

HAWKESBURY CITY COUNCIL



Where People Make The Difference!

ORDINARY MEETING BUSINESS PAPER

MEETING DATE: 8 March 1994

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

How Council Operates...

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

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

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

Meeting Procedure...

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

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

Public Participation...

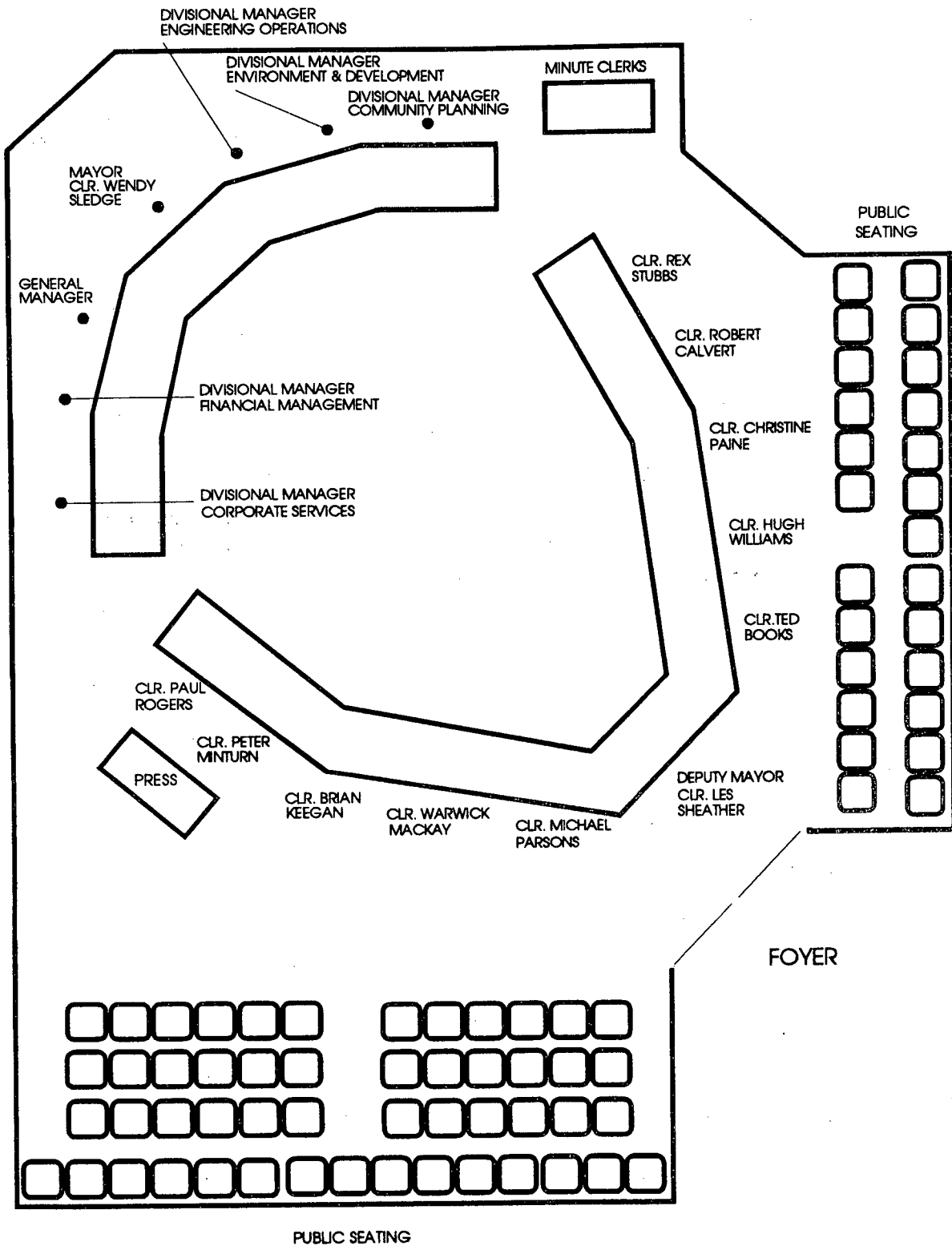
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest...

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

COUNCIL CHAMBERS



Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 8 February 1994, commencing at 7.30pm.

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

Councillor Rogers arrived at the meeting at 7.38 p.m.

Pastor George Stubbs of the Baptist Church, Windsor, representing the Hawkesbury Ministers Fraternal, gave the opening prayer at the commencement of the meeting.

A minute's silence was observed to pay respect to the late Jim Buckett, a former Councillor of Colo Shire Council.

- 295 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor H J M Books that Standing Orders be suspended to allow a presentation to be made.

The Mayor then presented Professor Peter Bolton, Deputy Chief Executive Officer, University of Western Sydney, Hawkesbury with a cheque for \$6,000 being full-time course fee for 1994 for students resident in the Hawkesbury, in accordance with Council's policy - Christopher Bolenski of Kurmond being this year's scholarship winner, was also present.

- 296 RESOLVED on the motion of Councillor B N Keegan seconded by Councillor R P Stubbs that Standing Orders be resumed.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 297 RESOLVED on the motion of Councillor L C Sheather seconded by Councillor R G Calvert that the Minutes of the Ordinary Meeting of Council held on 14 December 1993, having been circulated amongst the members of Council, be confirmed.
- 298 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor B N Keegan that the Minutes of the Special Meeting of Council held on 20 December 1993, having been circulated amongst the members of Council, be confirmed.

LOCAL GOVERNMENT LEGISLATION 1993 -
ORGANISATIONAL STRUCTURE GL10/3/GM

The Mayor invited nominations for the three elected Councillors to be on the Consultation Committee for the appointment of the senior positions with Councillors C A Paine, R G Calvert and M G Parsons being appointed to the Committee.

MAYORAL MINUTES

Nil.

SECTION 2 - NOTICES OF MOTION

By Councillors R P Stubbs and P E Rogers GL 001/008 PT 02

Moved by Councillor R P Stubbs seconded by Councillor P E Rogers that in recognition of the need to minimise the cost to Council of legal action, the Legal Consultative Committee meet on a regular basis on the first Tuesday evening of each month, or on a mutually convenient alternate date.

The motion was lost.

By Councillor H Williams GF 010/037 PT 02; GC 280/004 PT 03

Moved by Councillor H Williams seconded by Councillor M G Parsons that:-

1. Council appoint a panel of professional people to report on local implications of the findings of the coronial inquiry that will examine events which occurred during the January bushfires. The panel should have expertise covering the fields of fire behaviour, bushland management and conservation and the design of buildings, and should examine various matters such as the nature and degree of fire hazard; requirements for the long term management of remnant bushland and of the lands in the vicinity of National Parks; any deficiencies in knowledge of fire behaviour and related land management practices; aspects of current land use and building practices that relate to bushfire safety and the adequacy and application of existing Council policies.

2. Expressions of interest for membership of the panel be called and that the qualifications of the respondents and the cost of their engagement be reported to Council.
3. Each government agency with responsibility for land in the Hawkesbury LGA and each local brigade be asked to provide to the panel an assessment of bushfire hazard within its area, an analysis of fire behaviour recently and, if possible, historically and a report of its fire and hazard management plans.

299 AN AMENDMENT was moved by Councillor C A Paine seconded by Councillor P J Minturn that this matter be deferred until after the Councillors have had a debriefing by the Bushfire Brigade.

The amendment was carried.

The amendment then became the motion which was put and carried.

300 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor B N Keegan that Standing Orders be suspended to permit a presentation to be made.

Councillor H J M Books presented a cheque for \$415, on behalf of Prospect Electricity, to Mr. Bob Klein of the Colo Heights Hall Management Committee, to enable the Hall Committee to buy materials to complete a shade verandah on the hall.

301 RESOLVED on the motion of Councillor P J Minturn seconded by Councillor M G Parsons that Standing Orders be resumed.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

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

302 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor C A Paine that in addition to the existing concession offered at the swimming centres, the following be offered to the general community commencing immediately:-

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

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

SECTION 2 - PLANNING AND DEVELOPMENT

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

- 303 **MOVED** by Councillor L C Sheather seconded by Councillor C A Paine that Council support the preparation of a Draft Local Environmental Plan on the subject land in accordance with the application.

Councillor L C Sheather tabled a letter dated 8th February, 1994 from the Port Erringhi Rate Payers Association, which the General Manager read in full to the meeting.

An amendment was moved by Councillor R G Calvert seconded by Councillor P E Rogers that Council support the application as made and refrain from making a Local Environmental Plan until such time as the draft copy of "Our City Our Future" is put to Council.

The amendment was lost.

The motion was then put and carried.

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

- 304 RESOLVED on the motion of Councillor H J M Books seconded by Councillor C A Paine that no action be taken on this until such time as it has been discussed by the Heritage Committee and that Council request a report on this matter from the Heritage Adviser, Robert Staas.

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

Councillor H J M Books tabled a letter from Council addressed to Mr R C Tate and dated 28th October, 1983 concerning filling of land, Lots 8 and B, Francis Street, Richmond, which the General Manager read to the Council in full.

Moved by Councillor H J M Books seconded by Councillor B N Keegan that a Plan of Management be established :

1. To strip the topsoil and place alongside the work so that it can be placed back on the fill area.
2. To establish a 4 in 1 batter working from the bottom up from the fill area.
3. All work to be carried out from the bottom area starting on the western end to avoid dust and noise.
4. After the western end section is completed, topsoil be replaced and grassed similar to the other sections 2 and 3, which would be the eastern end and the centre.
5. All fill to be brick, rubble, concrete and roadbase similar to the existing fill. No timber or rubbish.
6. The applicant pay 50^c per tonne for all fill delivered to the site to cover road maintenance and inspection fees.
7. Time of completion 12 (twelve) months weather permitting.
8. The toe to be a minimum of 15 (fifteen) metres from the drain.

305 AN AMENDMENT was moved by Councillor H Williams seconded by Councillor C A Paine that a Plan of Management be established :

1. No further fill be brought to the site.
2. To strip the topsoil and place alongside the work so that it can be placed back on the fill area.
3. To establish a 4 in 1 batter working from the bottom up from the fill area.
4. All work to be carried out from the bottom area starting on the western end to avoid dust and noise.
5. After the western end section is completed, topsoil be replaced and grassed similar to the other section 2 and 3, which would be the eastern end and the centre.
7. Time of completion 12 (twelve) months weather permitting.

The amendment was carried.

The amendment then became the motion which was put and carried.

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

306 RESOLVED on the motion of Councillor L C Sheather seconded by Councillor H J M Books that a Draft Local Environmental Plan be prepared which has the purpose of adding buildings of heritage potential to the existing Schedule 1 (Items of Environmental Heritage) in Hawkesbury Local Environmental Plan, 1989.

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

307 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor M G Parsons that:-

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

- a) Council be reimbursed for the cost of waste carts and recycling tubs stolen from premises and in circumstances outside the guidelines in b) & c).
 - b) Council replace waste carts stolen whilst out for service subject to the cart not being left off the premises overnight except for those premises serviced prior to 7.30am by the waste collection day shift.
 - c) Council replace recycling tubs stolen whilst out for service subject to the tub not being left off the premises overnight provided the collection occurs prior to 10 pm.
- B. The recommendations in A above be trialed for a 12 (twelve) month period.
- C. Residents be encouraged to provide clear identification of property addresses on waste carts and recycle tubs.

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

- 308 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor B N Keegan that the information on "Sydney's Future" be received.

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

See Minute N° 305

- 309 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor R P Stubbs that the Report of the General Purpose Committee Meeting held on 1 February 1994, as recorded on Pages 1 to 20 of the Minutes of the General Purpose Committee, be adopted, with the exception of:-

Section 2 - Planning & Development

1. Rezoning Proposal - Rural/Residential Subdivision - Lot A DP184255, Lot 1 DP185503 and Part Pors. 31 & 142, Parish of Wilberforce, Tizzana Road, Ebenezer - McKinlay Morgan & Associates Pty Ltd LEP17/93/ED

2. Demolition of Weatherboard Cottage - Lot 1 DP738701 N° 339 Windsor Street, Richmond - Mrs E Colquhoun. DA281/93/ED

4. Landfill Operation - Lot 1 DP814363, 103 Francis Street, Richmond - Mr F Leal DA218/93/ED

9. Replacement of Stolen Waste Carts GW010/017/ PT4/ED

which have already been considered by Council - Minutes Nos. 303, 304, 305 and 307.

SECTION 4 - REPORTS FOR DETERMINATION

1. GLOSSODIA SHOPPING CENTRE - CONSUMPTION OF ALCOHOL. GP070/001 PT04/CS

- 310 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor B N Keegan that in accordance with Section 632 of the Local Government Act, 1993, suitable signs be erected in the grassed area at the Glossodia Shopping Centre prohibiting the consumption of alcohol between sunrise and sunset.

2. THE DRIFTWAY PUBLIC RECREATION RESERVE. GW001/006 PT01/CP

- 311 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor M G Parsons that care, control and management of the Driftway Public Recreation Reserve be delegated under Section 377 of the Local Government Act to a committee representative of user organisations and that a management plan be recommended to Council for adoption. That a position for 1 (one) local community representative be made on the Committee.

3. CHRISTMAS APPEAL - HAWKESBURY CITY COUNCIL. GP090/022 PT21/CS

- 312 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor L C Sheather that the information be received and similar Appeals be undertaken annually in conjunction with the Christmas season.

4. 17 ELDON STREET, PITT TOWN - PROPOSED SALE. GC285/013 PT01/CS

- 313 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor R G Calvert that:-
1. Council sell Lot 43 DP793511 17 Eldon Street, Pitt Town to Mr Richard Turnbull and Ms Kerrie Window for a purchase price of \$50,000 (fifty thousand).
 2. The Common Seal of Council be affixed to all associated documentation.

5. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GC283/015 PT2/CS

- 314 RESOLVED on the motion of Councillor L C Sheather seconded by Councillor R P Stubbs that the Seal of Council be affixed to the following document:-

Ryloz Holdings Pty Ltd	Exercising 3 (three) year option of Lease of Shop 3 McGraths Hill Shopping Centre. Rental for first year of term is \$10,400 (ten thousand four hundred dollars) per annum plus 22.71% (twenty two point seven one) of rates and taxes and 28.38% (twenty eight point three eight) of outgoings for the Centre (estimated to be approximately \$2,900 (two thousand nine hundred dollars) per annum).
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6. PENSIONER REBATE - SULLAGE SERVICE CHARGES.
GR10/007/FM

- 315 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather that the maximum rebate provided to Pensioners receiving the sullage pumpout service be established in line with the increase of the charge for each budget period and for the first half year 1994, be \$150.00 (one hundred and fifty).

7. STAFF UNIFORM. GP020/003 PT02/GM

- 316 RESOLVED on the motion of Councillor L C Sheather seconded by Councillor C A Paine that the sum of \$25,000 (twenty five thousand dollars) for uniforms be voted and the policy outlined in the report adopted.

8. JOHN MORONY CORRECTIONAL CENTRE -
MODIFICATION OF DEVELOPMENT CONSENT.
GT190/019 PT02/ED

- 317 RESOLVED on the motion of Councillor L C Sheather seconded by Councillor R P Stubbs that the information in regard to the John Morony Correctional Centre be received.

9. STRONG PLACE, RICHMOND - REZONING TO PERMIT
SUBDIVISION - OWNER: K WALLIS. LEP003/93 PT02/ED

- 318 MOVED by Councillor M G Parsons seconded by Councillor B N Keegan that Council request the Department of Planning to reconsider this application. Failing an affirmative decision from the Department of Planning this Council support a 2 (two) lot subdivision of the said property.

An amendment was moved by Councillor L C Sheather seconded by Councillor C A Paine that the information be received.

The amendment was lost.

The motion was carried.

10. ABANDONED VEHICLES AND GENERAL TOWING SERVICES - GT020/183 PT1/ED

- 319 RESOLVED on the motion of Councillor M G Parsons seconded by Councillor W J Mackay that the quotation of Metal Recyclers (NSW) P/L for removal of derelict vehicles be accepted and the quotation of Keith Wellington P/L for all other services be accepted.

11. 1994 HALF YEAR ROADWORKS PROGRAM. GR120/011 PT02/EO

- 320 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather that the 6 (six) month program for 1994 be adopted.

12. WOMBAT CROSSINGS - ROADS & TRAFFIC AUTHORITY. 0731/R PT06

- 321 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor M G Parsons that the information be received.

13. SOUTH WINDSOR WASTEWATER TREATMENT PLANT - STAGE II CONSTRUCTION - GC270/013, GC270/014, GC270/015, GC270/016, GC270/017/EO

- 322 RESOLVED on the motion of Councillor L C Sheather seconded by Councillor W J Mackay that:-

1. The report be received.
2. Liquidated damages totalling \$22,500 (twenty two thousand five hundred dollars) be refunded to Kingston Industries Pty Ltd.

SECTION 5 - REPORTS FOR INFORMATION

1. DANCE PARTIES - HAWKESBURY ACTION FOR YOUTH. GR030/003 PT02/CP
2. HAWKESBURY RIVER. GW060/011 PT04/ED
3. AUSTRALIA DAY ACTIVITIES 1994. GC030/003 PT04/CP
4. SENIORS WEEK - 20 - 27 MARCH 1994. GC030/010 PT2/CP
5. AUSTRALIAN PIONEER VILLAGE RECREATION AND ANIMAL PARK. GA050/004 PT03/CS
6. WRITER-IN-COMMUNITY PROJECT. GL020/048 PT01/CP
7. BUSH FIRES. GF010/037 PT02/GM

323 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor W J Mackay that the reports in this section be received.

SECTION 6 - REPORTS OF COMMITTEES

Nil.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. GENERAL CIRCULAR N^o 14/93 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT22/GM
2. GENERAL CIRCULAR N^o 1/94 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT22/GM

324 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather that the correspondence in this section be received and appropriate replies be forwarded where necessary.

SECTION 8 - OTHER REPORTS1994 HAWKESBURY BICENTENNIAL CELEBRATIONS ASSOCIATION INC.

