECOMMENDATION**

1. THAT COUNCIL CONTINUE to fund Music in the Park alternating the venue between McQuade Park and North Richmond Heritage Park each year.
2. Council fund a workshop for interested members of the community with the aim of developing an Arts and Cultural Plan appropriate for the Hawkesbury.

QUESTIONS WITHOUT NOTICE:

1. Councillor Sheather tabled a letter in relation to a road closure on Crown Land at Sackville Reach, together with a petition with some 60 signatures and asked if the staff could deal with the matter appropriately.
2. Councillor Sheather sought advice regarding a drawing or plan of the proposed cycleway bridge at North Richmond and stated that the RTA has a plan. He asked if this could be presented to the Ordinary Meeting.

The Divisional Manager Engineering Operations undertook to follow up this matter.

3. Councillor Sheather sought an update about the Blacktown Road roundabout and the RTAs intentions in this regard.

The Divisional Manager Engineering Operations advised that he had not received a response from the RTA and had followed the matter up again last week.

4. Councillor Sheather asked if a site inspection could be carried out later this afternoon of the cross members of the Windsor Bridge at low tide.
5. Councillor Books referred to a previous request for a street light in Clergy Road, Wilberforce. He stated that there are no lights whatsoever in this section of road.

The Divisional Manager Engineering Operations undertook to follow up this matter.

6. Councillor Books asked if Council could, through the Local Member, seek permission from the National Parks & Wildlife to allow grazing in Pitt Town Lagoon. He asked if some immediate action could be taken.
7. Councillor Calvert asked if the Divisional Manager Corporate Services could advise of the situation with the Australian Pioneer Village and whether the lease has eventuated any further.

The Divisional Manager Corporate Services advised that the situation remains unchanged in that following the receipt of a brief submission on behalf of the applicants a number of their questions had been answered and further questions had been submitted to the applicants which had not been addressed. To date no response had been received. He undertook to follow up the matter.

ORDINARY - 13 December 1994

General Purpose Committee - 29 November 1994

Organisation & Resources

The meeting then adjourned for an inspection to take place.

The meeting terminated at 3.45 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on January 31, 1995.

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ITEM: 120 GOVERNMENT SERVICES - PRIVATISATION/ CORPORATISATION

FILE NUMBER: GM001022 Pt01/GMA

REPORT:

Governments are continuing to privatise or corporatise their services in a number of areas. The Department of Defence has been continuing this process throughout the armed services. It is likely that the continuation will see a lot of the current services at the Richmond RAAF Base privatised/corporatised in the near future.

The Base is an extremely important source of local employment and economic development. Should there be further privatisation of services, then it is unlikely that many local businesses would be in a position to undertake works at the required scale and these would be undertaken by national organisations. While some of the larger functions may be more efficiently operated by large organisations established for those purposes, it is seen that a number of the service areas could be the subject of local contracts. This would probably need an umbrella organisation capable of co-ordinating local businesses to undertake the various works. Initially at least it is seen that the Council would be an organisation that could facilitate this being done.

It is also likely that these works could then be expanded to include other government operations.

RECOMMENDATION:

At this time it is recommended that Council agree with principles of negotiations to obtain as much government privatised operations as possible in order to maximise local employment opportunities and this includes the possibility of the Council establishing a service organisation.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NAX.G30

****** END OF ITEM 120 ******

ITEM: 121 HEADQUARTERS BUSH FIRE BRIGADE

FILE NUMBER: GF010/037/GMA

REPORT:

The Fire Control Officer has prepared the following report in his support of a physical relocation of the Headquarters Bush Fire Brigade from their current premises at Wilberforce to Bligh Park.

"RELOCATION OF HEADQUARTERS BUSH FIRE BRIGADE"

A submission has been made by Headquarters Bush Fire Brigade to relocate from their present site at Wilberforce to an area of land adjoining the National Park near Thorley Street, Bligh Park.

Plans have been submitted for a station comprising of two vehicle bays, training room and kitchen facilities and will be of brick veneer construction designed to blend in with the surrounding development.

The Brigade proposes to construct the station at their own cost from monies derived from fund-raising and donations of both monies and materials.

The Brigade boasts a strong membership and can muster professional tradespeople who will provide the labour to construct the station on a voluntary basis.

There are considerable advantages in accepting such a proposal ie.

- i) A considerable manpower resource is available from the major townships of Windsor/Bligh Park and indeed many of the current members live in these areas.*
- ii) The location of the equipment in Bligh Park will allow for the members to provide a more rapid and efficient response to any incident*
- iii) The NSW Fire Brigade and the National Parks & Wildlife Service have both indicated their support in writing and recognise the need for a co-operative Bush Fire Brigade response to bush/grass fires in the Windsor/Richmond area.*
- iv) The Brigade will be able to assist the townspeople during times of flood and storm damage. Requests of this sort, particularly during floods, have been difficult to meet due to isolation of the towns.*
- v) Headquarters Brigade have set up a team of dedicated members willing to promote all aspects of the Bush Fire Service so as to improve public awareness. They have been very active in visiting schools and community groups and have set up various displays for shows and other local activities over the past several years.*

vi) *Construction of the station by the brigade will eliminate the need for Council to provide funds for the upgrading of the present Headquarters Station to house a major tanker.*

Support for this proposal has been obtained from various authorities likely to be affected by such a move.

These include NSW Fire Brigades, National Parks & Wildlife Service, Landcom, Department of Bush Fire Services, all other Hawkesbury Bush Fire Brigade Captains and the Hawkesbury Bush Fire Brigades Advisory Committee.

Additionally, at the time of this report the Brigade is in the process of finalising the support of neighbouring properties in both Alexander Street and Selkirk Place, Bligh Park.

Representation has been made to Landcom who have indicated that the parcel of land described as Lot 567 DP 749929 which extends from Alexander Street to Thorley Street and defined as open space will be made available for Bush Fire Brigade use on request by Council.

I understand that it may be necessary to provide for a high level access during times of flood for the residents of the Bligh Park area.

The siting of the proposed Bush Fire Station does not inhibit such access and allows approximately ten metres of roadway for this purpose. Alternatively, access via Selkirk Place leading to the western section of Thorley Street would appear to also be satisfactory.

RECOMMENDATION

It is recommended that:-

i) *The Headquarters Bush Fire Brigade submission to relocate to Lot 567 DP 749929 in Bligh Park be approved.*

ii) *Landcom's offer to transfer ownership of Lot 567 DP 749929 to the care and control of Hawkesbury City Council for the purpose of relocating Headquarters Bush Fire Station be accepted.*

iii) *Development and Building Application fees be waived in respect to the submission.*

The Headquarters Bush Fire Brigade was started in the mid 1970's due to the problem at the time of not being able to adequately respond sufficient manpower from other local brigades and therefore the need to use Council staff. The brigade, comprised entirely staff from the Council who volunteered their time to undertake the fire fighting. The Brigade's equipment was located in the then Council offices' building so that there was an immediate response should other brigades not be available.