- 325 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather that the Minutes of the 1994 Hawkesbury Bicentennial Celebrations Association Inc. held on 8 December 1993, as recorded on Pages 1 to 3, be received.

HERITAGE ADVISORY COMMITTEE

- 326 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor W J Mackay that the Minutes of the Heritage Advisory Committee held on 15 December 1993, as recorded on Page 1, be received.

HAWKESBURY ACCESS FORUM

- 327 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather that the Minutes of the Hawkesbury Access Forum held on 16 December 1993, as recorded on Pages 1 to 2, be received.

MACQUARIE TOWNS FESTIVAL COMMITTEE INC.

- 328 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor L C Sheather that the Minutes of the Macquarie Towns Festival Committee Inc. held on 19 January 1994, as recorded on Pages 1 to 3, be received.

FRIENDS OF THE HAWKESBURY ART COLLECTION INC.

- 329 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor W J Mackay that the Minutes of the Friends of the Hawkesbury Art Collection Inc. held on 27 January 1994, as recorded on Pages 1 to 2, be received.

SECTION 9 - SUPPLEMENTARY REPORTSREPORTS FOR DETERMINATION.14. MACQUARIE PARK - PLAY EQUIPMENT. PK/006
PT01/EO

- 330 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor W J Mackay that play equipment, incorporating 2 (two) decks, a track ride and slide with various panels and free-standing swing be purchased and erected at Macquarie Park at an estimated cost of \$10,500 (ten thousand five hundred) utilising funds available from completed projects in the Park, \$1,956 (one thousand nine hundred fifty six) with the remaining funds being voted from Cordners Corner Reserve.
- 331 RESOLVED on the motion of Councillor R G Calvert seconded by Councillor M G Parsons that a report come to Council regarding the cost and feasibility of fencing Macquarie Park and the establishment of a set of gates and relevant posts and beautification to the entrance.

15. CLIFFORD'S RESTAURANT - KURRAJONG
DA609/87, P1501/295 PT2/ED

- 332 RESOLVED on the motion of Councillor B N Keegan seconded by Councillor C A Paine that Council make no representations before the Liquor Licensing Court on the 21st February, 1994, in this matter.

REPORTS FOR INFORMATION8. 1994 HALF YEAR ROADWORKS PROGRAMME.
GR120/011 PT02/EO

- 333 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor B N Keegan that the items be considered in the next Roadworks Program.

QUESTIONS WITHOUT NOTICE

1. Councillor Rogers asked if there could be a written reply to the Richmond Chamber of Commerce by perhaps the end of this week if not early next week to the Chamber's correspondence of 12th October, 1993 confirming advice given by various Council Officers covering a number of matters contained in the four page letter.
2. Councillor Rogers asked what avenues of review are available to the Council arising out of the Caltex Inquiry recommendation, if there are any.

The Divisional Manager Environment & Development advised that he is not aware of any further avenues.

Councillor Rogers asked if this could be investigated.

3. Councillor Rogers sought a response from the Planner in relation to his faxed letter of the 25th November, 1993 arising out of the Dight Street property, the former business of Pioneer Concrete.

The Divisional Manager Environment & Development stated that he had no knowledge of the letter and undertook to investigate the matter.

4. Councillor Rogers asked when will the report recommending the establishment of the legal panel and other professional advisers be available for the full Council's consideration, if not the Legal Consultative Committee.

The General Manager undertook to discuss the matter with the Chairman, as it is appropriate that it does go back to the Legal Consultative Committee, for him to determine a meeting time.

5. Councillor Minturn asked how is the RTA Trailer Inspection going at the Depot. Is it cost effective or is Council being subsidised by the RTA?

The Manager of Engineering Operations undertook to investigate the matter and advise Councillor Minturn. Council is not being subsidised by RTA, it is being paid for the inspections carried out.

The Mayor advised that a report would come back to Council on this matter.

6. Councillor Keegan asked why the water bubbler had been shifted in the Mall.

The Manager of Engineering Operations undertook to investigate the matter. He stated that the bubbler has been leaking.

7. Councillor Keegan asked if the bubblers meet the health regulations.

The Divisional Manager Environment & Development undertook to advise Councillor Keegan.

8. Councillor Keegan referred to the entrance to Pitt Lane, North Richmond, the access on the western side of the Hotel. He stated that there is a large pothole there and asked if this could be looked at as a matter or urgency.

The Mayor advised that the Pitt Lane pothole had been repaired to-day.

9. Councillor Keegan referred to his request for a report on lead free petrol with the report from England and the implications of cancer attributed to lead free petrol. He asked if anything had been received back in this regard.

The Divisional Manager Environment & Development said he was not aware of any response and undertook to advise Councillor Keegan.

10. Councillor Keegan stated that the road surface at the access to Windsor Wharf is absolutely disgraceful.

The Mayor stated that maintenance would be carried out.

11. Councillor Keegan advised that the Mall clock is not working.

12. Councillor Keegan referred to a tree stump outside Coles in George Street, Windsor, and the unsightly state of that area. He asked if a rubbish bin could be installed at this location.

13. Councillor Mackay asked what is happening regarding the Glossodia/Freemans Reach/Wilberforce sewerage scheme.

The General Manager advised that the study that Council is funding is well underway, on time, and will be completed by around Easter.

14. Councillor Mackay advised that the timing clock at the Windsor Pool has been out of service for some considerable time. He asked if this could be investigated.

15. Councillor Parsons asked if Londonderry Road is a RTA road.

The Divisional Manager Engineering Operations advised that it is a Regional Road under Council's care and control.

16. Councillor Parsons stated that he had sent a fax to Council regarding some complaints received by Kevin Mudiman that he had against noise and a number of letters saying that there was no major noise problem, and asked if someone could get back to him on this matter.
17. Councillor Parsons asked how is the rates equation going to be raised in relation to rateable revenue.

The General Manager stated that material had been forwarded to the Councillors last week, however, Councillor Parsons' fax machine was not working. He undertook to provide Councillor Parsons with a copy of the fax to-night, and the valuation detail which would hopefully explain a lot of the questions being asked.

18. Councillor Mackay asked if there is any repair work being done on The Driftway.

The Divisional Manager Engineering Operations advised that he was not aware of any.

19. Councillor Sheather asked if there is any proposal to do that section of The Driftway up in front of the rubbish depot area as it is used the most by the City's residents and it is the only section that has not been done.

The Divisional Manager Engineering Operations undertook to have the road inspected to see if something can be done.

20. Councillor Sheather stated that the Sports Council has a delegates' meeting on Friday evening at which there would be probably 60 delegates attending. He asked if it would be appropriate to send an Officer to the meeting to explain the situation relating to the proposals for the swimming pools and the indoor centre.

The General Manager stated that he could see the consultation process probably taking a second stage. Councillors Sheather and Rogers have raised matters with him and a number of others have asked questions. He suggested, at this stage, that Council review those comments and then with those, and any suggestions that other Councillors may have, go to a second stage consultation and refer those comments and the Council's comments to the Sports Council for comment back.

The Mayor undertook to arrange for Mr. O'Grady to attend the meeting.

21. Councillor Sheather asked when the letter was received from the Licensing Court in relation to Clifford's Restaurant at Kurrajong.

The General Manager advised that the letter had been received on the 28th January.

22. Councillor Books advised that there are some bad potholes in Saunders Road heading towards Old Pitt Town Road, that need attention.

23. Councillor Books advised that he had submitted a Rescission Motion on Item 4 this evening and asked if it was possible for this to be heard to-night. He outlined the reasons for his request.

- 334 RESOLVED on the motion of Councillor H J M Books seconded by Councillor W J Mackay that the Rescission Motion be heard to-night.

The General Manager advised that a Rescission Motion signed by Councillors Books, Mackay and Keegan had been received, which states : "That the recommendation on Item 4 landfill be rescinded."

Moved by Councillor H J M Books seconded by Councillor W J Mackay that the recommendation on Item 4 landfill be rescinded.

The motion was lost.

24. Councillor Books asked what can be done to have the rubbish removed from Ebenezer Quarry, Richmond Lowlands, which he felt was The Lowlands Turf property, Terrace Road, North Richmond and all the Vineyard area. He also referred to land opposite Winford Motors.

The Divisional Manager Environment & Development advised that there has been a "Stop Work" notice issued on the Ebenezer fill operation, and if that is not heeded, action would be instituted against the landowner. The one in Terrace Road, North Richmond, there has been some landfill approved there and he was not sure whether they were operating outside the terms of that consent, which he would check. He undertook to check out the Richmond Lowlands property.

25. Councillor Paine asked if anything had been done regarding the Aloï situation at Vineyard, and if some action could be taken to stop landfill continuing on the land.

NOTICES OF MOTION

NOTICES OF MOTIONS

ORDINARY MEETING - 8TH MARCH, 1994

By Councillor B N Keegan :

Further to the announcement by the Minister for Planning of the new flood levels for the Hawkesbury area, that Council :

1. Advise the Minister of its concern over the way in which the information is likely to be received by financial institutions and this impact on existing landowners.
2. Seek that the Minister as a matter of urgency undertake investigation of the likely impact in both social and economic terms on the City and its people.
3. Seek support from the Member for Hawkesbury and the Member for Londonderry in this matter.

By Councillor B N Keegan :

That Water Board representatives be requested to meet with Council as a matter of urgency re upgrading supply and other matters.

By Councillor B N Keegan :

That funds for a new building at McGraths Hill to replace the existing unsuitable Community Centre be allocated in the 1995-1996 Loan Program.

By Councillor M.G.Parsons :

In further promoting the Council's corporate image or uniform and in light of the provision of a corporate staff uniform, that an appropriate blazer with emblem and identification of the Council's name be provided upon request to Elected Members.

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

22 FEBRUARY 1994

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2. Rifle Range Road, South Windsor - Extension of Bus Zone - Bede Polding College. 1833/R 4
3. Porpoise Crescent, Bligh Park - Traffic Conditions - Mr R Etherington. 1646/R 4
4. Drummond/macquarie Streets, South Windsor - Traffic Conditions - C S Williams/Memtec Ltd. 1341/R, 426/R 4
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- Questions Without Notice 1

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 22 February 1994, commencing at 9.30am.

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

An apology for absence was received from Councillor M G Parsons, W J Mackay, P J Minturn and C A Paine.

RESOLVED on the motion of Councillor H J M Books seconded by Councillor L C Sheather, Deputy Mayor, that the apologies be accepted.

Councillor P J Minturn arrived at the meeting at 10.10am.

Councillor C A Paine arrived at the meeting at 11.55am, left at 2.50pm and returned at 3.15pm.

Councillor B N Keegan left the meeting at 1.30pm.

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

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

Councillor L C Sheather, Deputy Mayor; and
Councillor P J Minturn.

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

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

Approval be granted to the subject application.

Report of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday, 11 February 1994, commencing at 10.00am

PRESENT:

Members: Councillor C Paine, Chairperson
Mr D Lamont, Roads & Traffic Authority
Mr R Searle, Office of K Rozzoli MP
Sergeant G Thompson, NSW Police Service

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

APOLOGIES:

Mr G Hatch, Department of Transport
Mr J Christie, Office of P Gibson MP

CONFIRMATION OF MINUTES:

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

CORRESPONDENCE:

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

COMMITTEE'S RECOMMENDATION

That the application be refused.

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

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

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

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

COMMITTEE'S RECOMMENDATION

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

REPORTS:

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

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

COMMITTEE'S RECOMMENDATION

The information be received.

GENERAL BUSINESS:

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

COMMITTEE'S RECOMMENDATION

Report be received.

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

1. That Christie and Tebbutt Streets and Moses Street between Tebbutt Street and Greenway Crescent be declared light thoroughfares.
2. Regulatory signs restricting vehicle weight to 5 (five) tonne and under be erected on subject roads.

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

COMMITTEE'S RECOMMENDATION

1. The recommendation be adopted.
2. A report be submitted in relation to the feasibility of truck movements into Cupitts Lane.

QUESTIONS WITHOUT NOTICE

Sgt G Thompson

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

Committee's Recommendation

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

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

Committee's Recommendation

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

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

Committee's Recommendation

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

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

Committee's Recommendation

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

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

Committee's Recommendation

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

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

Committee's Recommendation

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

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

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

Committee's Recommendation

- a) That the Roads and Traffic Authority be requested to construct a raised median strip on Bells Line of Road, North Richmond, from North Richmond Bridge to Pitt Lane, with provision for right-hand turn east-bound from Bells Line of Road into B P Service Station.

- b) The licensee of North Richmond Hotel be invited to attend the next Committee Meeting to discuss issue.

Councillor C Paine

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

Committee's Recommendation

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

NEXT MEETING:

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

The meeting terminated at 12.10pm.

The report be received and the recommendations be adopted with the exception of Item 5.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

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

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

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

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

SECTION 2 - PLANNING AND DEVELOPMENT

WP. 90394 STUANTS

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

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

Key Issues

- ◆ Amenity
- ◆ Submissions

Recommendation

Approval with conditions

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

COMMITTEE'S RECOMMENDATION

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

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

"the activity or pursuit does not -

- (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*

- (ii) *involve exposure to view from any public place of any unsightly matter;*
 - (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) *involve the employment of persons other than residents of the dwelling-house or dwelling;*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 5. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
 6. The batter slopes shall be immediately grassed to the satisfaction of the Divisional Manager Environment & Development.
 7. Completion of the access by providing an all weather pavement and satisfactory tail in drain to the pipe culvert.
 8. Operating hours shall be limited to 10.00am to 5.00pm, Monday to Friday.
 9. The retail sale or display of goods from the property is prohibited.
 10. The activity is not to commence until the dwelling-house approved under BA1278/93 is erected and occupied.

✓

Chris — Glen 9394

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

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

Key Issues

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

Recommendation

Approval of amended subdivision plans.

Mr Homann, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

The matter be further reported to the Ordinary Meeting.

ADDITIONAL INFORMATION

This report makes reference to the 1 in 100 year flood level of 15.9m AHD for the Pitt Town area.

Advice received on 21 February 1994, from the Minister for Planning is that the 1 in 100 year flood level (at Windsor) has been raised by 1.3m. Given Pitt Town's proximity to Windsor, the new 1 in 100 year flood level at Pitt Town should also be raised by 1.3m, to 17.2m AHD.

The effects of this advice on the proposed amendments to the ten lot subdivision approval is such that the proposal cannot be supported. While there is sufficient fill material in the vehicle testing track to provide building platforms on each of the lots below the (former) 1 in 100 year flood level of 15.9m AHD, there would not be sufficient material to provide building platforms at 17.2m AHD, without the need to import fill onto the site. It should be noted that only one of the ten lots have sufficient area above 17.2m AHD.

In light of the above, it is not considered to be appropriate to support the applicant's proposed amendments to the subdivision approval or amended subdivision plans, however, such could be reconsidered should the planning standard be altered in the future.

*Resolved that the application be
deferred until further information is
available on the flood level.*

wp - 10/3/94 EHW

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

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

Key Issues

- ◆ Heritage significance
- ◆ Privacy

Recommendation

Application be approved, in part, subject to conditions.

Mr Romandi, on behalf of the applicant; and Mr Hayes, objector; addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 3.30pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, P J Minturn, C A Paine, P E Rogers, L C Sheather and H Williams.

Mr K Romandi, Architect on behalf of the applicant and objectors addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

- A. The application be approved subject to compliance with the following conditions:-
1. The development shall be carried out generally in accordance with Drawing N^os 9313-3, 9313-4, 9313-5, dated September 1993, prepared by Karl Romandi and Helen De Luis Pty Ltd except where amended by conditions of consent.
 2. Compliance with the requirements of the Heritage Council of NSW being:-
 - a) deletion of the proposed dormer windows. The Heritage Council will consider a proposal for a maximum of two simple, flat, glazed skylights in the rear (NW) roof plane;
 - b) the rear stone steps being retained in their original position and being covered over if necessary;
 - c) all work to be designed to minimise interference with existing structure, joinery and finishes;
 - d) detail drawings being prepared in consultation with the National Trust and submitted to the Heritage Branch for approval prior to work proceeding; and
 - e) the Heritage Council's approval shall be void if the activity to which it refers is not physically commenced within 5 (five) years after the date of approval or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act 1979.
 3. Submission of a building application, plans and specifications complying with the Building Code of Australia.
 4. Details of joinery in relation to the enclosure of the rear porch shall be submitted with the building application. The existing sandstock walls shall be retained unrendered. Material removed in demolition (window, brickwork, timber lintels and sills) shall be stored on site for future repair and maintenance work.
 5. A false hob wall shall be constructed along the north eastern wall at sill height so all plumbing can be installed without chasing into the original fabric of the building.
 6. The materials removed to create a new opening to the study shall be stored on site for future use. In relation to this opening, existing details should be continued to match adjoining work.

7. A series of 200mm (two hundred) x 250mm (two hundred and fifty) black and white photographs of areas affected by the proposed alterations shall be submitted prior to release of the building approval.
 8. Appropriate landscaping shall be provided along the north eastern boundary of the site to ensure the privacy of the adjoining landowners. Details of the number, type and height of species to be submitted with the building application. Such landscaping shall be completed to Council's satisfaction within 6 (six) months from the date of the issue of the building approval.
- B. Council give dispensation from the Building Code of Australia for the window area, should this be necessary to comply with Condition 2(a) of the consent.

C. Please check the approval etc.

ADDITIONAL INFORMATION

Subsequent to the Committee meeting, discussions between the applicant's architect, Mr Romandi and Council's Heritage Adviser, Mr Staas took place. Mr Staas has now recommended that two of the conditions originally proposed be altered, as follows:-

- Original condition:-

4. The proposed new stair to the attic bedroom shall match the existing stair details. Details to be submitted with the building application.

Amended condition:-

4. The proposed new stair to the attic bedroom shall be similar in detail to the existing stair. Details to be submitted with the building application for final approval.

- Original condition:-

5. The floor levels of the family room shall not be raised.

Amended condition:-

5. The floor levels of the proposed family room shall only be raised sufficiently to allow a level surface to be achieved. The extent of alteration shall be agreed during construction based on a detailed inspection.

Given that Mr Romandi has agreed to these amended conditions, it is recommended that they be attached to any consent for the proposed alterations and additions.

wp 9394 Philo

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

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

Key Issues

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

Recommendation

Refusal

Mrs Longley, on behalf of the applicant, addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 4.15pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, P J Minturn, C A Paine, L C Sheather and H Williams.

Mr Longley, applicant, addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

The proposal be approved as a "Home Activity", subject to compliance with the following conditions:-

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

"the activity or pursuit does not -

- (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*

- (ii) *involve exposure to view from any public place of any unsightly matter;*
 - (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) *involve the employment of persons other than residents of the dwelling-house or dwelling;*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
2. All work associated with this approval is to be confined to within the existing shed/building to the rear of the dwelling.
 3. Hours of operation shall be within 8.00am to 5.00pm Monday to Fridays.
 4. The premises are not to be used as a car repair station at any time.

Answers *no 93ay*

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

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

Key Issues

- ◆ Noise
- ◆ Amenity

Recommendation

Approval

COMMITTEE'S RECOMMENDATION

The application be approved subject to the following conditions:

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

the activity or pursuit does not -
 - (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) *involve exposure to view from any public place of any unsightly matter;*
 - (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) *involve the employment of persons other than residents of the dwelling house or dwelling;*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident thereof)."*
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. No materials or goods to be stored outside the building and all work shall be confined to within the building.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development. Where possible, all waste products are to be recycled.
5. The subject development is to be maintained in a clean and tidy manner at all times.
6. The activity is limited to an initial 12 (twelve) month period during which time the activity will be monitored.
7. Full height block walls are to be provided to the work area in addition to ceiling linings to restrict noise emissions. Full details are to accompany the building application.

8. Operating hours shall be limited to 8.00am to 5.00pm Mondays to Fridays and 9.00am to 12.00pm Saturdays. Any alteration of these hours will require further approval.
9. Should television reception in the locality be affected as a consequence of the development, the applicant shall undertake any works as necessary to overcome this problem. Works shall be to the satisfaction of the Divisional Manager Environment and Development.

Slam 9/3/

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

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

Key Issues

- ◆ Appropriateness of locality
- ◆ Traffic impact

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

That Council not support a Draft Local Environmental Plan.

hp 9394 STUARD

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

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

Key Issues

- ◆ Flooding

Recommendation

Approval with conditions

COMMITTEE'S RECOMMENDATION

The application be approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan N° DA 1, dated 5 August 1993.
2. No earthworks are to be carried out on the bank and the concrete is to be poured to suit the levels of the existing ramp.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for consideration and approval within a period of 30 (thirty) days. Such landscaping is to be completed to Council's satisfaction within 3 (three) months from the date of the issue of the consent.
5. The submission of a sediment control plan for consideration prior to any works commencing.
6. The pontoon and ramp shall be removed and appropriately stored upon the threat of any flood event.
7. Compliance with the following requirements of the Maritime Services Board:-

1. The tenant shall not be exempted from the provisions of the Management of Waters and Waterside Lands Regulations - NSW, and shall at all times comply with the requirements of all Acts and Regulations administered by the Maritime Services board.
2. Tenant shall at all times comply with any directions given by the Authority or an officer of the Authority in regard to painting, lighting or use or alteration of any structure as may, from time to time, be required in the interests of safe navigation, equitable use of and conservation of waterways and the prevention of pollution.
3. Area of tenure shall include only that area below high water mark covered by the actual structures plus the berthing area.
4. The sites of any freestanding piles installed for the purpose of mooring a vessel at a jetty/pontoon shall be included in the area of the tenure.
5. Jetties shall be of substantial construction, have a minimum deck height of 0.75m above local mean high water level, with end piles and piles not more than 15m apart to have a minimum height of 1.0m above local mean high water level. Piles shall be finished at even height, stripped of bark above deck level and painted white. No outlying wires or obstructions shall project outside the extremities of the jetty.
6. Freestanding piles for the mooring of a vessel at a jetty/pontoon shall be erected to a height of at least 1.0m above the level of local mean high water and have the bark stripped off 0.6m down from the top and be painted white and the permissive occupancy number displayed thereon.
7. Compliance with any requirements of the Department of Conservation and Land Management.

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

wp. 9394

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

Key Issues

- ◆ Amenity
- ◆ Heritage
- ◆ Permanent Conservation Order

Recommendation

Approval

Mr Wells, applicant; Mrs J Page, Mr Blakefield, Mr Davis and Mr Roberts, objectors; addressed the Committee.

A site inspection was carried out.

The Committee inspected the site at 3.45pm. Councillors present at the inspection were Councillors W J Sledge, H J M Books, R G Calvert, P J Minturn, C A Paine, P E Rogers, L C Sheather and H Williams.

Mr K Romandi, Architect on behalf of the applicant, and the objectors addressed the Committee on site.

COMMITTEE'S RECOMMENDATION

~~The application be refused.~~

approved with 8 conditions

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

SALEM
9394

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

Key Issues

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

Recommendation

Further investigation take place.

COMMITTEE'S RECOMMENDATION

This matter be deferred until a Development Control Plan for the McGraths Hill locality is prepared.

W.D.

Col's 9394

10. TREE REMOVAL - ROOT INVASION OF PAVEMENT, DWELLING AND SEWERAGE LINE - "CRESENTVILLE" LOT 1 DP816331 N° 80 THE TERRACE, WINDSOR - P G GALLOWAY. P2019/525/ED

Councillor W J Sledge, Mayor, declared an interest in this matter and vacated the Chair.

Councillor L C Sheather, Deputy Mayor, took the Chair.

Mr Galloway, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

Councillor W J Sledge, Mayor, resumed the Chair.

SAM 10/8/ - site inspection

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

Mr D Healey, Mr S Harding, Hassell Group; Mr E Harper, Research and Development Officer; on behalf of the applicant, were available to answer questions; and Mr L Williams, representing CHANGE; objector; addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

212
14/7

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

Ms Sallmayer, representing residents of the adjoining Hawkesbury Retirement Village; and Mr Roche, on behalf of the applicant; addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

Glen 9/3/94

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

COMMITTEE'S RECOMMENDATION

The information be received.

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

COMMITTEE'S RECOMMENDATION

Council approach the Minister for Planning to ascertain the most expedient way of adoption of the "old" development standards as they relate to flooding in the City.

SECTION 3 - FINANCE

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

COMMITTEE'S RECOMMENDATION

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

A. CASH EXPENDITURE WARRANT N° 1/1994

SUMMARY - Accounts Paid

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

2. 1994 BICENTENNIAL ACTIVITIES. GC030/012 PT02/CS

COMMITTEE'S RECOMMENDATION

The information concerning the 1994 Bicentennial Activities be received.

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

Mr P Auld, on behalf of the 1994 Bicentennial Celebration Association Inc., addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. Council receive the report prepared on behalf of the 1994 Bicentennial Celebration Association Inc, by Peter Auld, Tizzana Management Services Pty Ltd, as a detailed concept plan of the production of the book together with relative projections on income and expenditure.
2. Council support the publication of "Hawkesbury; The First Two Hundred Years", by becoming a sponsor and underwriting the cost of the book estimated at \$64,820 (sixty four thousand eight hundred and twenty dollars).
3. The proposed purchase of 500 (five hundred) books by Council be reported to the Ordinary Meeting.

SECTION 4 - QUESTIONS WITHOUT NOTICE

1. Councillor Rogers asked if some crushed sandstone could be placed on the internal roads at Australian Pioneer Village to improve the surface.
2. Councillor Rogers asked if the graffiti on the Richmond Park Pavilion could be removed and discussions be re-implement regarding graffiti removal, thereby discouraging the return of the graffiti artist.
3. Councillor Rogers advised that previously he had asked for a report to be provided in relation to a turf farm property regarding compliance or non-compliance of conditions of consent for landfill, and asked for this matter to be investigated.
4. Councillor Books asked if maintenance attention could be given to the STIMULUS building in terms of a faulty water tap and a plague of Red-Back Spiders.

The Divisional Manager Engineering Operations advised that the tap has been fixed.

5. Councillor Stubbs asked that if the STIMULUS building was to be sprayed could it be done just prior to a weekend. He also received the same letter.

REPORTS FOR DETERMINATION

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 1

ITEM 1: CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL

FILE NUMBER: GC283/031 PT02, GC281/053 PT01, GC283/129 PT01/CSV
SA85/90, SA86/90/SA88/90, SA114/93, SA115/93, SA89/90,
SA90/90, SA91/90, GT240/014 PT02/ENG

REPORT:

- | | |
|--|--|
| Commercial Lease | Lease of Windsor Rest Centre and Coffee Shop to G Kirkby and B Ezzy at a commencing annual rental of \$21,760 (twenty one thousand seven hundred and sixty dollars). The lessees meet outgoings of water, power, phone and supply materials/clean public toilets in the Centre. |
| Contract and Deed of Agreement | Road Widening - Lot 36 Grose Vale Road, Grose Vale. Acquisition of land to remove dangerous corner and improve driver safety. |
| Residential Lease | Lease of 148 Macquarie Street, Windsor, to Mr G McPherson & Ms S Robertson for a period of 6 (six) months at a commencing monthly rental of \$780 (seven hundred and eighty dollars). The tenant pays telephone and electricity charges. |
| Deeds - Precinct 5 Windsor Downs Development Pty Ltd | a) Bond of \$225,000 (two hundred and twenty five thousand dollars) for construction of Sanctuary Drive within Precinct 10.
b) Bond of \$525,000 (five hundred and twenty five thousand dollars) for construction of Sanctuary Drive within Precinct 11.
c) Bond of \$390,000 (three hundred and ninety thousand dollars) for construction of Sanctuary Drive (link road) from Precinct 11 to Bligh Park. |
| Deed - Precincts 6 & 8 - Windsor Downs Developments Pty Ltd | Bond of \$482,500 (four hundred and eighty two thousand five hundred dollars) for construction of road and drainage works within Precincts 6 and 8. |
| Deeds - Precincts 7A & 7B - Windsor Downs Developments Pty Ltd | a) Bond of \$500,000 (five hundred thousand dollars) for construction of road and drainage works Precincts 7A and 7B.
b) Bond of \$350,000 (three hundred and fifty thousand dollars) for construction of sewer reticulation works Precincts 7A and 7B. |
| Deed - Precinct 9 - Windsor Downs Developments Pty Ltd | Bonds of \$395,000 (three hundred and ninety five thousand dollars), \$295,000 (two hundred and ninety five thousand dollars) and \$200,000 (two hundred thousand dollars) for construction of road and drainage works, construction of Sewer Pumping Station and construction of sewer reticulation works respectively, within Precinct 9. |

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 1

- Deed - Precincts 10 & 11 - Windsor Downs Developments Pty Ltd
- a) Bond of \$246,000 (two hundred and forty six thousand dollars) for construction of road and drainage works for Precincts 10 and 11.
 - b) Bond of \$215,000 (two hundred and fifteen thousand dollars) for construction of sewer reticulation works for Precincts 10 and 11.
- Deed - Precincts 5 & 9 - Windsor Downs Developments Pty Ltd
- Bond of \$114,500 (one hundred and fourteen thousand five hundred dollars) for completion of road and drainage works in Precinct 9 and of Sanctuary Drive where it fronts Precincts 9, 10 and 11 and erection of guide posts in Precincts 3 and 5.
- J & M Romano/
G Heyward
- Deed of Release, re: J Romano from Contract for operation of Lower Portland Ferry - Contract now to be executed by M Romano/G Heyward - Council resolution 14 December 1993.

RECOMMENDATION:

That the Seal of Council be affixed to the above documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NAX.C01

**** END OF ITEM 1 ****

FN:OR308NAX.C01

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 2

**ITEM 2: JANUARY BUSHFIRES - NOTICE OF MOTION - REPORT ON
IMPLICATIONS OF FINDINGS OF CORONIAL INQUIRY**

FILE NUMBER: GF010/037 PT02, GC280/004 PT03/GMA

REPORT:

At its last meeting, when considering a Notice of Motion, Council resolved as follows:

"That this matter be deferred until the Councillors have had a debriefing by the Bushfire Brigade."

The Notice of Motion, which reads as follows :

- "1. That Council appoint a panel of professional people to report on local implications of the findings of the coronial inquiry that will examine events which occurred during the January bushfires. The panel should have expertise covering the fields of fire behaviour, bushland management and conservation and the design of buildings, and should examine various matters such as the nature and degree of fire hazard; requirements for the long term management of remnant bushland and of the lands in the vicinity of National Parks; any deficiencies in knowledge of fire behaviour and related land management practices; aspects of current land use and building practices that relate to bushfire safety and the adequacy and application of existing Council policies.*
- 2. Expressions of interest for membership of the panel be called and that the qualifications of the respondents and the cost of their engagement be reported to Council.*
- 3. Each government agency with responsibility for land in the Hawkesbury LGA and each local brigade be asked to provide to the panel an assessment of bushfire hazard within its area, an analysis of fire behaviour recently and, if possible, historically and a report of its fire and hazard management plans."*

is now submitted to Council for determination.

RECOMMENDATION:

Submitted to Council for determination.

ATTACHMENTS:

There are no supporting documents for this report.

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 3

ITEM 3: LEGAL COSTS - REQUEST FOR CONTRIBUTION

FILE NUMBER: GL001/005 PT02/GMA

REPORT:

The Local Government Associations have requested Council to make a contribution of \$259 towards the costs of Hornsby Council in taking a matter to the Court of Appeal.

The matter relates to a recent decision by Justice Bignold in the Land and Environment Court.

In those proceedings the Court ordered the council to acquire a drainage easement to enable a subdivision to proceed without making mention of allowing the council to seek recompense of administrative costs incurred in the acquisition process. This has the effect of imposing on the council a role of "go between" and is seen as possibly encouraging developers not to seek and negotiate agreement with downstream property owners for inter-allotment drainage easements where these have been required as a condition of subdivision or development consent. This could lead to a situation where negotiations could be ignored and applicants simply apply to the Court on each occasion a downstream easement is required. On the basis of the decision, the cost involved in acquiring the easement would have to be borne by the Council.

RECOMMENDATION:

That Council contribute \$259 (two hundred and fifty nine dollars) to support the appeal of Hornsby Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.G26

**** END OF ITEM 3 ****

FN:OR308NBX.G26

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 4

ITEM 4: VALUATIONS**FILE NUMBER: R010/010 PT06/GMA****REPORT:**

A number of landowners in the district recently expressed concern about the likely impact of new valuations, specifically on rating and taxing. Mr Lindsay Upjohn of Grose Vale called a meeting of the "Hawkesbury Landowners Group" at North Richmond which was attended by well over 130 persons. At that meeting, the position of the valuations and land rating from the Council's point of view was explained. There was still some concern over the likely implications of rating and the meeting was advised that better details of the impact would be available in early March. There was however, considerable concern expressed at possible impact of land tax and the need to raise the threshold limit when new valuations were released.

The meeting carried a resolution to make representation to the NSW State Treasurer and to seek the Councils support in having the threshold for Land Tax raised when new valuations are released.

The meeting also sought the Council's support for representations to the State Government to have relief for non-pensioned retirees who are not entitled to any rebate.

RECOMMENDATION:

That Council support the Hawkesbury Landowners Group in seeking a lifting in the threshold for Land Tax as a result of new valuations and support investigation into the possible relief for independent retirees in similar terms to those provided to pensioners.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.G27

****** END OF ITEM 4 ******

FN:OR308NBX.G27

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 5

ITEM 5: BICENTENNIAL BOOK

FILE NUMBER: GC030/012 PT02/CSV

REPORT:

At the last General Purpose Committee Meeting a request was made for further information on the proposal for Council to purchase 500 soft cover copies of "Hawkesbury : The First Two Hundred Years" as part of the book sponsorship.

Members will be aware of the submission prepared by Peter Auld of Tizzana Management Services Pty Ltd on behalf of the Bicentennial Celebrations Committee Inc, which was previously circulated. The strategy outlined in the submission proposed that Council purchase 500 soft cover copies at a discounted price of \$12,000 for resale and promotional gifts. This amount is not included in the cost of underwriting the book which is \$64,820, as adopted by the General Purpose Committee. The books would be available for the wholesale price of \$24 per copy as opposed to \$30.

The books may be purchased as book stock, and issued as required, being costed to the appropriate budget when they are issued. Books would also be available for sale to the general public.

The publication of "Hawkesbury : The first Two Hundred Years" provides an opportunity to present an up to date historical record, which also commemorates two hundred years of European settlement in the Hawkesbury. The book may be sold directly through Council Offices for the retail price of \$30, making a profit of \$6 per copy, and based on early sales of Hawkesbury Heritage, it is expected that there will be 100 copies sold per year.

Hawkesbury Heritage is now out of print, and there is little interest by the public as this publication is now considered old, being produced 10 years ago. Negotiations are underway with a major retailer to purchase the remaining stock.

RECOMMENDATION:

Council purchase 500 (five hundred) soft cover copies of "Hawkesbury : The First Two Hundred Years" as outlined in this report at a cost of \$12,000 (twelve thousand dollars).

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.C35

**** END OF ITEM 5 ****

FN:OR308NBX.C35

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 6

ITEM 6: POOL KIOSK OPERATION

FILE NUMBER: GT020/182 PT01/CSV

REPORT:

Council has previously considered reports on the operation of the Windsor and Richmond Pool Kiosks and resolved inter alia that:-

"Mr Justin Andrews be appointed to operate the Richmond Pool Kiosk for the 1993/94 swimming season."

It is noted that Mr Andrews originally expressed an interest to operate the Windsor Pool Kiosk only. Following the withdrawal of the expressions of interest lodged to operate the Richmond Pool Kiosk, Mr Andrews was the only applicant who subsequently agreed to operate the kiosk at the Richmond Pool. It is noted that Mr Andrews has performed the tasks required competently to date.