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 121

Each bush fire brigade must be formed in accordance with the provisions of the Bush Fires Act over an area. The area that is currently the Headquarters Brigade is that block of land on which the Council building sits at Wilberforce. Section 19 of the Bush Fires Act provides the formal requirements for the *"formation of bush fire brigades"*. It allows for bush fire brigades to be formed or organised on a number of criteria that includes *"by a Council within its area or any part thereof not being within a fire district constituted under the Fire Brigades Act 1909"*.

The location to which the brigade is now proposed to be moved is a fire district under the Fire Brigade's Act and well removed from any Hawkesbury bush fire district. The provision and support for a bush fire brigade from bush fire funds in an area for which bush fire brigade is not responsible is not supported.

One of the submissions by both the Local Government Association and a number of Councils to the current Coroner's Enquiry will be that the NSW Fire Brigade should take greater responsibility for its own area while acknowledging that co-operative fire fighting takes place between all the fire fighting agencies.

The Standards of Fire Cover Report that was undertaken by the Department of Bush Fire Services in March 1993 in relation to the Headquarters Brigade stated as follows:

"HEADQUARTERS - This brigade is enthusiastic and well motivated. Although not considered, at this stage, as part of the Standards of Fire Cover Program, the Brigade performs an invaluable role in this Local Government area by providing support to the other brigades and its equipment should be upgraded in accord with the overall upgrading program."

In terms of location, the provision of a fire station close to adjoining homes may bring some concerns. In this regard the Council would have to prepare, advertise and consider appropriate development and building applications. No final determination of the matter should be made until that occurs.

In terms of support during times of flooding then the appropriate brigade plant could be relocated when advice of the flooding occurs as with Council and Roads and Traffic Authority plant for which there has never been a problem.

The NSW Fire Brigades have advised

"I refer to your correspondence seeking concurrence to the construction of a Bush Fire Station in Bligh Park. I wish to advise that Council does not require permission from NSW Fire Brigades to construct a Bush Fire Brigade Station, within NSW Fire District. Provided its Bush Fire function is to execute only the powers conferred to it under the Bush Fires Act."

It would appear the approval of the Department of Bush Fire Services is required.

The basis for support of the Brigade relocating therefore would be the Fire Control Officer's submission that the volunteers for the unit are mainly from the town and that relocating their equipment closer to their places of residence would maintain the volunteer membership and enthusiasm.

RECOMMENDATION:

That support in principle for the relocation of the Headquarters Brigade to the Bligh Park area be made, subject to approval from the Department of Bush Fire Services, and the submission, advertising and determination of appropriate building and development applications.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NAX.G32

****** END OF ITEM 121 ******

ORDINARY MEETING

Meeting Date: **13 December 1994**

Item: **122**

ITEM: 122 CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL
OF COUNCIL

FILE NUMBER: GC283/048 PT02, GC305/043, P1950/213 PT8/CSV

REPORT:

Residential Lease Lease of cottage at Stewarts Lane, Wilberforce to Mr J Clements and Ms
T Penson, at a commencing weekly rental of \$182.00 (one hundred and
eighty two). Tenant to meet all utility charges including water, power
and telephone.

Design and Construction Multi Purpose Stadium - Consolidated Constructions
Contract

Design and Construction Hawkesbury Swimming Centre - Consolidated Constructions
Contract

RECOMMENDATION:

The Seal of Council be affixed to the above document.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NAX.C09

****** END OF ITEM 122 ******

ORDINARY MEETINGMeeting Date: **13 December 1994**Item: **123****ITEM: 123** WILBERFORCE SHOPPING CENTRE - PROPOSED EXTENSIONS**FILE NUMBER:** GC283/066 PT2/CSV**REPORT:**

Included within the recently adopted Property Development Strategy was a proposal to extend Wilberforce Shopping Centre, the most successful of the four neighbourhood shopping centres owned and managed by the Council.

A concept plan incorporating an additional four - five shops, was developed in consultation with existing and potential tenants of an enlarged Centre and the plan will be displayed at the meeting. To determine demand for additional retail floor space at the Centre before further considering the proposed, expressions of interest were recently invited and the following submissions received.

Business Proposal	Floor Area Required
Take Away/Fast Food Outlet	110
Liquor Shop	150
Video Hire	100
Video/Game Hire	100
Bookkeeping/Tax Returns	40
Health and Fitness Centre	not specified

Additionally, of the existing tenants the Pharmacists have requested an additional shop ie approx 100m², the butcher requires a further 50m² and likewise the operator of the mini market has requested a further 50m². It is proposed that existing tenants be given first priority if the extensions proceed. The applicants for the video hire outlets have been advised their submissions would not be supported due to direct competition with the existing newsagency and pharmacy. Also, the liquor shop proposed has been withdrawn following advice of expected difficulties with securing a licence and the health and fitness centre proposal has also been withdrawn.

Preliminary estimates from the Architect for the cost of the project are as follows:

Extensions 1 and 2, including awnings	\$180,000
Extension 3	\$155,000
Roadworks and parking	\$45,000
Fill and establishment of site adjacent to the car park	\$26,000
Car Park	
Landscaping	\$30,000
Professional fees	<u>\$34,000</u>
TOTAL ESTIMATE OF COST	<u>\$470,000</u>

Consultant valuers have also been engaged to indicate market rentals on the proposed additional shops with the rental being as follows:

Extension 1	\$18,980 as one shop \$20,800 as two shops
Extension 2	\$12,000 as two shops
Extension 3	\$26,000 pa as one shop \$30,000 pa as two shops

Fully tenanted, the extensions would provide the organisation a return in the range of \$56,980 - \$62,800 approximately, or in excess of 12% and improve the asset value and marketability of the Centre. After discussions with prospective tenants and existing tenants, it is proposed that the additional shops be allocated as follows:

Extension 1	50m ² be allocated to the adjoining mini market with the balance. ie. 130m ² to be advertised further as one or two shops.
Extension 2	50m ² to be incorporated with the adjoining Butcher Shop and the balance. ie 46m ² be offered to Mr A Valliant for use as a Bookkeeping/Tax Returns Office.
Extension 3	Offer the entire area to Mr M & Mrs D McAuliffe to extend their existing pharmacy and ancillary services operations.
Existing Shop 2	With this shop to be vacated by the Pharmacy, it is proposed to offer the shop to Samir Hassan to operate a Take Away/Fast Foods Outlet.

Given the degree of interest in the development of additional shops at Wilberforce in recent years, it is expected that additional tenants will be secured by the completion of the project. In terms of the existing tenants, there has been extensive liaison and indeed a change to the plan which now is generally acceptable. The only concern about the proposed tenant mix has been expressed by the operator of the existing Pizza/Italian Restaurant in regard to potential competition from the proposed take away/fast food outlet. However, as this proposal involves the sale of other food lines ie hamburgers, fish and chips, kebabs, salad etc, the concern is considered to be not justified.

Funding for the project is available within the Property Development Reserve, which was established for the purposes of funding entrepreneurial activities providing an additional income source for the Council. Council's early endorsement of the proposal is sought, particularly to ensure interest in the development is maintained by potential tenants. The project will be completed about August 1995 in view of the timeframe involved in preparing plans, obtaining approvals, inviting and accepting tenders and a fourteen week construction period.

RECOMMENDATION:

It is recommended that:-

1. Council endorse the Concept Plan as displayed at the Meeting for the proposed extensions to the Wilberforce Shopping Centre.
2. The necessary Development and Building Applications be prepared and submitted.
3. Subject to obtaining approvals, the project proceed with the tenant mix as outlined in this report and funding be from the Property Development Reserve.
4. The Seal of Council be affixed to any necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.C07

****** END OF ITEM 123 ******

ORDINARY MEETINGMeeting Date: **13 December 1994**Item: **124****ITEM: 124** ANNUAL STATEMENTS OF ACCOUNTS**FILE NUMBER:** GF001/001 PT3 GF011/007 PT1/FNC**REPORT:**

Annual Statements of Accounts for the period ended 30 June 1994 have been completed, audited and advertised in accordance with the provisions of the Local Government Act 1993. The Audit Certificate from Price Waterhouse will be tabled at this meeting.

A summary of results in Commercial Format:-

Operating Statements (\$,000)

Operating Expenses	12,364
Operating Revenues	13,235

Capital Grants, Contributions and Donations	2,078
Profit and Sale of Assets	303

Operating Surplus	<u>\$3,252</u>
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Balance Sheet

Current Assets	25,104
Current Liabilities	7,968

Net Current Assets	17,136
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Non Current Assets	59,560
Non Current Liabilities	11,627

Net Assets	<u>\$65,069</u>
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The results from operations of Activities and Programs for the General Fund in line with budgetary allocations for the period ended 30 June 1994 are detailed below. Also provided is the accumulated financial position of Available Funds.

Financial Position

As at 1/1/94	\$1,271,743
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Net Movements	\$97,425
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As at 30/6/94	\$1,369,168
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ORDINARY MEETINGMeeting Date: **13 December 1994**Item: **124**

The Available Funds remained at a level for the period ended 30 June 1994 that puts Council in a good financial position. Although there were increases and decreases in both income and expenditure, the period end surplus largely related to savings in salaries due to staff vacancies offset by lower than expected returns of interest on investments, lower than expected revenue from property rating, awaiting valuation, and reduced returns from rental properties where vacancies occurred during the year.

An upturn in economic trends which has led to interest rate rises should ensure better returns of interest on investments for the 1994/95 period.

Detailed below are the movements both to and from Reserves during the period and the balance as at 30 June 1994.

JOB NO.	AMOUNT	T/FER TO	T/FER TO	BALANCE
Cordners Corner	\$118,465.34	\$92,700.14	\$118,829.78	\$92,335.70
Car Parking	\$540,295.68	\$50,682.40	\$254,587.05	\$336,391.03
Parks and Gardens	\$475,523.43	\$11,048.08	\$179,807.12	\$306,764.39
Community Facilities S94	\$227,552.51	\$110,586.87		\$338,139.38
Park Improvement S94	\$69,324.17	\$27,436.75		\$96,760.92
Recreational Buildings S94	\$63,129.80	\$29,694.96		\$92,824.76
Roadworks S94	\$118,884.40	\$40,274.50		\$159,158.90
Car Parks S94	\$37,002.50	\$1,060.12		\$38,062.62
Drainage S94	\$8,850.88	\$253.58		\$9,104.46
Drainage	\$131,908.11	\$0.00	\$47,115.43	\$84,792.68
Trees	\$3,373.06	\$0.00		\$3,373.06
Kerb and Guttering	\$90,151.22	\$63,225.56	\$54,692.33	\$98,684.45
Roadworks	\$194,620.78	\$3,585.00	\$90,830.20	\$107,375.58
Property Development	\$2,377,951.65	\$433,748.79	\$89,814.55	\$2,721,885.89
Loan Reserve	\$718,832.43	\$774,710.00	\$389,932.82	\$1,103,609.61
Information Technology	\$417,517.00	\$0.00	\$142,519.30	\$274,997.70
Election Provision	\$20,000.00	\$10,000.00		\$30,000.00
Richmond Sewer	\$125,887.37			\$125,887.37

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North Richmond Sewer	\$39,936.60		\$32,970.84	\$6,965.76
Wilberforce Water	\$3,488.17		\$3,488.17	\$0.00
Kurrajong Water	\$9,970.61			\$9,970.61
Vineyard Water	\$3,969.51			\$3,969.51
Glossodia/Freemans Reach Water	\$51,877.58			\$51,877.58
Heritage Reserve	\$49,257.47	\$18,194.41	\$17,620.00	\$49,831.88
Extractive Industries	\$55,003.45	\$39,385.27		\$94,388.72
Garbage Reserve	\$158,849.34	\$1,181,045.77	\$1,133,409.38	\$206,485.73
Sullage Reserve	\$25,979.54	\$541,666.57	\$492,827.59	\$74,818.52
Bligh Park	\$4,449,052.99	\$326,400.99	\$554,786.76	\$4,220,667.22
Workers Compensation	\$819,412.18	\$153,817.00	\$110,291.91	\$862,937.27
Plant Reserve	\$424,675.15	\$960,441.59	\$878,520.43	\$506,596.31
Risk Management	\$244,408.53	\$10,000.00	\$22,124.04	\$232,284.49
S94 Bush Fire	\$14,800.00	\$829.75		\$15,629.75
Sinking Funds	\$1,400,000.00	\$100,000.00		\$1,500,000.00
Employees Leave Entitlement	\$1,198,704.84	\$105,000.00	\$427,327.00	\$876,377.84
Emergency Breakdown Reserve	\$385,000.00			\$385,000.00
Industrial Sewer	\$1,552.71		\$1,552.71	\$0.00
Environmental Plan	\$416,389.00	\$108,775.83		\$525,164.83
New Treatment Works	\$3,305,052.37	\$360,802.93	\$84,718.00	\$3,581,137.30
TOTALS	\$18,796,650.37	\$5,555,366.86	\$5,127,765.41	\$19,224,251.82

Council has in its Accounting records several debts which have been outstanding for a considerable period of time. Every endeavour has been made to recover these debts and it is now necessary, and supported by the auditor, to have the amounts written off as irrecoverable.

The total amount which is outstanding and determined as being uneconomical, irrecoverable at law, or unable to be recovered is \$8,273.60.

Detailed below is a summary of gross outstanding Rates and Charges as at 30 June 1994.

Arrears 30/6/94

Rates	510,666.88
Interest	130,661.60
Garbage	72,231.49
Sanitary	<u>59,993.76</u>
	\$773,553.73

The balance of arrears is a result of improved collections to the value of \$160,771.79 over the previous period. The improved figure is a reflection of the strong commitment in the debt recovery area during the last six months. Whilst the figures are an improvement for the period, the number of ratepayers paying by arrangement has risen to 671. This represents a 32% increase in ratepayers paying by fortnightly instalments. The movement to quarterly billing will be closely monitored and any adverse affect on collections and cash management will be reported in the next quarterly financial statement.