Historically, trading levels at the Richmond Pool Kiosk are substantially less than at the Windsor Pool Kiosk, with the Richmond operator essentially providing a service for this organisation in providing change for turnstiles and gate relief. This has the advantage of not calling on casual staff thus reducing overall operating costs. The original licence fee offered by the applicant of \$750 related solely to the operation of the Windsor Kiosk based on trading at that kiosk. Based on market forces, the licence fee applicable should reflect the difference in trading levels.

Mr Andrews is seeking to have the annual licence fee reduced to reflect the variation in trading levels.

Having regard to the different levels of trading between the pools, the current satisfactory performance of the incumbent and the previous extremely poor response in calling for Expressions of Interest to operate the Richmond Pool Kiosk, (for which it is reasonably considered that a similar response would be forthcoming should fresh expressions of interest be called) a reduction in the annual licence fee to \$150 as requested by Mr Andrews is, therefore, supported.

RECOMMENDATION:

That the annual licence fee for the 1993/94 swimming season for the operation of the Richmond Pool Kiosk be set at \$150 (one hundred and fifty dollars), and be subject to annual reviews.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.C23

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

FN:OR308NBX.C23

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 7

ITEM 7: KERB & GUTTER AND CONCRETE FOOTPATH CHARGES**FILE NUMBER:** GR120/012 PT02/ENG**REPORT:**

Under the provisions of the Roads Act, 1993, (Division 13) Council may recover up to half the cost from adjoining property owners for the provision of kerb and guttering and concrete footpaving. It has been a policy to charge 25% of the cost for works completed adjacent to boundaries of corner blocks.

Accordingly, contribution rates have been calculated in respect of completed works based on 50% of the actual cost of construction.

Funds received are used to undertake further kerb & gutter and footpaving programs.

RECOMMENDATION:

That the following rates be adopted for completed kerb & gutter and footpath works:-

- | | | |
|---|---|------------------------------------|
| • | Mulgrave Road, Mulgrave (footpaving) | \$13/m ² (thirteen) |
| • | Elizabeth Street, North Richmond (footpaving) | \$13/m ² (thirteen) |
| • | Kurmond Road, Freemans Reach (footpaving) | \$13/m ² (thirteen) |
| | (driveway sections) | \$18/m ² (eighteen) |
| • | Richmond Road, Windsor (footpaving) | \$13/m ² (thirteen) |
| | (driveway sections) | \$18/m ² (eighteen) |
| • | Palmer Street, Windsor (kerb & gutter) 25% | \$12.50/m (twelve point five zero) |

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.E30

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

FN:OR308NBX.E30

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 8

ITEM 8: HERITAGE ITEMS FUNDING OPTIONS - OUTSTANDING REPORT

Alice
9/3/21

FILE NUMBER: GH020/004 PT2 & GG021/170 PT1/EVD

REPORT:

The following report outlines the various options available to fund the conservation of heritage items in the Hawkesbury local government area.

Owners of heritage items may obtain funding for conservation from both the Commonwealth and New South Wales governments as well as from Hawkesbury City Council.

Commonwealth Government's Tax Incentive Scheme

As part of its recognition of the national value and importance of heritage to the whole nation the Commonwealth Government recently introduced a tax incentive scheme for private property owners. Under the scheme administered by the Commonwealth Department of the Arts and Administrative Services, private owners of heritage listed properties are able to apply through a selection process for tax rebates of twenty cents in the dollar. Conservation work carried out under the scheme must be valued at ten thousand dollars or more. Notwithstanding that tax rebates under the scheme will be capped at two million dollars the scheme is anticipated to generate heritage conservation work to the value of ten million dollars each year. The scheme gives preference to conservation work on heritage items visible and accessible to the community.

New South Wales Heritage Assistance Program

The Heritage Assistance Program is administered by the Department of Planning to maximise the identification, conservation and promotion of heritage items in New South Wales by making the best possible use of available funds. The Program is funded by direct grants from the Commonwealth Government (National Estate Grants Program) and the interest earned on capital of twenty-eight million dollars which came from the sale of airspace rights over the first Government House site in Bridge Street, Sydney.

The Program has previously funded the conservation of Aboriginal sites, publicly and privately owned buildings, natural areas, locomotives, churches, cemeteries, industrial heritage landmarks, and heritage education and promotion.

Applications for assistance under the Program are called for in March each year. Assistance is provided in the form of loans and dollar for dollar grants which effectively double the actual sum to be spent under the Program. The Program's funding arrangements enable a much higher level of conservation activity to be generated than simply the annual allocation.

Applications are assessed by the Heritage Assistance Advisory Committee, a Heritage Council Sub-Committee which sets priority areas for funding each year.

The Program supports a wide range of activities including:-

- ◆ heritage site surveys
- ◆ heritage advisers
- ◆ main street studies
- ◆ precinct studies
- ◆ local heritage funds
- ◆ restoration of heritage items
- ◆ education and promotion projects

Hawkesbury Local Heritage Assistance Fund

The Hawkesbury Local Heritage Assistance fund was established by Council in 1983 to assist property owners to conserve heritage items identified in the Hawkesbury local government area. Property owners may apply to Council for financial assistance to undertake conservation works. The aim of the fund is to retain the significance of Hawkesbury's heritage through provision and funds for the conservation of items identified in Schedule 1 of Hawkesbury Local Environmental Plan 1989.

Work eligible for assistance from the Fund includes:-

- ◆ repair, maintenance and reinstatement of traditional windows, verandahs, roofs and decorative details;
- ◆ repair, maintenance and reinstatement of traditional picket fences;
- ◆ reinstatement of traditional colour schemes for houses or commercial buildings;
- ◆ stabilisation of ruins;
- ◆ cemetery conservation;
- ◆ conservation of slab barns;
- ◆ historic garden conservation.

The fund operates on a continuous basis with assistance being made available on a loan and grant basis. Applications are assessed by Council officers and Council's Heritage Advisory Committee.

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 8

The following criteria are used in the assessment of applications:-

- Whether the proposal is essential to the conservation of the significance of the item.
- Is the proposal urgent because the item is under threat.
- Does the proposal encourage conservation of other heritage items.
- Is the proposal of demonstrated heritage value to the community.
- Is the proposal visible and accessible to the public.
- Does the proposal implement the recommendations of the following studies:-
 - The Windsor and Richmond Streetscape Studies
 - The Windsor and Richmond Colour Scheme Study
 - The Pitt Town Slab Barn Study
 - The Colo and MacDonald Valley Cemeteries Study

Following assessment, applications are reported vis-a-vis the Minutes of the Heritage Advisory Committee to Council for final determination. Some twenty-one thousand dollars is currently available in the Fund for conservation of heritage items.

RECOMMENDATION:

That the information in the above report on funding options for heritage items be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V04

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

FN:OR308NBX.V04

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 9

ITEM 9: *Amended 9/3/94* DEMOLITION OF WEATHERBOARD COTTAGE - LOT 1
DP738701 N° 339 WINDSOR STREET, RICHMOND - MRS E
COLQUHOUN

FILE NUMBER: DA281/93/EVD

REPORT:

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

Key Issues

- ◆ Dilapidation
- ◆ Beyond Economic Repair
- ◆ Questionable Heritage Significance

Recommendation

Approval

Council at its Ordinary Meeting on 8 February 1994, resolved that no action be taken on this until such time as it has been discussed by the Heritage Advisory Committee and that Council request a report on this matter from the Heritage Adviser, Robert Staas.

The Heritage Committee has inspected the property and advises the following:-

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

Council's Heritage Adviser, Robert Staas, has inspected the site. His report appears below:-

"I inspected the outside of the building and some of the areas at the rear which were open. Whilst the original slab cottage has undergone considerable alteration and a creation of lean to sections, the basic structure appears to be intact with pole construction for the roof and verandah clearly visible and in sound condition."

The western elevation retains vertical slab construction which appears to have been repaired and waterproofed within the past 10 years. Some mastic and fibre glass infill

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being obvious attempts to prevent further decay. The floor plates along the western wall have also been isolated from the ground by the use of polythene sheets.

The southern elevation (front facing Windsor Street) retains an original window frame and door despite the fact that the original cladding has been replaced by fibro.

The building is similar in scale and character to N^o 9 Chapel Street and would be capable of full conservation in site whilst allowing for the construction of a new dwelling at the rear of the site accessible along the western boundary.

The scale and character of the building is significant in relation to the adjoining listed terraces and as a link between the other significant buildings in the street, ie. Bowmans Cottage and the Anglican Church.

A full internal inspection would reveal the full extent of original fabric and any potential structural movement to the brick chimney which may have occurred because of the proximity of several large trees and shrubs along the eastern boundary.

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

In the event of demolition being granted the following matters need to be addressed:-

- *Thorough documentation by drawings and photographs.*
- *Archaeological potential assessment of site to be undertaken.*
- *Retention of all significant fabric for use in future conservation of other buildings of similar style and age, such material to be recovered by Council and stored.*
- *Establishment of careful guidelines for the design of any new building on the site in terms of height, scale, roof form, fenestration, materials and position relative to the adjoining terraces (building envelopes). "*

RECOMMENDATION:

That the application for demolition of heritage item known as N^o 339 Windsor Street, Richmond be refused.

APPROVED
MADE
ATTENTION
SUBJECT TO RECORD BEING
PRON TO DEMOLITION (have to wait
28 days)

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V15

**** END OF ITEM 9 ****

FN:OR308NBX.V15

ORDINARY COMMITTEE

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Item: 10

ITEM 10:

OAKVILLE SCHOOL - LOTS 252 & 253 DP752050 N° 159
OAKVILLE ROAD, OAKVILLE - DEPARTMENT OF SCHOOL
EDUCATION

FILE NUMBER: DA273/93/EVD

REPORT:

This application was reported to the Ordinary Meeting dated 8 February 1994, where it was approved subject to conditions. The provisions of Section 91A of the Environmental Planning and Assessment Act 1979 requires the written approval of the applicant prior to the imposition of any conditions. The Department of School Education, by letter dated 18 February 1994, have outlined their position in relation to the conditions Council has wanted to impose. In essence, the Department has agreed to the conditions apart from those listed below:-

- "5. The bus layby to be of sufficient length to hold 4 (four) buses.
6. The construction of concrete kerb and gutter, where not already provided, concrete path paving 1.2m (one point two) wide widened to 3m (three) at the bus bay with the remaining footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder including the bus layby over the frontage of the site in Ogden Road from Oakville Road to and over the frontage of the new car park entrance together with any works necessary to make this construction effective.
7. The construction of concrete kerb and gutter, the footway area being formed in earth and all necessary drainage together with the full construction of the adjacent road shoulder over the frontage of the site to Oakville Road from Ogden Road for a distance of 100m (one hundred). Alternatively, all pedestrian access from the school directly to Oakville Road is to be eliminated.
12. All buses servicing the site are to use the new bus layby.
13. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development."

Furthermore, the Department has not agreed to the provision of an additional 7 (seven) car parking spaces.

In relation to Conditions 6 and 7, the Department has agreed to fully fund all works in the immediate vicinity of the bus bay and 50% of all other works.

In respect of disputed conditions, these can only be resolved by the Minister for Planning. It is considered the matter should be submitted to the Minister for Planning for his consideration and determination.

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 10

RECOMMENDATION:

1 That Council request the Minister for Planning's consideration to the imposition of all disputed conditions in respect of DA273/93.

2 That the member for Hawkesbury be requested to make representations on behalf of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V18

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

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 11

E00012/3

ITEM 11: PRIMARY SCHOOL - LOT 1 DP802295 N° 13 McMAHONS ROAD, KURRAJONG**FILE NUMBER:** DA343/92/EVD**REPORT:**

Council may recall at its Ordinary Meeting dated 13 April 1993, an application was approved for the erection of a school on the above property, subject to conditions. Under the provisions of Section 91A of the Environmental Planning and Assessment Act 1979, the approval of the applicant must be sought prior to imposing any conditions. In this regard, the Department of School Education agreed to all conditions apart from those listed below:-

- "6. Parking shall be provided for 31 (thirty one) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked.
10. Improvements to the intersection of McMahon's Road and Comleroy Road to provide adequate sight distances to the south. Such works may include the relocation of the intersection or the lowering of the crest in Comleroy Road and satisfy the requirements of the Traffic Authority in accordance with comments received as a result of procedures pursuant to SEPP 11.
14. The provision of brickwork to the roof line.
15. Metal screen on the service area.
16. Fencing in relation to adjoining neighbours, taking into account consistency with roll over and stock grade fencing at rear.
17. Sound proofing consideration to the hall.
18. Grassed area to be provided.
19. Passing lanes on roads.
20. Effluent disposal upgraded.
21. Water retention to the property."

The Minister for Planning was requested to resolve the disputed conditions by letter dated 6 August 1993. A reply dated 31 January has been received from the Department of Planning advising that the Minister has only agreed to the imposition of Condition 20.

The Department of Planning has been requested to reconsider the matter.

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 11

RECOMMENDATION:

That the information be received.

changed

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V19

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

Council seeks the support of
the Members for Hawkesbury
in making the Members aware
of the dangerous intersection of
McInnes Road and Comberway Road -

FN:OR308NBX.V19

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 12

ITEM 12:**COMMISSION OF INQUIRY - PETROLEUM STORAGE AND
DISTRIBUTION CENTRE, MULGRAVE - CALTEX OIL
(AUSTRALIA) PTY LTD****FILE NUMBER:** DA224/92 PT11/EVD**REPORT:**

In October 1993, Council was advised that the Minister for Planning, the Hon Robert Webster MP, had directed that an Inquiry be held in regard to the environmental aspects of the above proposal pursuant to Section 119 of the Environmental Planning and Assessment Act 1979. Commissioner Kevin Cleland was nominated to conduct the Inquiry, which was held on 9 and 10 November and 6 December 1993. On 31 January 1994, Commissioner Cleland presented his report to the Minister, who will now determine the matter.

The findings and recommendations of the report are summarised below. For completeness, a brief description of the proposed development is provided.

THE PROPOSAL

The proposed storage and distribution centre will comprise up to 16 large storage tanks (19m high) for petroleum products. The tanks will be filled via an offtake from the adjacent Sydney-Newcastle petroleum pipeline. Road tankers will distribute the fuels to western and north western Sydney, the Blue Mountains and closer western country areas. About 90 road tankers will be loaded each day. Road access to the site will be along Park Road from Windsor Road. A rail siding will also be constructed and two block trains despatched to country storage depots each day. There will be no refining or processing carried out on the site.

The terminal will operate 24 hours per day, 7 days per week although no rail movements will occur between 10.00pm and 7.00am. A noise attenuation barrier of 5m height is now proposed on Park Road across from the site to mitigate noise impacts on two rural residential properties on Park Road. A 4m high noise barrier is also proposed along the southern Park Road boundary of the site from the site entrance to the south western corner and between the rail spur and the Blacktown-Richmond Railway line. Up to 16 persons will be employed over a four shift continuous roster. Tanker drivers will be employed by contractors and fuel depot operators. The capital cost of the development is \$20M.

The distribution centre is a potentially hazardous development and, although prohibited development due to the zoning of certain areas of the subject site, can be approved by the Minister for Planning under Section 100A of the Environmental Planning and Assessment Act 1979. The development also requires part closure of two local roads to provide an area for the rail siding.

SUBMISSIONS

Thirty seven parties, including the applicant, made submissions to the Inquiry. Submissions on the Environmental Impact Statement (EIS) were also considered. Of the seven State/Federal government agencies who made submissions, two supported the proposal; four raised matters which required clarification and one opposed the distribution centre. Windsor High School also opposed the development. Blacktown City Council raised traffic concerns. Twenty five residents/community groups made submissions, all of whom opposed the development. One company submitted technical information on leak detection.

ASSESSMENT OF ISSUES**Regional Significance**

The Commissioner concludes that the distribution centre is of regional significance. It will markedly improve the efficient distribution of petroleum products to western and north western Sydney and it will improve security of supply.

Noise

Noise is the issue with the greatest potential for immediate environmental impact. The Commissioner states that he is satisfied the site operations can comply with the relevant noise criteria for residences in the vicinity of the proposed distribution centre. However, the evidence clearly establishes that road transport noise will not comply with the Environment Protection Authority's (EPA) criteria for the two residences in Park Road (Galea and Devine) or the two residences to the east of the Windsor Road and Park Road intersection. Whilst these latter residences are already subject to traffic noise levels above the criteria, the EPA "believes it is technically possible to effectively control the noise impact generated by the proposed development."

The applicant proposes a 5m high earth and wooden barrier to acoustically shield the Galea residence. The barrier would need to be built on the Galea's land or adjacent Council controlled land. The Commissioner's view is that a 5m high barrier in the location proposed would be intrusive and significantly affect the Galea's amenity. It may not even attenuate truck noise levels sufficiently. Therefore, it should not be constructed.

The Devine residence is raised and consequently the proposed barrier will be ineffectual. The predicted night time noise levels at the Devine residence are significantly above the EPA's criteria. Mr Devine would very likely be adversely affected by the predicted noise levels unless other measures are taken to reduce noise levels inside his house.

During the Inquiry, the Department of Planning suggested that new brick residences be located and constructed to attenuate noise for both the Galeas and Mr Devine, or that Caltex purchase both properties. Caltex stated that it is amenable to any reasonable suggestion. Clearly, the Galeas and Mr Devine must be willing to accept such proposals if they are to be implemented. On the question of whether it is reasonable to subject the Galeas and Mr Devine to these measures, the Commissioner concludes that the regional significance of the development justifies such measures.

One other residence (Coyte) to the south west of the site will be affected by high, but intermittent, noise levels during construction of the facility. The Commissioner recommends acoustic treatment to this residence to the requirements of the EPA, if requested by the owners.

The evidence does not establish that the activities on the industrial and commercial land in the locality will be significantly affected by construction noise from the proposed development.

In relation to the two residences at the intersection of Windsor Road and Park Road, the Commissioner found that these residences presently experience noise levels above EPA criteria at night. The tanker truck movements to and from the distribution centre at night together with the installation of traffic signals at the intersection will add to and change the night time noise climate in that vicinity. Accordingly, Caltex, in consultation with the owners of the two residences, the EPA and the Roads and Traffic Authority (RTA), must provide noise reduction measures incorporating headlight and glare protection for the two potentially affected residences.

Hazard Analysis

The Commissioner concludes that the preliminary hazard analysis (PHA) for the proposed development indicates that the proposal does not pose a significant risk to people or the environs. The fatality risk is basically contained within site boundaries and the societal risks and off-site incident risks are low. Caltex has had due regard to the requirements of the Dangerous Goods Act and Regulations, Australian Standard 1940 and the Department of Planning's hazard assessment guidelines in the development of its proposal. The Department of Planning's Major Hazards Branch has conducted its own review of the PHA and considers it thorough and valid and in accordance with Department guidelines. The PHA calculations do not take into account additional safety measures proposed by Caltex or likely to be required by the Department of Planning. These measures will further reduce the risk potential.

The Commissioner is satisfied that the facility can operate with low risk to surrounding residents and land uses. The predicted risk levels do not preclude development approval subject to conditions of consent including preparation of a construction safety study, hazard and operability study, final hazard analysis, fire safety study, transportation study, emergency plan, safety management system and maintenance program. The Commissioner is also satisfied that fire fighting water requirements will be adequately addressed.

ROAD TRANSPORTATION

Traffic Impact

From the evidence, the Commissioner concludes that the estimated overall traffic increase on Windsor Road and other main roads as a result of the development will not add significantly to traffic volumes. Road tanker deliveries will be scheduled to avoid peak hour traffic as far as is practicable. Further, the traffic carrying capacity of Park Road will be satisfactory following sealing and upgrading.

The evidence to the Inquiry does not support concerns that development of the distribution centre will lead to increased road haulage of petroleum products through the Blue Mountains.

Road Safety

Traffic safety and traffic accidents were of particular concern to all objectors. They noted the poor condition of Windsor Road and the other main roads to be used, the schools adjacent to the proposed transport routes and the likelihood of accidents involving possible spillage and fire.

The Commissioner states that he is satisfied increased vehicle movements resulting from the development will not significantly affect road safety in the area. Due to the reduced travel distances and times in the Sydney region the overall accident level may reduce.

Road Maintenance

The RTA, Council and residents submit that Caltex should contribute to the maintenance of those main roads which will be used by road tankers. The Commissioner states that he is not persuaded that a condition to this effect is reasonable or enforceable, as Council has no responsibility for the maintenance of these main roads.

Caltex is meeting the full cost of upgrading Park Road to industrial standard, even though it is not the sole beneficiary of this upgrading. Further, Caltex will be paying rates in relation to the development. In the circumstances, therefore, the Commissioner does not consider it reasonable that Caltex pay a road contribution for Park Road.

Garfield Road

Blacktown City Council and other objectors expressed concern that road tankers from the distribution centre will use Garfield Road and that the EIS inadequately addresses this issue. The objectors refer to the substandard condition of Garfield Road, to its uneven pavement, narrow carriageway, sharp corners, lack of overtaking facilities and that it passes through Riverstone Town Centre. Accordingly, the additional truck traffic will increase congestion, the likelihood of accidents and the traffic hazard to residents and school children.

The Commissioner concludes that the evidence does not establish that the proposed additional 50 truck movements per day on Garfield Road, a designated main road, are potentially of such impact that these additional movements require re-routing or the upgrading of Garfield Road. The use of Garfield Road by road tankers is consistent with its classification as a main road.

Road Transport Limits

Council and objector residents sought a limitation on the number of road tanker movements per day. In the circumstances, the Commissioner considers a limit relevant and recommends a condition of consent which addresses this issue.

Windsor Road/Park Road Intersection

The evidence clearly establishes that the intersection must be upgraded before the distribution centre commences operation. Traffic signals are required for the safe and efficient operation of the intersection.

The Commissioner, however, is not persuaded to support Council's position that the need to upgrade the intersection "is entirely generated by the proposed development."

Based on Council's Section 94 Contributions Plan, Caltex's contribution is calculated at \$97,940 (indexed). The total estimated cost of the intersection is \$251,800. Council currently has about \$40,000 available for the intersection, however, some redistribution of funds will be necessary if Railway Road North is closed. Caltex is prepared to initially fund the full cost of the intersection, but seeks an agreement between Council and the RTA in regard to reimbursement of a proportion of these costs.

The Commissioner supports this approach and strongly recommends that Council, the RTA and Caltex seek early agreement in this matter. Whilst the Commissioner acknowledges that such a matter cannot reasonably be set as a condition of consent, he does recommend a condition to ensure the intersection is completed before the distribution centre commences operation.

VISUAL IMPACTS

The visual impact of the storage tanks and acoustic barrier when viewed from the south west is considered particularly intrusive by Council and local residents. It is claimed that the barrier and tanks cannot be effectively screened from the south west due to overdevelopment of the site. The State Rail Authority indicates it is prepared to allow tree plantings within railway land (subject to conditions). Those plantings will provide partial screening. The development will be on industrial land and will be screened, but not completely. It will still be seen from the railway line and the immediate lands to the south west. Nevertheless, the distribution centre is consistent with the largely industrial land zoning of the site. Thus, approval should not be precluded on visual grounds.

To ensure that screening is effective at an early date, the Commissioner recommends that a detailed landscape and maintenance plan be submitted to Council's satisfaction and that planting be completed before operations commence.

WATER MANAGEMENT

The evidence is that matters raised by government agencies, particularly the Water Board and residents, relating to water management procedures for both surface waters, groundwaters, and the sewerage system can be satisfactorily resolved at the detailed design stage using well proven techniques. Wastewaters and spills will be collected, treated and tested before discharge. Groundwater will be monitored. Tanker spillages are likely to be infrequent and Caltex will have an emergency response procedure. The EPA indicates that it will set stringent requirements for the water management system under its Pollution Control Approval and Licence procedures.

The Commissioner is, therefore, satisfied that the potential for pollution of surface waters, groundwaters and the sewerage system can be controlled to low levels by the well proven methods Caltex proposes.

AND DISTRIBUTION CENTRE, MULGRAVE - CALTEX
OIL (AUSTRALIA) PTY LTD. DA224/92 PT11/EVD

364 RESOLVED on the motion of Councillor R P Stubbs seconded by Councillor W J Mackay that :

1. The information contained in Commissioner Cleland's report regarding the proposed petroleum storage and distribution centre at Mulgrave by Caltex Oil (Australia) Pty Ltd be received.
2. Council make representations to the Minister regarding the road levy and in doing so Council considers there ought to be a levy on Caltex that is commensurate with their impact and additional maintenance costs on the roads that they utilise.
3. The Council seek the support of The Hon.K.Rozzoli, MP, and the Roads and Traffic Authority to make representations to the Minister for Roads, The Hon.Bruce Baird, MP, to extend the upgrading of Windsor Road from the Rouse Hill development area to Windsor.

ADOPTED

8 MAR 1994

ORDINARY MEETING

FN:OR308NBX.V20

Blacktown-Richmond Railway line

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 12

AMENITY

The Commissioner considers that the potential environmental impacts will not significantly affect the amenity of residents in the locality subject to compliance with the conditions of consent recommended. In particular, the Commissioner recommends conditions which require Caltex to hold information meetings with residents on a regular basis for an initial period of 5 years and to inform potentially affected residents of siren and pump testing.

LIGHTING

The proposal will result in a significant change to the night time light intensity on and in the immediate vicinity of the site. The landscaping proposed together with the acoustic barriers will reduce impacts outside of the site. Nevertheless the site will be noticeable at night from public areas and private property in the locality.

The Commissioner is not persuaded by local residents arguments that approval of the facility should be refused due to lighting impacts. The land is zoned for general industry. If the development is not constructed the site will be developed for other industrial uses. Continuing development in the area including security lighting and street lighting will increase night time light intensity in the locality.

CONCLUSION

In his report, the Commissioner discusses the potential environmental impacts relating to other issues such as air quality, waste management, flooding and health. The Commissioner concludes that these matters can be adequately controlled and mitigated by the measures proposed in the EIS and by conditions of consent. Other matters relating to land use planning and alternative sites and access are also discussed in the report.

Overall, the Commissioner states that he is satisfied the potential environmental impacts of the proposed development can be adequately controlled and mitigated. Accordingly, approval of the development is recommended subject to the imposition of conditions.

RECOMMENDATION:

That the information contained in Commissioner Cleland's report regarding the proposed petroleum storage and distribution centre at Mulgrave by Caltex Oil (Australia) Pty Ltd be received.

ATTACHMENTS:

There are no supporting documents for this report.

ITEM 13:

DRAFT AMENDMENTS TO SYDNEY REGIONAL
ENVIRONMENTAL PLAN N° 9 - EXTRACTIVE INDUSTRY

FILE NUMBER:

GT192/002 PT01/EVD

REPORT:

Sydney Regional Environmental Plan N° 9 (REP N° 9) - Extractive Industry was gazetted on 17 October 1986. The Department of Planning has now undertaken a comprehensive review of the plan to examine its effectiveness and to consider whether any amendments are necessary.

The proposed amendments were placed on exhibition from 20 December 1993, to 28 February 1994. Submissions will be received by the Department up until 31 March 1994. All submissions will be considered before the plan is finalised.

1. MAJOR ISSUES

Four main issues emerged for consideration during the review process:-

a. Additions, Deletions and Alterations to the Resource Areas.

The Department received many requests to add and delete various resources to the plan's schedules, redefine resource boundaries and make minor amendments to property descriptions contained within the plan.

b. Concurrence Provision - Clause 12.

Clause 12 of the REP makes it necessary to refer development (which needs Council's consent) on land surrounding existing quarries to the Department of Mineral Resources and the Environment Protection Authority for their concurrence prior to Council's approval. Several landowners made strong representations to remove the concurrence provision from the plan.

c. Resources Outside the Sydney Region.

There are important extractive resources outside the region which supply the Sydney market. Some industry groups requested that the boundaries of the plan be expanded to include these resources so they are adequately protected for future extraction.

d. Development Control Issues.

Many representations were made detailing specific development control matters which should be considered in the plan. Whilst these matters are considered by Councils when assessing specific proposals, consideration was given during the review to include a policy statement for the rehabilitation of regionally significant quarries contained within the plan.

2. PROPOSED AMENDMENTS

- a. The major amendments proposed are additions, deletions and alterations to resource areas contained within the schedules accompanying the plan. These amendments are discussed in detail later in this report.
- b. The draft plan retains provisions to control development on land adjacent to extractive industry sites identified in the draft plan. This will ensure sites of regional significance are protected from encroaching development and development on adjoining properties is protected from the possible adverse impacts of the extractive industry. The concurrence provision contained in the original plan is replaced by three different provisions:-
 - consultation procedures for Councils to follow when preparing draft local environmental plans;
 - heads of consideration for development which requires the consent of Council; and
 - provides for Councils to prepare development control codes on land adjacent to extractive industry sites.
- c. The planning report accompanying the draft plan includes guidelines and objectives for the rehabilitation of expended quarries of regional significance. These guidelines are provided for the benefit of local government and applicants. They include a number of requirements from the Department of Conservation and Land Management, the Environment Protection Authority and the Department of Mineral Resources. They include consideration of rehabilitation plans, security deposits and the monitoring of rehabilitation on an ongoing basis.

3. RESOURCES**a. Clay/Shale**

There are no specific clay/shale sites identified in the City of Hawkesbury, under the draft plan.

b. Sand

The sites included in the draft plan which are considered to be regionally significant are contained within Schedule 1, divisions 4 and 5 and within schedules 2, 3 and 5.

Schedule 1: Extraction is made permissible with the consent of Council.

- Sand extraction in Hawkesbury River at Windsor, covered by permissive occupancy 74/3 - Windsor Rocla Ltd.
- Sand extraction in Hawkesbury River at Pitt Town, covered by permissive occupancy 82/14 - Breen Holding Pty Ltd.

The planning recommendation for extraction from the Hawkesbury/Nepean River is that extraction should continue to be limited to existing operations until the completion of further studies on the cumulative impacts of extraction on water quality and the aquatic environment, and on the hydrodynamic processes of the whole river system. This recommendation is supported.

Schedule 2: Sites which require plans of management to ensure that extraction is carried out in a co-ordinated and environmentally acceptable manner. Extraction is permissible with the consent of Council.

- No sites in Hawkesbury. (Pitt Town was included in this schedule in the original REP).

Schedule 3: Sites for which extraction is prohibited due to environmental constraints and/or other regional planning considerations.

- Colo River - The draft plan prohibits extraction in the Colo River as the river valley is one of outstanding scenic beauty which offers unique recreational opportunities close to north-west Sydney. However, the plan is not opposed to remedial dredging for the purpose of channel clearance, if it can be demonstrated that dredging would benefit the whole river system. The recommendation to prohibit extraction in the River is supported.
- Macdonald River - The draft plan prohibits extraction in the Macdonald River. The plan is not opposed to remedial dredging for the purpose of channel clearance if it can be demonstrated that dredging would benefit the whole river system. This recommendation is also supported.
- Hawkesbury/Nepean River downstream of Wallacia Bridge. This prohibition is consistent with the provisions of Sydney REP N° 20 - Hawkesbury/Nepean River.

Schedule 5: Sites which have the potential of supplying extractive resources to the region but which require further resource assessment and further environmental investigations.

- Wrights and Wellums Creeks - sand, clay/shale and peat. The boundaries of this resource have been changed to follow the contours of the creeks rather than the area covered by Mining Lease Applications 32-43, Sydney Mining Division. The resource is identified in the plan due to its size and potential for supplying the market with sand and (to a much lesser extent) clay and peat. The plan recognises the potential for extraction, subject to environmental and feasibility studies. The major constraints to extraction are:-
 - accessibility;
 - the wetlands system which must be protected from any extraction, particularly Wellums Lake which harbours a high quality bass fishery;
 - the frequency and strength of flooding which occurs periodically;
 - the potential for extraction to cause silting of the Lower Macdonald and Hawkesbury Rivers if not stringently controlled; and

- the effect of extraction on the scenic amenity of the Macdonald River Valley.

Wrights and Wellums Creeks are within the "deferred area" of Hawkesbury LEP 1989, and consequently are still zoned Rural 1(a1) under the provisions of Hawkesbury LEP 1984. This zone permits, with consent, extractive industries (subject to environmental considerations). Thus no objection is seen to the proposed planning recommendations of the draft plan.

- Richmond Lowlands - sand and gravel. There are several constraints to extraction from the Lowlands. The three main issues to be addressed are: the value of the agricultural land (the Lowlands represent 46 per cent of the class 1 agricultural land remaining in the Sydney region); the heritage values of the farms and the townships of Richmond and Windsor; the tourist value of the Lowlands; and environmental considerations (truck traffic, the impact on the character of an historic area, floodprone land and the wetlands system). The regional plan requires that Council consider an assessment of these and other issues prior to granting approval for extractive industry. The site is included in schedule 5 of the draft plan to identify and protect it as a potential extractive resource of regional significance. The plan does not make extraction permissible on the Lowlands, due to the significant environmental factors that would have to be addressed should extraction proceed. The plan also requires that a co-ordinated plan of management would need to be prepared before extraction is approved. The recommendations for the Richmond Lowlands are considered reasonable at this time.

The Pitt town sand deposit was included in the original plan as a possible source of six to eight million tonnes of fine-medium sand for the Sydney market. While the regional significance of the deposit is still recognised, the site has been removed from the draft plan for the following reasons: inability to resolve environmental concerns regarding the proximity of the deposit to the Pitt Town village; the lack of a Pitt Town by-pass to enable trucks to avoid travelling through the village centre; and the availability of alternative sources of fine-medium sand from sites that are more removed from existing development. The removal of Pitt Town from the REP is strongly supported.

Planning Recommendations

Medium-Coarse Sand

There are currently 64.2 million tonnes of medium-coarse grained sand secured for extraction in the Penrith Lakes scheme and from existing extractive operations in the Hawkesbury/Nepean River. Reserves within the Penrith Lakes Scheme and, to a much lesser extent, existing operations in the Hawkesbury/Nepean River are sufficient to meet the region's medium to coarse grained sand requirements until about the year 2011.

After 2011, there are two major long-term options identified in the draft plan which have the potential to replace the Penrith Lakes Scheme:-

- large scale sand extraction from the Richmond Lowlands; and
- large scale sand extraction from the Newnes Plateau.

These main long-term options can be combined with:-

- continued extraction of sand from the Hawkesbury/Nepean River and its tributaries and possible extraction from new areas if studies determine that extraction is environmentally acceptable;
- increasing the rate of extraction of friable sandstone at Maroota; and
- continued or increased extraction of sand at Somersby Plateau to supply the Sydney market.

Fine-Medium and Fine-Medium Clayey Sand

There are currently nearly 21 million tonnes of fine-medium and fine-medium clayey sand secured for extraction in the Sydney region. It is predicted that there will be a major shortage of fine-medium sand by the year 2000 when extraction from Kurnell ceases and another major source of such sand will need to be found. The major options are:-

- development of marine aggregate resources;
- extraction from the Richmond Lowlands;
- large scale extraction from Newnes Plateau;
- extraction from Wrights and Wellums creeks; and
- increased production from the Somersby Plateau.

These main long-term extraction alternatives could be supplemented with possible sand extraction from other sources including the Macdonald River (pending further environmental investigations).

The need to extract new deposits could be reduced in the future with the development of quarry sand and slag sand. Quarry sand is produced from crushing gravel and hard rock. Its use and development would help to maximise the total recovery from hard rock and gravel deposits. Slag sand can be produced from granulated blast furnace slag produced at the Port Kembla steelworks. Blast furnace slag is currently used in cement manufacture. It is recommended that industry investigate the feasibility of large-scale processing of granulated blast furnace slag and quarry sand as a substitute for extracting sand from naturally occurring deposits.

c. Coarse Aggregate

Those sites included in the draft plan which are considered to be regionally significant are contained within Schedule 1, divisions 6, 7 and 8.