RECOMMENDATION:

That the:-

1. Report on the Annual Statements of Accounts for the period ended 30 June 1994 and movements in Reserve balances be received.
2. Amount of \$8,273.60 (eight thousand two hundred and seventy three dollars and sixty cents) be abandoned in accordance with the Local Government Act 1993.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.F24

****** END OF ITEM 124 ******

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 125

ITEM: 125 WILBERFORCE AND DISTRICT SPORT AND RECREATION CLUB LTD

FILE NUMBER: GC285/017 PT01, P2319/112 PT01/FNC

REPORT:

The Wilberforce and District Sport and Recreation Club Ltd have requested that Council extend the limit of the first mortgage for the development of a licensed club on their land at Wilberforce from \$150,000 to \$275,000. The Club have sought this extension to enable them to gain finance for the construction, fit out of the club building and site works.

Support has been provided to the Wilberforce for the development of a licensed club at 25 Woodlands Road, Wilberforce by selling it the land under second mortgage for \$80,000 repayable in annual instalments of \$5,000. To enable the club to obtain funds for the construction of the building the first mortgage was originally limited to a value of \$150,000 on the basis that the financiers have indicated their requirements for a first mortgage as security over the development.

Development Consent and Building Consent have been issued for the construction of the licensed club building. The architect has estimated that the cost of the building, when completed will have a value of \$350,000. The building application fee was based upon this amount. Works have been carried out on the site for levelling and site works preparation to the value of \$25,000. Following completion it is estimated that the land and building costs will amount to approximately \$450,000.

The club have advised that they have made a submission to its banker for a loan of \$275,000 for the construction of the clubhouse. Of that amount \$210,000 is estimated to be the costs for constructing the building, completing the drainage and waste disposal system, fencing and driveways. Sixty-five thousand dollars is required for the provision of furniture, floor coverings, curtains and fitting out of the building.

The club have advised that there have been major contributions by local suppliers for materials and equipment and facilities for fitting out the clubhouse. The local suppliers have agreed to provide timber, concrete, cement, light fittings and installation at cost. Significant discounts have been received in regard to the purchase price of bricks for the building. Donations of equipment for a full kitchen has been given with indication that further donations for a cool room and offers of financial assistance to acquire equipment from a brewery and poker machine company is being negotiated. The major part of the construction labour costs will be undertaken by voluntary effort.

Wilberforce and District Sport and Recreation Club Ltd is a company incorporated and limited by guarantee. As a consequence it is not able to have share capital, is unable to pay share dividends, is not able to grant options for the issue of shares and cannot issue shares to directors. This structure of incorporation provides some control over the use of funds derived from the activities of the club. The company has made application for a liquor licence for its operations as a licensed club.

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 125

The population of the marketing area for the Wilberforce Sporting Club's activities which include Wilberforce, Freemans Reach, Glossodia, Ebenezer and Sackville is estimated to be 8,400 residents. This number increases during weekend and school holiday periods where the population is increased by water ski enthusiasts who visit the Hawkesbury River.

The business plan that has been submitted to the Club's banker details a financial plan for 5 years. The financial plan has been developed on similar grounds and experience to that of the Pitt Town and District Sports Club Ltd. The financial projections indicate a net profit before tax for the first year of \$39,600 and increasing each following year. These projections have been based on a membership of 350 persons in the first year of operation with the club advising that it already has 250 registered members with indications of a further 100 persons proposing to become members when the building commences construction. Whilst the areas are different and the Pitt Town Club has been operating for a number of years, the average net revenues from operations and expenses experienced the projections made for the Wilberforce project seem reasonable with a positive return for the future.

In the event of the failure of this project the extent of Council's loss is the \$80,000 on the second mortgage if it was not able to be realised after the claims on the first mortgage. Consideration needs to be given as to the benefit to the community for the provision of this facility against the risk of the failure of the project.

Council has supported this project to this point and it is felt that continued support should be provided as a community project by the extension of the first mortgage.

RECOMMENDATION:

That the proposed mortgage over Lot 274 DP813232 25 Woodlands Road, Wilberforce be limited to the amount of \$275,000 (two hundred and seventy five) and the necessary documents be executed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.F27

**** END OF ITEM 125 ****

ORDINARY MEETINGMeeting Date: **13 December 1994**Item: **126****ITEM: 126** **RICHMOND TRAFFIC AND PARKING STUDY - IMPLEMENTATION COSTS****FILE NUMBER:** GT230/019 PT3/ENG**REPORT:**

A report was requested outlining the estimated implementation costs of the very high and high priority works proposed as a result of the Richmond Traffic and Parking Study.

The works in suggested implementation priority order are listed hereunder:

- | | | |
|-----|---|-----------|
| 1. | Reconstruct marked crossing in Windsor Street, between East Market and West Market Streets (raised threshold) | \$18,000 |
| 2. | New marked footcrossing in Windsor street between West Market and Bosworth Streets (raised threshold) | \$18,000 |
| 3. | Traffic calming at Windsor/West Market Street and closure of West Market Street (including raised threshold) | \$190,000 |
| 4. | Traffic calming at Windsor/East Market Street (including narrowing at Windsor Street) | \$45,000 |
| 5. | Traffic calming at Windsor/Bosworth Streets (round-a-bout and threshold) | \$60,000 |
| 6. | Construct ramp from footpath into Richmond Park (it is proposed to undertake this work using current maintenance funding) | \$500 |
| 7. | 30kph speed limit in Windsor Street between East Market and Bosworth Streets (provision of signs and marking following the implementation of traffic calming/thresholds) | \$4,200 |
| 8. | Three hour time limits for fifty spaces - Woodhills carpark | \$600 |
| 9. | Through route sign posting indicating Bourke Street, March Street as the through traffic alternative to East Market Street | \$5,000 |
| 10. | Signal phasing/timing at March/East Market and East Market/Windsor Streets. Alterations to encourage the use of Bourke Street/March Street rather than East Market Street | RTA |

RECOMMENDATION:

That consideration be given in each Capital Works Program to the staged implementation of the Richmond Traffic Study in order of priority as listed.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.E16

****** END OF ITEM 126 ******

ITEM: 127 UPPER COLO RESERVE

FILE NUMBER: PK/016/ENG

REPORT:

Over the past few years, numerous complaints have been received from residents of the Upper Colo area regarding the misuse of Upper Colo Reserve.

At its meeting on 11 August 1992, Council resolved to appoint Mr Roy Rotherham as caretaker for a trial period of twelve months and unfortunately, Mr Rotherham subsequently withdrew his submission. The other submission received at that time was from Ms J Bush, owner of the adjoining property. Following this, a public meeting was held at Upper Colo on 7 December 1992 at which it was proposed that a steering committee be established to assist in the management of the reserve. A further meeting was then held on 30 January 1993, with interested persons and a Draft Management Plan proposed.

Since that date, little more has occurred and interest in the committee failed, leaving only Ms Bush, Mr P Ward and Mrs Moore to prepare the Draft Plan of Management. Ms Bush and her property caretaker, Mr K Cox, have acted as volunteer gatekeepers/caretakers of the reserve for the past 18 months, however, problems with campers are still being experienced.