They include two sites within the Hawkesbury local government area, being the CSR quarry and Schaffer quarry, both at East Kurrajong. These quarries have been added to the draft plan because of their importance as sources of prepared road base.

The Mogo Hill basalt quarry was deleted from the plan as it is no longer considered by the Department of Mineral Resources to be regionally significant.

Planning Recommendations**Prepared Road Base and Fine Crushed Rock**

The demand for prepared road base and fine crushed rock to the year 2020 is forecast to be 83.4 million tonnes. The sandstone quarries operating in the region are an important source of prepared road base for the local market. Reserves of prepared road base in the Sydney region currently total 60.6 million tonnes. It is expected that production from existing and proposed quarries in the Sydney and Illawarra regions, the possible development of additional sandstone quarries, and the use of recycled materials and slag should ensure that adequate supplies of prepared roadbase and fine crushed rock are available to meet foreseeable future requirements.

Regarding future extraction, the following recommendations are made:-

1. The continued extraction from the hard rock and sandstone quarries contained within the draft plan, to supply prepared road base and fine crushed rock to the Sydney market.
2. The identification and development of further crushed sandstone extraction sites as sources of prepared road base due to its lower production costs and the ready availability of sandstone in the region.
3. The further development of and increase in the use of recycled products and metallurgical slag as a source of prepared road base.

d. Dimensional Sandstone

There are no specific sites identified in the City, under the draft plan.

e. Flagging Stone

A flagging stone quarry is currently in operation at Maraylya. Continued extraction from this and other quarries is supported in principle in the draft plan subject to economic and environmental constraints.

f. Loam

Loam resources are concentrated in geographically restricted, environmentally sensitive areas along rivers and streams which are also subject to other land use demands such as landscape protection, recreation and agriculture. For this reason, the increasing use of manufactured loam as an alternative to the extraction of the natural product in environmentally sensitive areas is recommended.

In relation to potential extraction from the Hawkesbury/Nepean River system, studies on the longer term impact of levee bank extraction are desirable to establish whether or not such extraction should occur and in what form. These studies should be part of the river sand extraction studies recommended for the Hawkesbury/Nepean River.

It is recommended that loam extraction be prohibited from the Wheeney Creek area for environmental reasons.

g. Peat

Within the Sydney Region, the only known peat deposit of possible commercial significance occurs in the Wrights Creek and Wellums Creek valleys. The peat is of moderate quality and overlain by several metres of sand and clay. Extraction of the peat would only be economic if the sand and clay resource was extracted on a large scale. Extraction of the peat would be necessary if the lower sand unit was to be extracted. Recommendations for future extraction from Wrights and Wellums Creeks are outlined above in the planning recommendations for future sand extraction.

h. Bush Rock

Bush rock removal in the Sydney region is concentrated in the Hawkesbury sandstone outcrop areas. The major problem facing the environmental control of bushrock extraction is that large quantities of rock are removed illegally every year. Law enforcement is made difficult by the dispersed nature of the extraction and because illegal operations may be many in number but generally involve only small amounts of bush rock. If extraction is not stringently controlled environmental damage may be severe. Bush rock removal could perhaps best be controlled through the licensing of bush rock sale and further consideration should be given by the government to establishing such a system.

4. REHABILITATION

Under the draft plan, Council shall not grant consent to extractive industry on land identified in schedule 1 or 2 unless it is satisfied that rehabilitation measures will be carried out in accordance with the Department of Conservation and Land Management's guidelines. In addition to this requirement, the planning report recommends that:-

- proponents prepare rehabilitation plans;
- Councils regularly monitor extractive industry operations;
- Council consider introducing security deposits to ensure that rehabilitation is completed thoroughly and in a timely manner.

5. CONCLUSION

In general, the draft plan provides a framework which Council can use when considering extractive proposals of regional significance. The draft planning report contains recommendations for the future extraction of resources within the Sydney Region and in outlying areas which currently supply or have the potential of supplying the Sydney market. Clause 10 of the draft plan requires that Council take into account the recommendations of the planning report.

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Whilst clause 11 of the draft plan contains certain matters that Council must consider prior to granting consent for extraction on the Richmond Lowlands, the matters listed recognise that there are several significant environmental constraints to such extraction and that a co-ordinated plan of management needs to be prepared prior to extraction.

RECOMMENDATION:

That Council advise the Department of Planning that it concurs generally with the recommendations contained in the draft plan for extractive industry and specifically with those concerning Pitt Town; the Colo, Macdonald and Hawkesbury/Nepean Rivers; Wrights and Wellums Creeks; and the Richmond Lowlands.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V21

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

2. Council seek the
State Govt. to
have prohibited

the sale of bushrock removed
from natural bushland areas
but not prohibit the
resale of bushrock that
has already been removed
previously.

AB 14/3

ITEM 14: 1994 HERITAGE ASSISTANCE PROGRAM**FILE NUMBER:** GG021/09 PT6/7, GG021/183 PT1, GH001/007 PT2/EVD**REPORT:**

Correspondence has been received from the Department of Planning inviting Council to apply for assistance under the 1994 Heritage Assistance Program. Assistance is available under the program for the identification conservation and promotion of heritage items in New South Wales.

Council has previously been successful in obtaining funding under the program for projects such as the Windsor and Richmond Streetscape Studies, Windsor and Richmond Colour Scheme Study, Colo and Macdonald Valley Cemeteries Study and Richmond Park Grandstand.

The program does, however, require financial commitment from Council as assistance is provided on a dollar for dollar or loan basis.

Application could be made for assistance under the 1994 program for the following projects:-

- ◆ **Repair of Vandalism Damage at Roman Catholic Cemetery - Corner George and Macquarie Streets Windsor (Part Lots 1 & 3 Section K)**

The cemetery has recently suffered extensive vandalism damage. The extent of damage to sixty five monuments in the cemetery varies from whole headstones being toppled over to monuments being broken into a number of pieces.

The cemetery is one of the earliest Roman Catholic cemeteries in Australia being established soon after 1825. The quality of the early sandstone gravestones, the unenclosed nature of its layout and the parklike effect of head and footstones set in grass all contribute to the rural atmosphere of the cemetery situated in the middle of Windsor. The cemetery is considered to have national significance as it is an important part of the history of the Hawkesbury Pioneers.

Whilst Council is responsible for the care, control and management of the cemetery, Council is unable to fund the repair of the damage via its insurance. This is because surviving relatives are responsible for any repairs required to monuments within the cemetery. Should Council wish the repair costs to be solely borne by surviving relatives, extensive investigation would have to be undertaken to determine whether in fact there were any surviving relatives and their address.

The costs of repair of the damage to the cemetery by a specialist monumental mason is approximately twenty two thousand dollars and will require a contribution of eleven thousand dollars from Council due to funding being made available on a dollar for dollar basis. Should Council be successful in obtaining funding for the project under, the program provision will have to be made in the 1994/95 Estimates.

◆ **Conservation works - St Monica's Church Windsor Street Richmond**

Negotiations have recently been held with the Catholic Church in relation to Council's wish to lease and convert the church for use as an art gallery. Since the outcome of negotiations were successful, documentation has been prepared indicating the extent of works necessary to be undertaken to facilitate the building's use as an art gallery.

St Monica's Church is identified as a heritage item in Schedule 1 of Council's planning instrument. The works required to enable the building to be used for art gallery purposes include the following:-

- * new roof ventilators;
- * rectification of roof and roof plumbing;
- * repainting;
- * paving and landscaping;
- * reconstruction of existing toilets;
- * fit out of existing kitchen; and
- * sand and polish flooring.

The proposed works will facilitate the conservation of the building. The works are estimated to cost one hundred and twenty thousand dollars and will require a contribution of sixty thousand dollars due to funding being made available on a dollar for dollar basis. Should Council be successful in obtaining funding for the project under the program provision will have to be made in the 1994/95 Estimates.

◆ **Proposed Supper Room - Richmond School of Arts West Market Street Richmond**

Council at its Special Meeting on 20 December 1993 resolved the following:-

"That the Richmond Literary Institute be advised that Council is prepared to match their \$50,000 for improvement to the School of Arts on a dollar for dollar basis and that additional funds in the order of \$100,000 be sought from the Heritage Council to undertake improvement works to the building and that the rebuilding of the amenities be undertaken in accordance with a concept plan to be considered by Council early in the new year and to include a kiosk".

Given Council's resolution application should be made under the program for assistance in the order of one hundred thousand dollars for this project on a dollar for dollar basis. The other one hundred thousand dollars required for the project being funded jointly by the Richmond Literary Institute and Council. Council's share of funding that is an amount of fifty thousand dollars is available from working funds.

◆ **Archaeological Zoning Plan - Richmond**

Increasingly development pressure is being experienced within Richmond. Given that Council currently is undertaking a Retail Study to establish the need for additional commercial floorspace and the historic nature of the town funding should be sought for the preparation of an archaeological zoning plan for Richmond. An archaeological zoning plan is basically a survey which discusses the implications of planning and development on the conservation of

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archaeological sites. The plan basically comprises a survey and assessment of the archaeological potential of a geographical area. Such a plan would enable appropriate planning measures to be undertaken by Council to conserve the archaeological resource.

Preparation of an archaeological zoning plan is estimated to be in the order of forty thousand dollars and will require a contribution from Council of twenty thousand dollars. Sufficient funds are available within the Heritage Program to fund this project over a two year period.

RECOMMENDATION:

Council make application under the 1994 Heritage Assistance Program for the following projects:-

- * Repair of Vandalism Damage at Roman Catholic Cemetery - Windsor.
- * Conservation Works - St Monica's Church - Richmond.
- * Proposed Supper Room - Richmond School of Arts.
- * Archaeological Zoning Plan - Richmond.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V22

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

FN:OR308NBX.V22

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ITEM 15: VINEYARD - URBAN DEVELOPMENT COSTS

FILE NUMBER: LEP017/90 PT02/EVD

REPORT:

Council has previously supported Vineyard residents in their desire to have certain land rezoned for urban purposes being either residential, industrial, commercial or a combination of each. Responses from government authorities were that development could not take place in the short to medium term because it was outside of their sequential development proposals and because provision of services in the shorter term would be cost prohibitive and, in any case, were not planned.

The consultant planner has been engaged to review documentation, make approaches to government departments and to provide an overview report on the likelihood of development taking place at Vineyard. His report minus tables, etc., is as follows:

"This report examines the broad development strategy and costs associated with developing the area generally known as Vineyard. The area is located in the Hawkesbury Council area and can be more specifically defined as the land to the north of Bandon Road, west of Windsor Road, south of Park Road and the 1:100 flood level (16m contour) of Eastern Creek to the west.

The study area is approximately 164 ha, however, after allowing for roads, the railway line, transmission easements, parks and areas along Windsor Road below the 16m contour subject to 1:100 flooding, the net area is reduced to about 125 ha.

Under normal circumstances of progressive development and assuming all services are at the boundary of the development area, the per lot development costs based on theoretical yield analysis of 1,500 lots, would be about \$50,000 per lot.

However, major infrastructure is required for any development to proceed at least in the short to medium term. The cost of providing this infrastructure would need to be carried by the 'developer' and recouped at a latter stage. The cost per lot for normal development plus the funding of major infrastructure works would be about \$72,000 per lot.

These costs are indicative only and are based on 1993 costs although development is unlikely to occur before 1998 due to other cost constraints. No interest or other holding costs have been included although a 15% contingency has been allowed.

Development Context

The Vineyard area formed part of the North-West Sector area studies conducted in 1984 by the Department of Planning to investigate areas suitable for urban development. The Regional Environmental Study concluded that a number of areas were suitable for urban development and these included:

- . the Riverstone/Rouse Hill/Marsden Park area;
- . the Londonderry area;
- . the Glossodia area;
- . the Dural area.

The study concluded that the southern portion of the Riverstone/Rouse Hill/Marsden Park area was most suited to development and in October 1986 exhibited the Draft Sydney Regional Environmental Plan - No.19 Rouse Hill Development Area. The Plan was ultimately gazetted in June 1989. Vineyard is within the Rouse Hill Development Area, located on the north western boundary.

The Plan provides guidelines for the development of the area over the next 30 years with land being released for urban development in a number of stages. The first stage release area is centred on the Parklea and Kellyville/Rouse Hill areas. The development of these areas minimised infrastructure costs, particularly for water and sewerage. Additionally, Parklea and Kellyville had the advantage of being next to existing urban areas and Rouse Hill was adjacent to the service infrastructure.

Staging of Development

The Parklea-Kellyville/Rouse Hill Release Areas (Stage 1) were rezoned in about 1991 and it is expected that water and sewerage infrastructure will be available in about October 1994 to service development. Development of the Stage 1 area will occur over a 10 to 15 year period and it is anticipated that future stages will proceed in a north westerly direction from the Stage 1 release area. New releases are likely to adjoin previous development and will be decided after an assessment of servicing and other factors.

Under the provisions of SREP No.19 it is anticipated that urban development and servicing infrastructure would not reach the Vineyard area for another 15 to 20 years. However this will largely depend on the direction of further land releases beyond Stage 1 of the Rouse Hill development. The Water Board has committed its resources in the medium term to the Rouse Hill Infrastructure Consortium and is currently not in a position to commit further resources to service lands outside the Stage 1 program. Thus the release of lands for urban development in the Vineyard area ahead of the current schedule could only occur provided adequate private capital funding can be arranged to finance the necessary infrastructure and the Government agrees. The process to achieve this could take a number of years.

Service Infrastructure

Major new urban development in the Vineyard area will require additional service infrastructure capacity necessitating the upgrade or provision of new facilities. Essential services required include:

- . water supply;
- . sewerage;
- . electricity;
- . drainage and water quality controls.

Other services including telecommunications and social services (schools etc) are generally provided for and do not pose major constraints in terms of initiating new development. However, should it be decided that initiating development was feasible then inquiries should be made to these relevant authorities to ascertain their servicing requirements and likely lead time requirements.

The current water supply serving the Vineyard area does not have any additional capacity to serve new major development, hence new water supply facilities would be required should Vineyard be developed. Similarly, the sewerage system will require upgrading to cater for effluent from any new major development in the Vineyard area.

The current electrical distribution system to the area is unable to cope with any new major urban development without augmentation of the high voltage electrical system. This would be needed to ensure a reliable supply. These works are planned for to start in about 1998. Any requirement for electrical supply to major new development before that date would mean the proponent of that development would be required to advance fund the necessary works.

Most new developments are required to prove that the urban runoff will not have a detrimental impact on receiving waters. It is likely that any major development in the Vineyard area will need to provide an effective system for drainage and water quality management as part of the total proposal for the area's development.

The costs associated with the provision of these services are generally attributed to the development. However, where infrastructure provision has to be advanced, private funding has to be provided and this can be recovered at some time in the future.

Indicative Development Costs

Development costs can be divided into two components:

- cost directly attributable to the development (ie developer costs);*
- costs associated with the advance funding of infrastructure to serve the development (ie finance provided by consortium of developers to get water and sewerage services to the boundary of the development area. This financial commitment would be recovered over a future period of time).*

Two indicative cost evaluations, Table 1 and Table 2 have been prepared based on the above and provide a general indication of the likely development costs associated with the development of the Vineyard area for residential development. Table 1 provides details of the standard development costs assuming no requirement to advance fund the additional infrastructure. Table 2 includes an allowance required to advance fund the infrastructure needed to provide water and sewerage services to the boundary of the development area. In the fullness of time these additional costs would be recouped. Figures 2 and 3 shows the general extent of the works required to provide services to the area.

The costs are generalised and provide an indicative order of magnitude of cost on a per lot basis and total development cost. Various assumptions have been made to simplify the evaluation. These include:

- . Costs for major infrastructure works are indicative and may vary $\pm$ 25 percent;*
- . All works are to be funded by the 'developer';*
- . No allowance has been made for interest charges;*
- . Development would not occur before 1998. If development was to proceed before 1998 a further \$33M of infrastructure works would need to be advanced and funding would need to be provided to meet the development of those works. Currently those works are scheduled for completion in 1997/98;*
- . Section 27 funds would be paid up front and used to offset capital funds needed to advance major infrastructure costs. About \$32.5M of additional funds would be needed to finance the construction of the necessary infrastructure works over and above estimated S27 funds. A total of about \$43.8M is required to provide major water and sewerage infrastructure;*
- . The Riverstone STP would require amplification and as this is done in modules these works would provide capacity beyond that needed to service the Vineyard development. Similarly some water services will have additional capacity. The cost of providing this extra capacity would be recouped as it is taken up;*
- . The amplification of the Riverstone STP will require an EIS and it is probable that recycled water may be required. This has been included in the infrastructure costs;*
- . Electricity would be available to the area in 1998 and would be reticulated from Bandon Road to Park Road in the north. Development earlier than 1998 will require augmentation of the high voltage electrical system. Prospect Electricity would require an infrastructure charge similar to that applied to other development in the North West Sector that is presently \$400 per dwelling;*
- . No allowance has been made for other developments, for example Scheyville, Anglis Meats and/or Riverstone Scheduled lands, occurring and either sharing or paying most of the cost of advancing the construction of facilities that would be used to service Vineyard;*
- . Additional S94 costs have been broadly estimated to include likely additional works not identified in current S94 Plan applying to the area. The allowance for drainage may vary depending on the necessary works;*
- . RTA and Prospect Electricity funding provisions applicable to the Stage 1 RHDA would be applicable to Vineyard. These costs like the Water Board's S27 charges would be subject to indexation."*

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The report confirms previous advices from government departments to the extent that development at Vineyard will not happen in the short to medium term and that, even if private developer funding was available, the cost of providing the services outside the sequential provision planned by the government would be cost prohibitive. Indeed, it would appear that the development costs per lot projected to when development will take place are such that the attractiveness of the locality, from a profit making perspective, would be marginal. This is not to say that development will not take place in the longer term, however, will probably be required to form part of a government control land pool for there to be any cost effectiveness.

RECOMMENDATION:

That the residents of Vineyard be advised in terms of the report.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V32

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

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

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ITEM 16:

*Item 14/3***FLOOD MANAGEMENT PROGRAM HAWKESBURY-NEPEAN VALLEY****FILE NUMBER:**

GR060/071 PT01/EVD

REPORT:

Reported to the Committee component of this business paper was information relating to the Minister for Planning's announcement of a Flood Awareness Campaign and, in particular, the release of revised flood frequency levels including a possible maximum flood (PMF) level.

Since the Committee meeting, discussions have taken place with officers of the Department of Planning. The result of those conversations is that the Department of Planning will ascertain from the Minister whether he believes it appropriate to issue a Section 117 Direction under the Environmental Planning & Assessment Act to alleviate the requirement of Council (and other Councils) to amend its Local Environmental Plan should it wish to adhere to previous planning standards (eg. 16 metre development standard at Windsor). Because it is still not known whether the Minister will embark on this course, it would be prudent for Council to resolve to amend its local environmental plan so as to not waste any further time.

Additionally, conversations have taken place with Council's Solicitor, particularly in relation to Council's requirements as to information to be contained on Section 149 Certificates. His advice is that the current wording of Council's certificates is sufficient providing that the new 1:100 year flood frequency is taken into consideration. Council's Solicitor did indicate that, whilst there would appear to be no statutory requirement to indicate the PMF level on Certificates, it would be prudent to contain a generalised information leaflet with all Section 149 Certificates. The wording of this information is being compiled and will be checked with the Solicitor prior to its provision on Certificates.

As Council's local environmental plan refers to flood frequency levels in relation to whether development can be carried out or not and, because the flood frequency levels are now known to be altered because of the documentation released by the Minister, Council must decide whether it wishes to revert to the previous development standards, pending final compilation of its floodplain plan. Whilst the floodplain plan has not reached the stage where particular flood development standards within the various localities of the City are known, it is thought that the standards suggested will more or less equate to the standards Council had adopted prior to the Minister's release. It is felt that this is the appropriate standard to maintain pending the floodplain plan. The only way for this to be carried out, however, is by amending Council's local environmental plan. Pending the amendment of the local environmental plan there is no option, because of the way Council's local environmental plan is written, but to adopt the new higher flood frequency levels. This has already caused some confusion and disquiet amongst the community, however, this has been minimised when the likely process Council is to embark upon has been explained and they are advised that the delay is likely to be only a matter of approximately three months, should they wish to develop to the old standard.

It is proposed to alter the local environmental plan so that references to flood frequency levels are deleted and in place thereof a flood development map be created which indicates actual levels that have to be achieved up and down the river. Information to compile this map is currently being obtained from the Water Board and it is expected that once the information is acquired, the map can be quickly compiled to form a part of the local environmental plan amendment. The development standards, therefore, will roughly equate to a 1:70 year flood frequency level, however, because there will be no reference to flood frequencies in the Council local environmental plan, it would appear that finance and insurance companies will be satisfied providing buildings meet the required Council development standard irrespective of whether it equates to a 1:70 or 1:100 year level.

It is important to realise that the Minister's announcement does not increase the risk of flooding for any particular property but merely recalculates the risk in an actuarial way.

Council will be kept informed as to feedback from the Minister and/or Department of Planning, however, even if the Minister is not prepared to intervene it would appear that the local environmental plan would be expedited by the Department of Planning.

RECOMMENDATION:

That Council prepare a draft local environmental plan to alter development standards as they relate to flooding so that the standards relate to actual levels on Australian Height Datum as opposed to flood frequencies.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V33

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

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Meeting Date: 8 March 1994

Item: 17

Glen 9394
Cory

ITEM 17:**NEPEAN-HAWKESBURY CATCHMENT MANAGEMENT COUNCIL****FILE NUMBER:** GR060/067 PT1/EVD**REPORT:**

The Hawkesbury Nepean Catchment Management Trust intends to establish catchment management committees, initially for 10 areas/watercourses, and have a Regional Coordinating Committee to coordinate and prioritise the needs of the community; to collate and prioritise all projects undertaken by the catchment management committees; and act on behalf of local government within the catchment.

The composition of the Regional Coordinating Committee will be:-

Catchment Management Committee Chairpersons	9
Local Government	11
Environmental representatives	2
HNCMT Trustees	2
Community representatives	<u>2</u>
Total	26

The Trust has had several meetings with representatives of the Catchment Management Council and has invited it to re-form as the Regional Coordinating Committee and be resourced by the Trust.

That Council has resolved that subject to further negotiations with the Trust, that it agrees in principle to change its name to the Hawkesbury Nepean Regional Coordinating Committee as from 1 March 1994.

The movement into the Trust's structure will help ensure that local government continues to be at the forefront of total catchment management and has influence over the future of the catchment.

Council's representatives to the Catchment Management Council are Councillor Williams and Councillor Sheather, alternative. The local government representation on the Regional Coordinating Committee will be elected members.

RECOMMENDATION:

That the establishment of the Hawkesbury Nepean Regional Coordinating Committee be supported, and Council's representatives to the Nepean Hawkesbury Catchment Management Council continue as its representatives to this Committee.

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ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NBX.V34

**** END OF ITEM 17 ****

FN:OR308NBX.V34

REPORTS FOR INFORMATION

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 1

ITEM 1: AMUSEMENT CENTRE - N° 487 GEORGE STREET, SOUTH WINDSOR

FILE NUMBER: DA223/91/EVD

GBaleley 9374

REPORT:

Council at its meeting of 14 September 1993, resolved that consent for this development be approved for a further period of 6 (six) months and then reported back to Council.

The activity has now ceased and the premises have been vacant since December 1993.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.V07

**** END OF ITEM 1 ****

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 2

ITEM 2: COMMUNITY MANAGEMENT COMMITTEES

FILE NUMBER: GC021/005/CPL

REPORT:

In 1993, the community identified the need for training for management committees of local groups.

As part of Council's ongoing commitment and support for community managed groups, a series of five seminars has been organised on management issues in April. The seminars will be on such topics as meeting procedures, finances, roles of committee members and accountability.

The seminars will be run by the Western Sydney Community Forum who have received WSAAS funding for training, and Council staff will organise venues, advertising and any associated support documents.

If this series of seminars is successful, it is planned to offer management committee training (on relevant issues) every year. This is aimed at encouraging people to become involved in their community and to provide support for them.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.P08

**** END OF ITEM 2 ****

FN:OR308NCX.P08

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 3

**ITEM 3: CAPITAL ASSISTANCE GRANTS - DEPARTMENT SPORT,
RECREATION AND RACING****FILE NUMBER:** GC021/172/CPL**REPORT:**

The Department has advised that the following grants are to be offered under the 1993/94 Capital Assistance Program. The grants were generally in accordance with priorities recommended by Council. Grants are usually on a 50:50 basis, with the applicant organisation expected to meet at least half the total costs.

Applicant Organisation	Purpose of Grant	Amount of grant approved
Hawkesbury Touch Football Assoc. Hawkesbury City Junior Rugby League Club	Preparation of new playing fields, Bensons Lane	\$10,000
Freemans Reach Cricket Club	Construction Concrete/ Synthetic pitch and installation watering system	\$2,500
Bowen Mountain Park Committee	Installation of Barbeques	\$2,000
Bligh Park Public School	Construction of practice cricket pitch and nets	\$3,500
Kurrajong Pistol Club	Suspended ceiling and improvements to Air Pistol Range	\$10,000
Woodlands Park Pony Club	Construction of Dressage Arena	\$2,000
NSW Dressage Council Inc.	Extension of stables and seating at Clarendon	\$5,000
Richmond Community Services	Softfall area and artificial grass surface, Richmond Neighbourhood Centre	\$2,000
Colo High School	Playing field improvements	\$4,000

The total of grants offered amounts to \$41,000.

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When applications were considered and prioritised by Council at the August Meeting 1993, the resolution was to advise the Department that, if successful, Council would contribute towards the Touch Football/Junior Rugby League Bensons Lane proposal, from S94 Contributions. The estimated total cost of this project was \$40,000; the application being for \$20,000 from the Department. The Department, for this Council area, has spread the grants offered and restricted the subsidy to a maximum of \$10,000 for any application. An amount of \$20,000 was retained from previous S94 funds for this purpose.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.P09

**** END OF ITEM 3 ****

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 4

ITEM 4: HOLIDAY RECREATION PROGRAM

FILE NUMBER: GC021/51 PT01/CPL

REPORT:

The 1993/94 December/January School Holiday Program saw a successful and varied assortment of activities that appealed to a wide range of the community. Activities were organised and run in conjunction with the Department of Sport, Recreation and Racing, the Bligh Park Community Centre Youth Worker, the Colo Wilderness Mobile Resource Unit Youth Worker as well as other youth workers and volunteers.

Activities offered included a Summer Camp, bus trips, a first aid and resuscitation course, sporting clinics and a variety of workshops including pottery, make up and babysitting. Activities attracted more than five hundred participants over the six week program.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.P10

**** END OF ITEM 4 ****

FN:OR308NCX.P10

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 5

ITEM 5: REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8 MARCH 1994**FILE NUMBER:** C50/1/GMA**REPORT:**

File Rep Date	Referred To	Subject	Comment
12 Nov 91	Wetlands Management DMED	Review and Amendment of HLEP 1989	Awaiting review of REP20 by DOP
13 Apr 93	Amendment of Industrial DCP - Urban Consolidat. and "Greenstreet" DMED	Report on detailed aspects and implications of amendments	Report May GPC
11 May 93	Supreme Court Decision - Advisory Cautionary Signs GM	Possible liability & compliance with requirements	Report when decision received
8 Jun 93	Concrete Cycle Pedestrian Tracks DME0	Implementation - Kurrajong Village to McGraths Hill and Plan including Wilberforce and Bligh Park	Awaiting completion of RTA Regional Bike
12 Oct 93	Road Verges DME0	Slashing between Wilberforce and Windsor	Report March GPC
30 Nov 93	Residential Investigation DMED	DCP McGraths Hill	Report April GPC
14 Dec 93	Heritage Items DMED	Funding options	Report March GPC
8 Feb 94	Tree removal DMED	Fire risk - trees close to homes	Report March GPC

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8 Feb 94	Macquarie Park DME0	Cost & feasibility of fencing and establishment of a set of gates, relevant posts & beautification of entrance	Report March GPC
8 Feb 94	Vehicle inspections DME0	Cost effective	Report March GPC
8 Feb 94	Windsor Road Vineyard DMED	Report on development - large drums removal of trees, digging of homes, etc	Report March GPC

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.G11

****** END OF ITEM 5 ******

FN:OR308NCX.G11

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 6

ITEM 6: HOME AND COMMUNITY CARE PROGRAM

FILE NUMBER: GC100/002 PT02/CPL

REPORT:

Correspondence has been received from the Minister for Community Services in response to Council's submission regarding growth money to fund new projects under the Home and Community Care (HACC) Program. The Minister's reply confirms that the NSW Budget *"provides for both cost supplementation for all existing HACC services and the meeting of certain statutory superannuation requirements."*

It appears that the latter has absorbed funds which would have normally been available for new projects under Round 9 of this Program. The Member for Hawkesbury has replied in similar terms. The Member for Londonderry indicated support for Council's concerns and that personal representations had been made to the Minister on this matter.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.P13

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

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 7

ITEM 7: CUSTOMER SERVICE SURVEY

FILE NUMBER: GP090/02 PT01/CSV

REPORT:

The firm Convenors Pty Ltd, was engaged late last year to undertake a Customer Service Survey as part of the Organisation's ongoing total quality management program.

The survey has now been completed and the final report is separately circulated for Members information.

It is considered that the findings as outlined are very pleasing in terms of the public perception of the standard of service provided. Of course, it would be unrealistic to assume that there could be no improvement and to this end the consultants have submitted certain recommendations for consideration. These recommendations include aspects concerning the communications hardware (PABX system) written communication and correspondence turnaround times. The issues raised either have or are currently being addressed including the following.

Provision has been made in the current budget for an upgrade of the PABX system which will provide a state of the art communication network in terms of the organisation and its public. General customer service techniques including dealing with the public, written communication etc., are being addressed in conjunction with the general staff training program.

With reference to the turnabout time frame for correspondence, procedures have been implemented for correspondence requiring attention to be actioned within the time frame of ten working days. Should this not be possible then an acknowledgment is to be forwarded within that same time frame.

As members will appreciate the implementation of a customer service program is an ongoing and dynamic exercise and will continue to be closely monitored.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.C25

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

FN:OR308NCX.C25

ITEM 8: LOCAL SUPPLIER PREFERENCE**FILE NUMBER: GT020/027 PT03/GMA****REPORT:**

At its December meeting Council adopted the following Notice of Motion:-

"(a) Council adopt a local supplier preference policy

(b) The matter be further reported to Council on the wording of the policy."

Prior to that in November, it was indicated to the Council that a number of Members had raised the issue of a local policy and that comment had been sought from the Independent Commission Against Corruption. The Commission has now replied as follows:

"I refer to your letter of 26 October 1993, seeking advice from the Commission concerning a "local supplier preference" policy principle the Council is keen to adopt.

"While it is accepted that many councils, in order to support the local economy, seek to introduce local preference policies, it is the Commission's view that such policies are generally inconsistent with the principle of equity. The policy, when adopted, has the potential to distort the tender process, because it effectively represents a subsidy to local dealers.

If your Council wishes to have a local preference policy, it is critical that the policy be worked out so that its operation is clear in all situations. The cost of the policy should be calculated and regularly monitored. All prospective tenderers need to be advised in clear terms of the policy and the way it will be applied.

It should also be recognised that such a policy might discourage non-local tenderers from submitting bids in the first place. Alternatively, local dealers might be encouraged to offer less competitive prices, based on the "cushion" that a local supplier preference policy might provide. In both instances this means Council can not be sure that the most competitive deals have been offered, and therefore that ratepayers funds are being used in the most cost efficient way.

Many of these issues were examined by the Commission in a Corruption Prevention project dealing with the "Purchase and Sale of Local Government Vehicles". I have enclosed a copy of our 1991 report on that project, together with the results of a monitoring report on the same topic published in March this year.

I trust this information will be of assistance."

The Commission in its 1993 Corruption Prevention Monitoring states:

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"The starting point for the recommendations was that two principles should govern the way the public sector goes to the market. First, there should be no special favours for some in the market, and none of those responsible for the process (the Equity Principle). Second, the maximum public benefit should be secured (the Economy Principle). The aim is a system with rules clear to everyone, which goes fairly to the market and secures the best it has to offer. Opportunities for corruption and thereby minimised."

When dealing with local preference as applied to motor vehicles, the Commission has urged councils to be precise about the local preference rule and include it in tender documentation; monitor the cost of the policy, including adverse impact of competitiveness; and

- consider whether there may be more effective and better targeted ways to encourage local industry and employment.

The items that the Commission sees need documenting are:

- what is the extra cost to the Council?
- which dealers benefit?
- whether competition is discouraged
- whether local employment is generated

The Commission suggests that an overly generous local preference policy would encourage collusion by local dealers to adjust quotes or tenders in reliance upon the local preference "cushion". In one of the Commissions surveys respondents suggested that some local dealers colluded not to submit tenders within each other's local areas.

From its work the Commission advised that some councils were rethinking whether local industry could be better assisted by targeted industry development programs rather than paying extra through local preference policies.

If the Council is to pursue a "local preference" factor in tender and service evaluation then it would need to:

- ensure that product related factors such as quality of service are properly incorporated into general evaluation criteria and not part of "local preference":
- be precise about the percentage or amount of variation permitted from the most favourable tender, and how the system is calculated. Clearly state the rule in tender evaluation criteria;
- monitor the cost of the local preference policy, and any adverse impact on out of town participation or on competitiveness of local tenders.

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There are some areas in the provision of goods and services where local preference is and can be, justifiably used, eg: purchase of goods such as small hardware items and trade services, however beyond that there could be some difficulty in identifying what is "local preference" and "who benefits" ie. other people who own or are employed by business, local residents, or do they just work locally and live elsewhere. Verbal discussions with the Commission since its letter indicate that such a preference could be difficult to prepare considering the geographical location of Hawkesbury as opposed to a country town where there is some considerable distance to the next service centre.

If the local preference policy is to be pursued then it would be necessary to undertake an investigation of those goods and services that are currently acquired, where they are acquired from and what policy would need to be put in place to have local preference.

The area where there has been the most discussion within the Council about local preference has been that of building tenders. This appears to be a difficult area to document as some building companies have a local address but employ residents from other areas; some reside locally but have a business address elsewhere and others come from some considerable distance, however use local suppliers and sometimes local workers. While the extremes are easy to identify a policy for a tender document seems difficult.

Two options are available for the Council to proceed with the matter:

1. when tenders are being prepared the matter could be reported to the Council and a determination made if a local preference clause is to be included and the matter of percentage determined
2. a review of current suppliers of goods and services undertaken and that matter reported for further consideration. It could be expected that a review would need to involve at least a 12 month period and this would take approx. 2 months to report.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.G28

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

FN:OR308NCX.G28

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 9

ITEM 9: ABORIGINAL LAND CLAIM - CROWN RESERVE ADJOINING
YENGO NATIONAL PARK

FILE NUMBER: GA010/006 PT01/CSV

REPORT:

The Department of Conservation and Land Management (CALM) has forwarded advice of an Aboriginal land claim over a Crown Reserve adjoining Yengo National Park (Claim N° 2598 and N° 4617). A plan of the subject land will be displayed at the meeting.

In accordance with the terms of the Aboriginal Land Rights Act 1983, CALM as the Office which shall determine this matter has invited comment from Council. Comments on the claim should be in accordance with the following guidelines:-

Under the provisions of the legislation, refusal of a claim over Crown Land which is otherwise claimable must be based on lawful use and occupation, or the need (or likely need) of the land for an essential public purpose or as residential lands.

The land claimed is noted as unreserved Crown Land which covers an area of approximately 6180ha.

Given the remote location, and having regard to the above guideline, it is considered that the site would be unlikely to be required for public recreation needs (given the immediate proximity and size of the Yengo National Park) or for residential purposes.