At a recent meeting on-site, attended by National Parks & Wildlife Services, CaLM, Ms Bush, Mr Cox and Council Officers, it was proposed to formalise camping at Upper Colo Reserve, including the introduction of camping fees on a trial basis and to appoint a caretaker in line with previous submissions, such trial to commence immediately and be reviewed at the end of March 1995.

It was further proposed by Windsor Police to enforce a noise curfew within the reserve and post behavioural conditions to which campers must adhere.

RECOMMENDATION:

1. That Ms J Bush and Mr K Cox be appointed caretakers of Upper Colo Reserve for a trial period of 4 months commencing mid December for a fee of \$5,000 (five thousand), plus 10% of camping fees received.
2. Ms Bush and Mr Cox to supply firewood, clean toilets/amenities, pickup and remove litter, open and close gate and monitor use of the reserve.
3. Camping fees of \$2 (two) per person/night be adopted for Upper Colo Reserve.
4. Council delegate authority under the Local Government Act 1993 to Ms Bush and Mr Cox to collect camping fees and the power to issue infringement notices for littering, and undertake the provisions of the Dog Act with suitable identification being supplied.

5. A Deed of Agreement be entered into detailing responsibilities of the caretaker under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.E22

****** END OF ITEM 127 ******

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 128

ITEM: 128 CASTLEREAGH REGIONAL WASTE DISPOSAL DEPOT

FILE NUMBER: GW001/005/PT11/EVD

REPORT:

The Castlereagh Regional Waste Disposal Depot was the subject of a preliminary environmental audit, commissioned by the New South Wales Government, in 1992. The findings of this audit, which lead to the establishment of a community based monitoring committee and a far more extensive (Stage II) environmental audit, were reported to the General Purpose Committee on 29 September 1992.

The objectives of the Stage II audit were:

- ! To produce a comprehensive contaminant migration model to predict the movement of potential contaminants from the Depot site via groundwater flow.
- ! To clearly identify the cause of a doming effect in the groundwater table under the facility and to build the factors relevant to both the cause and effect of the doming into the comprehensive site model.
- ! To provide information from which control programs can be designed to minimise the nature and extent of any contamination arising from the Depot in the context of an accurate assessment of the potential risk of harm to the environment and the community.

The scope of the audit was limited to addressing the occurrence and potential migration of contamination in groundwater and surface water.

The Depot commenced in March 1974 on 8 hectares and now has an area of 357 hectares, of which 274 hectares has been used or has the potential to be used. From 1972 to 1992, 872 million litres of liquid wastes were disposed of at the Depot.

The Lidcombe Aqueous Treatment Plant now receives these wastes and the main wastes received at Castlereagh are sludges from the Lidcombe Plant and grease trap waste.

Geology of the Depot consists of varying depths of Londonderry Clay, Rickaby's Creek Gravel (gravel bound in a sand, silt and clay matrix) and Bringelly Shale, in descending order. Disposal cells were excavated so as to leave at least 3 metres of undisturbed clay beneath the cell bases; which were filled with a combination of municipal garbage and liquid wastes and then capped with 2 to 3 metres of clay.

The regional groundwater is found within the Rickaby's Creek Gravel. Zones of saturation are also found within the Londonderry Clay, however "these are isolated and discontinuous and are not considered to constitute a pathway for groundwater movement".

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 128

Community comment on the audit was invited with 7 submissions being received to the following points:

- ! conclusions based on estimates and assumptions
- ! pathways of exposure such as gas emissions have not been examined
- ! much of the data appears to be of poor quality
- ! very few offsite bores were tested
- ! toxicity effects of chemical mixtures have not been considered
- ! no account was taken of the affects major flooding or an earthquake might have on the Depot
- ! audit was carried out during a dry weather pattern
- ! modelling assumed that off-site migration of liquids would be solely via the Rickaby's Creek Gravel
- ! work completed in audit can not justify the conclusions
- ! lack of validated scientific data from pre 1993
- ! risk assessment should have been actuarial based
- ! cartographic and geographic details are distorted or missing outside the Depot
- ! does not explain what has happened to the waste
- ! testing of groundwater did not include PCB's, formaldehyde and many pesticides
- ! no consideration to the dangers of medical waste possibly being carried out of the Depot by birds and animals
- ! no explanation for toxic readings being detected on properties surrounding the Depot.

Surface Water

The Depot is situated predominantly within the Rickaby's Creek catchment. Areas of the Depot containing wastes are surrounded by a bund with drainage directed to collection ponds and subsequently discharged into the Rickaby's Creek catchment.

The monitoring program consisted of analysis of water within storage ponds and analysis of sediments from the base of these ponds and from drains and creeks within and near the site. In all there were 25 locations within the Depot and 2 offsite.

The results of 4 sediment samples indicated slightly elevated levels of mercury, however all other analytes (chemicals analysed), were within guideline criteria. Surface waters showed no indication of contamination by waste materials.

The audit further states that "historical contamination would be evident by the sediment results."

This conclusion does not exclude the possibility of contaminated water, not containing heavy metals, leaving the Depot. The report states that there has been releases of surface water from the Depot, without prior analysis.

Groundwater

The fluid levels in the waste disposal cells varies over time and is the consequence of infiltration of rainwater through the cappings of the cells and drainage of cell fluids through the clay bases.

Bores into the Rickaby's Creek Gravel and located in or near waste disposal cells show rising levels of groundwater. Since 1979 rises of between 3 and 6 metres have occurred and since 1987 the rises have been between 1 and 2 metres. Smaller increases in groundwater levels correspond to bores more distant from the cells.

The groundwater monitoring program adopted the United States Environmental Protection Agency's analytes for the evaluation of solid and liquid waste, being over 200 in number.

Some of the submissions received referred to the lack of pesticide testing, however 33 different pesticides were included in the program.

Five offsite, and 23 on site bores were initially sampled and those which showed evidence of groundwater contamination (3) and those located down hydraulic gradient of the disposal cells (5) were sampled an additional three times.

"The groundwater from three bores, all within the Depot, showed the presence of petroleum hydrocarbons and volatile organic compounds (such as benzene, toluene, chloroform, vinylchloride and naphthalene), that are consistent with the types of material deposited at the Depot and the types of compounds expected to be most mobile within soil and groundwater."

"There is clear evidence of groundwater contamination occurring beneath part of the Depot. The data does not, however, indicate groundwater contamination that might be associated with the Depot beyond the site boundaries."

Contaminant Migration Modelling

Computer based modelling was carried out to predict the migration of groundwater away from the Depot.

The model indicates that such migration "is likely to extend about 150 metres from the waste disposal area over a period of 100 years." If this was allowed to occur, contaminated groundwater would extend beyond the Depot boundaries to the south (Llandilo Road) and to the north (The Northern Road).

Risk Assessment

The audit includes an assessment of the potential risks associated with the intake of, or exposure to, waste chemicals originating from Depot. The assessment included human and livestock populations as well as potential environmental receptors.

Exposure can only take place for a given receptor if an exposure pathway is complete and for the audit, assessment was restricted to groundwater in the Rickaby's Creek Gravel, water in the Londonderry Clay and surface water (the audit brief did not include gas emissions and soil erosion).

The audit concludes "the quality of surface water and groundwater as measured by monitoring and as estimated by groundwater modelling, indicates that the potential for human, livestock and environmental receptor exposure to waste chemicals originating from the Depot is negligible for the pathways assessed". The consultant responsible for the audit has advised that the term "negligible" is used as nil.

The audit's recommendations are restricted to continued monitoring of regional groundwater, groundwater in the Londonderry Clay and surface water to provide early warning of any changes to the assessment of health and environmental risks and, to collect additional data to better define uncertainties present in the groundwater computer model.

The audit indicates the state of groundwater and surface water at the time the audit was carried out. Clearly there has been releases of surface waters of unknown quality from the Depot, and pollution of groundwater has occurred. The consequences of gases from the wastes, and contaminated soil, that may have left the site have not been determined.

The Waste Service which operates the Depot had a program of air monitoring conducted on three occasions during March and April this year. The program focussed on measurement of groundlevel concentrations of three indicator chemicals at five locations on the Depot boundaries. In respect to these chemicals, the consultants concerned concluded that:

- ! there is not significant difference in air quality at a control site and the Depot
- ! air quality at the site boundaries meets current ambient air guidelines in New York and California
- ! the air quality poses a negligible risk to the health of residents in the areas surrounding the Depot.

Although some gases will escape through soil, changed types of wastes deposited now compared to prior to the opening of the Lidcombe Plant, renders this air quality assessment, relevant only to March and April, 1994, and has no historical standing.

In addition to the Stage II Audit, studies are currently being undertaken into the health of the community, domesticated animal and plant health and native fauna health by New South Wales Health, New South Wales Agriculture and Australian Museum respectively.

Some initial statistics of the human health study indicate a higher than State average incidence of brain tumours in males within the study area. These statistics are preliminary and only up to 1992. A wide range of statistics, such as birth defects and low birth weight, are still to be obtained.

It is not known when these additional reports will be finalised, but clearly they will form links in understanding the impact, if any, of the Depot on the community and environment.

RECOMMENDATION:

The Minister for the Environment be advised, that in respect to the Castlereagh Regional Waste Depot:

1. In consideration of the Stage II Audit, the conclusion of contamination of groundwater is accepted, however there is clear evidence that surface water of unknown quality has left the site. The risk of this surface water to receptors has not been determined.
2. Immediate action should be commenced to implement a site remediation strategy including capture and treatment of contaminated groundwater.
3. The Waste Service be requested to investigate and implement alternate treatment and disposal for wastes disposed of at the Depot, and that the Depot be closed prior to the end of 1995.
4. No additional wastes should be disposed of at the Depot.
5. The Air quality Monitoring, Castlereagh Regional Depot carried out for the Waste Service in March and April 1994, does not preclude exposure pathways from gases and contaminated soil, occurring in the past.
6. Following consideration of the three health studies that are currently being undertaken, further representations may be made.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.V10

****** END OF ITEM 128 ******

ITEM: 129 SOIL EROSION AND SEDIMENT CONTROL POLICY

FILE NUMBER: GE020/014 PT01/EVD

REPORT:

The Soil Erosion and Sediment Control Policy was advertised in accordance with the Environmental Planning and Assessment Act 1979. No submissions were received within this period. The policy can be formally adopted.

RECOMMENDATION:

The Draft Policy be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NBX.V23

****** END OF ITEM 129 ******

ORDINARY

Section 5 **Reports for Information**

ORDINARY MEETINGMeeting Date: **13 December 1994**Item: **130**

ITEM: 130 REPORTS REQUESTED BY COUNCIL - STATUS AS AT 8
NOVEMBER 1994

FILE NUMBER: C50/1/GMA

REPORT:

File Rep Date	Referred To	Subject	Comment
12 Nov 91	Wetlands Management DMED	Review and Amendment	Awaiting review of REP 20 of HLEP 1989 by DPO
13 Apr 93	Amendment of Industrial DCP - Urban Consolidation and "Greenstreet" DMED	Report on detailed aspects and implications of amendments	Report January GPC
12 Apr 94	Richmond Traffic and Parking Study DME0	Costings on very high and high priority recommendations	Report January GPC
11 Oct 94	Joint venture Prospect Electricity/Council DME0	Lighting walkway/cycleway - Ham Common	Report February GPC

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.G05

****** END OF ITEM 130 ******

ITEM: 131 SYDNEY ORGANISING COMMITTEE FOR THE OLYMPIC GAMES -
EXPRESSION OF INTEREST

FILE NUMBER: GR030/056/CSV

REPORT:

It is advised that Council's Expression of Interest for the provision of Mountain Bike competition and support facilities for the Sydney 200 Games has not been accepted.

The SOCOG Board has accepted in principle, the proposal submitted by Fairfield City Council for the Calmsley Hill site.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C02

****** END OF ITEM 131 ******

ORDINARY MEETING

Meeting Date: **13 December 1994**

Item: **132**

ITEM: 132 WESTPOOL - PUBLIC LIABILITY/PROFESSIONAL INDEMNITY CONTRIBUTION

FILE NUMBER: GF013/006/CSV

REPORT:

Council will be aware of the decision to enter an agreement with 5 other Councils in forming a joint Insurance Authority (Westpool) which covers Council against Public Liability and Professional Indemnity claims. This agreement was extended in 1993 for a further 5 years.

Council's contribution to Westpool was determined to be \$155,852.41 in respect of the period 1 November 1994 to 31 October 1995 which represents a reduction of \$11,372.00 over the previous financial year. Contributions are based on a percentage of each member, Council's rates and payroll in respect of the 1993 financial year.

Council's contribution of \$155,852.41 is below that which would be expected to be paid in the market place for similar insurance coverage.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C04

****** END OF ITEM 132 ******

ITEM: 133 **BUSINESS VENTURES**

FILE NUMBER: GL020/041 PT01/CSV

REPORT:

The library has been examining new avenues that will provide a wider range of services to the community as well as enhancing income return. Two services proposed for 1995 are detailed as follows:-

i) Land Title Searching

Recently the Lands Title Office has made its records available on-line to approved agencies, for the one-off cost of \$175. The library now has access, through a computer and a modem, to these records. To dial into the Lands Title Office, search the records for the appropriate Land Title and downline-load the information only takes five minutes and costs approximately \$15 which could be sold to patrons for \$20.

Potential clients for this service would include:-

- (a) Council staff often have a need for property searches. It is envisaged that the library will be able to provide the service faster and at less cost;
- (b) Local solicitors — as the library can provide the service at cheaper rates than their current suppliers, solicitors are willing to use the library. A sample survey has indicated a significant level of interest in the service from the legal profession;
- (c) Residents wishing to do their own conveyancing would also benefit from the library offering this service;
- (d) Other interested parties may include surveyors and real estate agents.

The service will be available to the wider community and not simply confined to the City boundaries.

ii) Cemetery Inscriptions

Due to the number of enquiries regarding cemetery inscriptions, the library has perceived the demand for a service in which the headstone information is made available to persons as a packaged kit. The kit would include a brief history of the cemetery and church, a map of the cemetery marked with the individual grave site, a photograph of the headstone, and a copy of the inscription. The Local Studies Librarian has already started the project of photographing and inscribing St. Matthew's Anglican Church Cemetery (over 1800 headstones).

The advantage of this proposal is threefold:-

1. Providing a much needed service to Local Studies/Family History researchers;
2. By selling information kits the library would be making revenue for Council (ie. \$6.50 to produce and to sell for \$10);
3. Once established, the information collected would become an invaluable asset to the library's Local Studies Collection.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C13

****** END OF ITEM 133 ******

ITEM: 134 DONATION — WILLIAM ROBERTS & KEZIA BROWN FAMILY ASSOCIATION INC

FILE NUMBER: GL020/007 PT13/CSV

REPORT:

Hawkesbury City Council Library Service has received a donation of \$3,570. The William Roberts & Kezia Brown Family Association Inc. has now been dissolved, and this money represents part of the proceeds. The Association has a long standing affiliation with the library and the City area, including extensive researching of family history because both families were residents of the area.

It was requested by the Association that the donation be used for the benefit of the Local Studies Collection in the library.

A letter of thanks has been forwarded to the Association.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C14

****** END OF ITEM 134 ******

ITEM: 135 1994/95 LIBRARY DEVELOPMENT GRANTS

FILE NUMBER: GG021/134 PT03/CSV

REPORT:

Hawkesbury City Council Library Service has recently submitted a service development grant application to the Library Council of NSW to establish a CD-ROM network at Windsor Central Library. The service currently provided to users will be significantly improved by:-

- i) Increasing the access to the CD-ROM collection by introducing more computer workstations in different areas of the library without duplicating titles held;
- ii) Providing security for the CD-ROM collection because disk handling will be minimal;
- iii) Increasing the Reference Librarian's availability by decreasing the current requirement to load and unload CD-ROMs for each user. The librarian will have more time to spend on enquiries;
- iv) Providing workshops to show patrons how to use CD-ROMs more effectively.

The amount sought is \$35,782. This is the total amount required to improve CD-ROM service and will not require a contribution from Council.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C15

****** END OF ITEM 135 ******

ITEM: 136 WINDSOR CHAMBER OF COMMERCE

FILE NUMBER: GC155/002 PT02/CSV

REPORT:

Advising as follows:-

"At the last Chamber of Commerce we moved a motion as follows:

***"Resolved** that the Windsor and District Chamber of Commerce express to Council its continuing opposition to stand alone large developments and support integration of commercial retail expansion in or surrounding the existing CBD."*

We earnestly believe that with our present and future rate of growth that any further retail development should occur in the main CBD areas of Hawkesbury.

Further to the above the Chamber Executive is disappointed that such a most important decision on the future retailing in the Hawkesbury area is coming up at a time when retailers are hopefully at their busiest.

With great respect the Chamber Executive feels that it would be fairer to all concerned to debate this matter in say, February, next year."

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C26

****** END OF ITEM 136 ******

ORDINARY MEETING

Meeting Date: **13 December 1994**

Item: **137**

ITEM: 137 ADVERTISING ROAD CLOSURE APPLICATIONS

FILE NUMBER: GR080/007 PT02/CSV

REPORT:

At the last General Purpose Committee Meeting a question was asked as to whether appropriate signage could be placed on parcels of land subject to road closure applications as part of the general advertising program. This can be achieved and will be implemented as a matter of ongoing policy.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.C29

****** END OF ITEM 137 ******

ORDINARY MEETING

Meeting Date: **13 December 1994**

Item: **138**

ITEM: 138 1994/95 REGIONAL ROAD DEVELOPMENT PROGRAM -
SAUNDERS ROAD

FILE NUMBER: GG021/114 PT03/ENG

REPORT:

An application was made to the Roads & Traffic Authority for inclusion of the rehabilitation and realignment of Saunders Road, between Pitt Town Road and Old Stock Route Road in the 1994/95 Regional Road Development Program, at a total cost of \$144,500.

Advice has been received that a grant of \$72,250 has been made available under the 1994/95 Regional Road Development Program, this grant being 50% of the estimated cost of the project and all works must be completed by 30th June, 1995.

Council's share of the funding is available through utilisation of the block grant funds for regional roads and it is anticipated that the works will be commenced in January, 1995.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.E01

****** END OF ITEM 138 ******

ITEM: 139 NORTH RICHMOND SKATEBOARD RAMP

FILE NUMBER: GC090/011 PT02/ENG

REPORT:

The skateboard ramp located in the grounds of the North Richmond Community Centre was installed in August 1992. The ramp was purchased with funds received from a Department of Sport, Recreation and Racing Capital Assistance Grant of \$12,000 to the North Richmond Community Centre Management Committee and \$12,000 from Council.

Since the ramp has been located at the Community Centre, it has become a focal point for young people in North Richmond. Vandalism of the community centre and surrounds was present before the ramp was installed and discussions with the community worker (who has been working at North Richmond for four years) and the Management Committee indicate that removing the ramp will not reduce vandalism. The Committee have recently applied for a full time youth worker through WSAAS. The application was given a high priority and was fully supported by every other youth related agency in the Hawkesbury. The WSAAS grants will be announced in January 1995 and the Committee feel that a full time youth worker will impact on the incidence of vandalism and petty crime in North Richmond in general, but especially around the community centre since the youth worker will be based there.

The incidence of vandalism will be investigated and compared to other centres including the new Youth Centre at Bligh Park. It is proposed that any decision about the possible relocation of the ramp should be delayed until this comparison can be developed and the outcome of the pending WSAAS grant for a full time youth worker at North Richmond is known.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.E17

****** END OF ITEM 139 ******

ITEM: 140 BLAXLANDS RIDGE SEPTIC TANK EFFLUENT PONDS

FILE NUMBER: GE020/028/PT05/EVD

REPORT:

The septic tank effluent ponds were established in 1972 on Crown Land on Blaxlands Ridge Road, Section 2. The volume of effluent removed via the tanker removal services is currently 13 million litres per month, of which half is deposited at McGraths Hill Waste Water Treatment Plant and half at the ponds. Due to the low oxygen content of the effluent, and relatively high ammonia concentrations, the McGraths Hill plant can not accept all of the effluent.

Effluent at the ponds undergoes natural "polishing" with bacteria, solids, nutrients and salts being reduced and dissolved oxygen increased. Following this treatment, the effluent is released in accordance with the licence issued by the Environment Protection Authority (E.P.A.).

The area downstream of the discharge point is vegetated naturally with eucalyptus species, sections of which have suffered die back due to phosphorus being present in the effluent. The loss of native vegetation has also resulted in weed invasion.

Extensive water quality monitoring of waterways draining the site has recently been completed which have been discussed with the E.P.A.

Whilst this method of disposal of effluent may have been acceptable in 1972, a reassessment is necessary. Discussions are being held with the Water Board regarding disposal at Riverstone Waste Water Treatment Plant; with New South Wales Agriculture regarding use for agricultural purposes and it may be possible to place all of the effluent through the McGraths Hill Plant when additional land is available for irrigation.

Part of the plan of management for the ponds requires the entire facility to be inspected at least twice weekly and any necessary works to be carried out.

On 26 September 1994 an Officer of the E.P.A. inspected the ponds and noted that one outlet valve was leaking, allowing effluent that did not meet licence criteria to flow from the pond in question. This office was notified and immediate action taken to transfer this effluent to another pond by pumping, which was completed the following morning.

In addition to this action, all existing valves were replaced and an additional valve installed on all outlets to prevent a similar occurrence.

The E.P.A. has now advised that two Infringement Notices have been issued, one for failure to maintain the valve and the other for discharging effluent contrary to licence conditions. The amount of the penalty involved is \$1,000.00.

A meeting has subsequently been held with Senior Staff of the E.P.A. who will allow the ponds to continue operation on the basis that a pollution reduction program will be specified and that Council investigate options within 6 months for decommissioning of the ponds.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.V11

****** END OF ITEM 140 ******

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 141

ITEM: 141 WEATHERBOARD COTTAGE - PROPOSED DEMOLITION - NO. 339 WINDSOR STREET, RICHMOND

FILE NUMBER: DA281/93 PT1, DA6/94 PT1/EVD

REPORT:

Council at its General Purpose Committee Meeting on 29 November 1994 resolved to receive a report for information in relation to the proposed demolition of the cottage known as No. 339 Windsor Street, Richmond.

Following receipt of the Department of Planning's correspondence advising Council of the Heritage Council's resolution, an on-site meeting was held with the applicant, an officer of the Heritage Branch, two members of the Heritage Council and an officer of Council. The purpose of the meeting was to enable members of the Heritage Council to inspect the cottage and assess its significance. During the meeting, members of the Heritage Council and the Heritage Branch Officer discussed the "representativeness" or otherwise of the slab cottage in the town of Richmond. At the conclusion of the meeting, members of the Heritage Council agreed that further discussion in relation to the cottage should be deferred until such time as the "representativeness" of the cottage was established.

A facsimile has recently been received from the Department of Planning which states that at its meeting on 1 November 1994, the Heritage Council resolved the following:-

- i. That the Heritage Council advise the owner and Hawkesbury City Council that following the site inspection on 28 November 1994, the Heritage Council considers that the cottage is of regional heritage significance and should be retained and conserved and is capable of restoration and adaptive reuse.
- II. That the cottage makes a significant contribution to the centre of Richmond in demonstrating a working class dwelling of the "pre-1960 period" (sic) and further efforts should be made to explore avenues for its retention. Options to consider include restoration as part of a new residence (possibly a dual occupancy) or as consulting rooms with a residence at the rear.
- iii. Advise the owner and Hawkesbury City Council that sympathetic consideration would be given to financial assistance for the stabilisation of the cottage at 339 Windsor Street, Richmond to either the current or a future owner.
- iv. Subject to the current development application being withdrawn, recommend to the Minister, pursuant to Section 106 of the Heritage Act, that he approve an indexed refundable grant of up to \$10,000, \$ for \$ to assist the current or a future owner to undertake stabilisation work. It is further recommended that an additional straight grant of up to \$2,000 be made available for architectural specification and supervision and that the Manager, Heritage Branch, be delegated the ability to agree to straight grant funding for the \$10,000 if deemed necessary.

- v. Advise the Minister of i. and ii.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.V12

****** END OF ITEM 141 ******

ITEM: 142 WASTE ENGINE OIL RECYCLING

FILE NUMBER: GW010/011 PT8/EVD

REPORT:

The waste oil collection bins have been manufactured by Worth Oil and will be delivered this week to the following locations:-

1. Richmond Mobil
 Cnr March and Bosworth Streets, Richmond
 Mr John Halliday
2. North Richmond Caltex
 48 Bells Line of Road, North Richmond
 Mr Bill Marganovic
3. South Windsor Mobil
 488 George Street, South Windsor
 Mr Jim Koolbanis - Mr Koolbanis specifically requested not to have a separate collection bin.
 The public will need to see Mr Koolbanis on-site to use the garage waste oil collection tank.
4. South Windsor Waste Depot
 The Driftway, South Windsor

This is a free public service offered by the parties concerned. The Public Relations Officer will undertake the promotion of the service within the next two weeks.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.V25

****** END OF ITEM 142 ******

ORDINARY MEETING

Meeting Date: 13 December 1994

Item: 143

ITEM: 143 MUSHROOM COMPOSTING OPERATION - NO. 6127 SINGLETON ROAD, TINDA CREEK

FILE NUMBER: DA171/94/EVD

REPORT:

The purpose of this report is to provide recent information regarding the application for mushroom composting. The application for mushroom composting was considered to be "designated development" on the basis that it was a "waste management facilities or works", as it processed a large quantity of chicken manure. The schedule which classifies designated development goes on to eliminate some forms of development and reads as follows:

"This designation of waste management facilities or works does not include:

- a. development comprising or involving any use of sludge or effluent if:
 - i. the dominant purpose is not waste disposal; and
 - ii. the development is carried out in a location other than one listed in paragraph 4 above."

Council has received legal advice in relation to this from Mr P D McClennan QC, who represents the applicant, which is reproduced in part below:

"The present matter turns upon whether or not chicken manure is sludge within the meaning of this exception.

My initial reaction was that it would not be sludge. However, that view must defer to the other provisions of the schedule. A definition of sludge is included in Part 3 which provides that it includes waste particulate matter "(mainly organic) from processes such as sewerage treatment plants, (and) intensive live stock industries...". My view would be that a chicken farm would not normally be described as an intensive live stock industry. It might be described as an intensive poultry operation, but live stock would normally be limited to animals rather than birds. However, this prima facie position is also modified by the concept of "live stock intensive industries" which is contained within schedule 3. They are explicitly described to include facilities in the nature of poultry farms.

It follows that for the purposes of the schedule, waste from poultry is sludge and accordingly as the dominant purpose of the proposed activity, is not waste disposal but rather the use of waste materials to produce a product - mushroom compost - the activity is not designated development within the meaning of the definition provided it is appropriately located having regard to subclause 4 of the definition."

Subclause 4 reads as follows and outlines where development cannot be located if it hopes to be excluded from the designated development provisions:

- (4) a. in or within 100 metres of a natural waterbody, wetlands, coastal dune fields or an environmentally sensitive area; or
- b. in an area of high watertable, highly permeable soils, acid sulphate, sodic or saline soils; or
- c. within a drinking water catchment; or
- d. within a catchment of an estuary where the entrance to the sea is intermittently open; or
- e. on a floodplain; or
- f. within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, visual impacts, air pollution (including odour, smoke, fumes or dust), vermin or traffic."

The distances outlined above are, with a recent amendment to the regulations, from the development site, not the property boundary.

As a consequence of the above, Council's solicitors have been requested to review the legal advice. Furthermore, the applicant will need to provide information in relation to the locational criteria of subclause 4 before the amended application can be placed on public exhibition.

Should the applicant and legal advice satisfy Council's solicitors and the locational criteria, the proposal will not be considered as designated development, and an environmental impact statement will not be required.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC13NCX.V31

****** END OF ITEM 143 ******

**ORDINARY
MEETING**

Meeting Filename: OR131294.BIN

END OF BUSINESS PAPER