However, should the claim succeed, there is a need to:-

1. Ensure continuity of access rights to Portions 15 and 43, Parish Lockyer which are surrounded by the claim; and
2. Ensure that land is reserved adjoining the existing road reserve to enable pavement widening and kerb improvements to a maximum width of 20 metres. This can be ensured through the provisions of the Roads Act 1993.

CALM has been advised of these requirements and has been requested to consider same in its assessment of the claim.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.C17

**** END OF ITEM 9 ****

FN:OR308NCX.C17

CORRESPONDENCE FOR INFORMATION

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 1

ITEM 1: GENERAL CIRCULAR N° 2/94 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW

FILE NUMBER: GC70/4 PT22/GMA

REPORT:

1. Local Government FIO Practitioners Network.
2. EIA Soapbox Forums.
3. Community Consultation Seminar.
4. Food Share Australia.
5. Seniors Week Beings with Gala Opening Ceremony.
6. Performance Indicators Seminar.
7. Change of Postal Address for the Associations.
8. Appointment to NSW Fire Brigades Advisory Council.
9. National HACC Inquiry Considers Role of Local Government.
10. Meals on Wheels Seek Project Officers for Rural Food Services Research Projects.
11. Assessing SEPP5 Development Applications.
12. Closing Doors Campaign Responds to Community Care in Crisis.
13. Pooled Resources Expected to Improve Delivery of Aged Care in NSW.
14. Australian International Development Assistance Bureau (AIDAB) - Private Sector Linkages Program (PSLP).
15. Financial Assistance for Caravan Parks and Other Crown Reserve Development.
16. National Tourism Strategy - Implementation Progress Report N° 1.
17. Inquiry into Charges on Councils by the Valuer General.
18. Draft National Local Government Urban Policy.
19. Red Tape Inquiry.
20. New Rules and Practice Directions for the Land and Environment Court.
21. Technical and Best Practice Planning Papers.
22. Tree Resources Kit.
23. Environmental Trust Grant Applications.
24. A Guide on "How to Save Energy in Local Government".
25. Public Land Management.
26. Sydney to Canberra Corridor.
27. Amendment N° 7 to SEPP N° 4 Enabling Bush Fire Hazard Reduction Without Council Consent.
28. Telecommunications Act and the Draft Telecommunications National Code.
29. Strategic Planning and Development Consent Arrangements Within the Greater Central Sydney Planning Area.
30. Review of EIS Requirements for Schedule 3 Designated Developments.
31. The Motor Accidents Authority of NSW - "What's Behind Green Slips?".
32. Speed Profiles.
33. Fuel Pricing Survey.
34. Review of the Length of B-Doubles.
35. Apprenticeship Subsidies.
36. Implementation of the Local Government (State) Award.
37. Use of Explosives.

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 1

38. State Wage Case -.December 1993.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.G12

**** END OF ITEM 1 ****

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 2

ITEM 2: GENERAL CIRCULAR N° 3/94 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW

FILE NUMBER: GC70/4 PT22/GMA

REPORT:

1. National Parks and Wildlife Service - Caravan Parks on Reserved or Dedicated Land.
2. Telephone Charges.
3. Broadband Services - Discussion Paper.
4. Employment Development Forum.
5. "Setting the Sails" - Fifth National Community Development Conference.
6. ALGWA State Conference.
7. 1994 Flood Mitigation Conference.
8. 1994 Shires Association Annual Conference.
9. Negotiating Enterprise Agreements Workshops.
10. Request for Council Plaques.
11. Age Discrimination Law.
12. Integrated Local Area Planning (ILAP).
13. Minister Agrees to Look into Unmet Need.
14. Child Care Trainees.
15. Community Services Survey.
16. Funding of HACC - Survey Results.
17. Community Services Resource Kits.
18. The Dorothy Helmrich Arts Award.
19. Fees for Section 603 Certificates.
20. Report on Long-Term Unemployment.
21. Review of Financial Assistance Grants - Discussion Paper.
22. Pesticide Spraying at the Rural/Urban Interface.
23. National Landcare Program Grants.
24. Landcare Information Booklet.
25. Funding for Control of Vertebrate Pests.
26. National Estate Grants.
27. Appointment to Forest Policy Advisory Committee.
28. Superannuation.
29. Workplace Language, Literacy and Numeracy Skills Taskforce.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.G16

**** END OF ITEM 2 ****

FN:OR308NCX.G16

ORDINARY COMMITTEE

Meeting Date: 8 March 1994

Item: 3

ITEM 3: PROSPECT ELECTRICITY - STREET LIGHTING ANNUAL CHARGES

FILE NUMBER: GE010/003 PT02/ENG

REPORT:

Advising that the new charges contain an average increase of 2.3% (the first increase since 1991) and will stay in force for an eighteen month period from 1st January, 1993 to 30th June, 1995, to align with Council's new financial year.

Allowance has been made for a 3% increase in charges in the current six month budget.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308NCX.E31

**** END OF ITEM 3 ****

FN:OR308NCX.E31

OTHER REPORTS

CLARENDON COMMITTEE
held on 16 December 1993

HAWKESBURY ACCESS FORUM
held on 19 January 1994

SCHAFFER QUARRY ENVIRONMENTAL MONITORING COMMITTEE
held on 4 February 1994

**1994 HAWKESBURY BICENTENNIAL CELEBRATION
ASSOCIATION INC.**
held on 9 February 1994

WSROC LIMITED BOARD MEETING N° 1/1994
held on 11 February 1994

HERITAGE ADVISORY COMMITTEE
held on 16 February 1994

**ANNUAL GENERAL MEETING OF FRIENDS OF THE HAWKESBURY
ART COLLECTION COMMITTEE INC.**
held on 17 February 1994

**FRIENDS OF THE HAWKESBURY ART COLLECTION
COMMITTEE INC.**
held on 17 February 1994

LOCAL TRAFFIC COMMITTEE SPECIAL MEETING
held on 23 February 1994

**ANNUAL GENERAL MEETING OF THE MACQUARIE TOWNS
FESTIVAL COMMITTEE INC.**
held on 23 February 1994

MACQUARIE TOWNS FESTIVAL COMMITTEE INC.
held on 23 February 1994

HAWKESBURY ACCESS FORUM
held 24 February 1994

Minutes of the Meeting of the Clarendon Committee held at 12 Fitzgerald Street, Windsor, on Thursday, December 16, 1993 commencing at 5.30 p.m.

PRESENT : Councillor Chris Paine, Chairperson; Councillor Wendy Sledge, Mayor; Group Captain Paul Rasmussen, Mr Bob Gribbin; Mary Aveyard, Hawkesbury District Agricultural Association; Mr Brian Lindsay, University of Western Sydney, Hawkesbury; and Mr Graham Beveridge.

GENERAL BUSINESS :

A report was presented by Councillor Paine regarding road access - estimated cost by Council Officers is \$4 million.

Councillor Paine reported on the Sub-Committee meeting with David Churches.

Main Point : Road access critical key factor (Windsor Road upgrade) in getting a shot at bid for Hawkesbury.

Meeting to determine if it should proceed with Equestrian Olympic facilities at Hawkesbury. Press statements tabled indicated that Equestrian Olympics will not be at Hawkesbury.

Councillor Sledge stated that the Committee should really try for it as there will be great benefits to Hawkesbury such as training facilities.

The meeting then discussed tactics on how best to build the bid, based on Hawkesbury's positives versus other sites, especially Eastern Creek.

David Churches is likely to find out who will make decisions regarding moving Equestrian venue.

Discussion took place relating to timing for Hawkesbury bid.

RESOLVED that Councillor Sledge discuss the road with The Hon. Kevin Rozzoli, MP.

RESOLVED that discussion take place with David Churches to ascertain his idea of the site locations in Hawkesbury.

Councillor Sledge to fax David Churches regarding appointment.

The meeting terminated at 6.10 p.m.

Minutes of the Hawkesbury Access Forum held at the Council Chambers, Windsor, on 19 January 1994 commencing at 9.30am.

PRESENT: A Gogos, Y Smith, V Wauchope, F McCarthy, J O'Grady, H Wilding, K McCarthy, C Sinclair, J Whipp, J Newton, K Ferris, H Binney.

Apologies for absence were received from W Sledge, K Grinham, J Corry, H Faine, M Clear.

Minutes were accepted.

BUSINESS ARISING:

1. Draft submission on South Windsor Swimming Centre was distributed (copy attached). J O'Grady, Senior Projects Officer, attended the meeting and spoke on the draft submission, to clarify some of the points raised. He identified that the Councillors and staff had met over the pool proposals and the provision of a hydrotherapy pool was seen to be better located at the proposed new hospital. He went through each point, providing information as to the details of the current proposals.
 - a) He requested information as to the required temperature for people with cerebral palsy and epilepsy.
 - b) The issue of the ramp access was discussed as this could have an impact on the use of the pool for major competitions. However, the Sports Council for the Disabled will be asked to provide detailed information on this matter.
 - c) The tiered seating was discussed and he suggested recesses on the ground level for wheelchairs and strollers.
 - d) More information is needed on classes of disability for competition in terms of access.
 - e) The initial input and ongoing consultation from the Access Committee into the pool design is welcomed by Council and detailed discussion will take place if the decision is made to proceed with the pool.
 - f) The suggestion was made that consultation fees may be needed for the Sports Council for the Disabled to comment on plans or proposals.

3. Statistics on numbers of people with disabilities in the Hawkesbury - Careforce was unable to supply figures, however, HACC, DSS, Careforce will be able to help and probably Macquarie University, however, the Christmas/New Year break slowed down the gathering of information. Standard figures vary between 10.9 and 15.9% of the population for each LGA.

4. (a) J Newton reported on the idea of the national/LGA key. Most of Council's toilets are open to the public. A key is available for approximately \$17, but if the toilet is within another complex then they will be locked for security reasons and so not accessible. Building Services' staff will supply us with a list of toilet sites for further comment.

One of the major problem areas was identified as Richmond where there are no toilets suitable for people with disabilities, and it may be possible to address this if the facility at the park is upgraded.

Orange Grove Mall has a toilet that is suitable for people with disabilities but has a step which impedes access.

- (b) The need for a shelf in toilet facilities for placing items on would also be of assistance to many people.
- (c) J Newton will follow up questions of access to North Richmond Shopping Centre and Richmond Cinema.

GENERAL BUSINESS:

- 1) K Grinham from the Sports Council for the Disabled will be asked to the next meeting to discuss the pool proposals and other issues.
- 2) H Binney will continue to follow-up the issue of grant funding from State and Federal Governments.
- 3) C Sinclair has arranged for the press to be able to do a story on the Forum on 20 January 1994.
- 4) It was decided to form a sub-committee to draft a policy ready for the next Forum meeting:

C Sinclair
K Ferris
H Binney
F McCarthy

Page 3

The sub-committee will meet on Monday 24 January at 2pm in the Bligh Park Community Centre.

DATE OF NEXT MEETING:

Thursday 24 February at 6pm in the Council Chambers.

Minutes of the Schaffer Quarry Environmental Monitoring Committee held in the Wilberforce Community Centre on Friday 4 February 1994, at 7.30pm.

PRESENT: Councillor L Sheather, Chairperson; Mr G Falson, L Williams, I Williams, S Larkin, M Larkin, S Chinner, P Chinner, J Chapple, A McArd, S Rothwell, G Crosby, J Crosby, M Gracie, C Taylor, D Milgate, J Halpin, B Halpin, C Janson.

APOLOGIES:

Nil.

ELECTION OF RESIDENT COMMITTEE MEMBERS:

Nominations were called for from the floor for two resident committee members.

Nominations were received from:

- Mrs Sandra Larkin;
- Mr Stephen Chinner; and
- Mrs Cheryl Rothwell.

Prior to voting each candidate made a short presentation as to their aspirations for the committee.

The residents present voted and Mrs Larkin and Mr Chinner were elected.

NEXT MEETING:

The next meeting will be held on Thursday, 24 February 1994, at 7.30pm.

The meeting concluded at 8.33pm.

Minutes of the Meeting of the 1994 Hawkesbury Bicentennial Celebration Association Inc. held in the Committee Room on 9th February, 1994 commencing at 7.30 p.m.

PRESENT : Councillor Ted Books, Chairperson; Councillor Warwick Mackay; Ms. Jan Barkley; Ms. Sue Vicenzotti; Ms. Peta Trahar; Ms. Michelle Nichols; Messrs. Brian Hardiman, Ross Miller, Robert Pont, Peter Bruce, Alex Hendrikson, and Peter Auld; Wing Commander Grant Buggy.

OBSERVER : Miss J Astley, Hawkesbury City Council Public Relations Assistant.

GUESTS : Councillor Wendy Sledge, Mayor; Pastor Ian Woods, The Reverend George Stubbs and The Reverend William Robertson of the Hawkesbury Ministers Fraternal; Ms. Elizabeth Robertson, organiser of previous district Christmas Carol evening; and Mr. Ian Clayton, organiser of the 'Return of the Riverboat' event on Sunday, October 2, 1994.

Apologies for absence were received from Mr. Rob Sledge and from Guest, Lorna Allan and accepted.

CONFIRMATION OF MINUTES :

RESOLVED on the motion of Peter Bruce seconded by Alex Hendrikson that the Minutes of the previous Meeting held on Wednesday, 8th December, 1993, be confirmed.

ADDRESSES TO THE COMMITTEE :

1. Pastor Ian Woods, The Reverend George Stubbs and The Reverend William Robertson : re District Carols Event, 1994.

Proposed

- * suggested date Saturday, 10th December, 1994, to allow local carol events to be held.
- * Ministers Fraternal to organise the district event. Committee to include wide community representation and to look at designing event to allow reuse of materials in future years where possible.
- * Venue to be chosen bearing in mind :
 - ◆ the requirements of the event
 - ◆ the needs of families attending
- * Sponsorship to be sought, as well as funding and support from Hawkesbury City Council.

RESOLVED on the motion of Warwick Mackay seconded by Grant Buggy that the proposal be adopted and that representatives of the District Carols Event Committee report back to the 1994 Committee progressively.

2. Ian Clayton : re the 'Return of the Riverboats' organisation to date :

- * Likelihood of flotilla including the "William IV" steam vessel replica, and 30-50 other vessels.
- * Sponsorship by fuel companies to be pursued.
- * Steamboat Association - 16 vessels to attend.
- * Good response from private owners of vessels.

RESOLVED on the motion of Ross Miller seconded by Alex Hendrikson that a committee be set up consisting of Ian Clayton, Russ Hodgskin, Peter Bruce and Ted Books, to plan the details of the event and the regatta; and that Jonathon King, adventurer, be invited to participate.

CORRESPONDENCE :

Received :

Ross Burgens, Windsor Women's Bowling Club, St. Matthews Anglican Church, Waterfront Constructions, The Owen Cavanough Family Historical Society, L.L.Barton, Michelle Nichols, Margaret Carlisle, Mrs.R.J.Winley, St.Peters Church Richmond, Miss M. Johnson, Dr J.P.Powell, Heather Davidson, Mrs.C.E.Haeusler, Mr.Nevell, D.C.Worrall RAAF, Patricia Adams, Macquarie Towns Festival Committee Inc., Hawkesbury City Council, Mrs.M.Bryon (per Ted Books).

Forwarded :

Mrs.D.Rouse, Wing Commander Grant Buggy RAAF, Mr.Ken Cavanough, Ms.M.Deahm MP, The Hon.K.Rozzoli MP, Mr.W.Luxford, Ms.T.Kingham and Mr.T.Watson.

RESOLVED on the motion of Peta Trahar seconded by Peter Bruce that the correspondence be received and that Peter Auld prepare a new report for Council about the Bicentennial Book.

REPORTS :

1. Grant Buggy - Tail of an aircraft to be painted with a Bicentennial message or Logo.

2. Sue Vicenzotti

- rate notices and booklet contained Bicentenary information
- legal amendments being made to Magna contract
- request from NSW Hang Gliding Association to perform diving celebrations
- street light banners - 9 pre sold
- bumper stickers to be printed and inserted in 'Gazette' newspaper for distribution
- cover of phone book, Richmond-Windsor featuring Bicentennial message
- statement of income and expenditure presented
- promotional notices used at Benson's Lane Tree Planting and Bicentennial Ball

RESOLVED on the motion of Jan Barkley seconded by Warwick Mackay that two smaller promotional notices be purchased to be used as mobile signs available to community groups for display at their Bicentennial events.

3. Warwick Mackay

- information regarding St. John of God Fete as a Bicentennial event
- Mounted Police and Police Pipe Band to be involved in October 1994 events

4. Ross Miller - thanks to the Committee Members who helped at Benson's Lane Tree Planting

5. Peta Trahar - a report is underway on the McQuade Park plantings. New plantings where necessary to be in Autumn

6. Peter Auld - draft of 6th Newsletter presented

7. Alex Hendrikson

- Carters Antique Fair cancelled
- Chamber of Commerce, Windsor to attempt to attract sponsorship to bring Royal Carriage to Windsor for parade, Saturday, October 1, 1994

- Pennyfarthing Ride being organised for November
- 8. Ted Books
 - Scottish Band desire involvement in Bicentennial events
 - Windsor Bowling Club involvement
- 9. Peter Bruce - Colonial Street Fair to be sponsored by Macquarie Arms Hotel, Kate's Place, Windsor Seafoods and Windsor Chinese Restaurant. Details tabled.
- 10. Jan Barkley
 - Australia Day Bicentennial Ball, a great success as the official beginning of the Hawkesbury Bicentennial Celebrations of 1994
 - the remaining plantings at McQuade Park were undertaken following the tree planting at Benson's Lane on January 29.

GENERAL BUSINESS :

1. RESOLVED on the motion of Warwick Mackay seconded by Alex Hendrikson that the Scottish Band and Dancers, the Darug Link Association and Sydney Conservatorium be approached to present items on Saturday, October 1, 1994.
2. RESOLVED on the motion of Jan Barkley seconded by Sue Vicenzotti that the final amount due to Frederic Chepeaux be arranged with Hawkesbury Newspapers for payment on delivery of the sculpture.
3. List of Committee jobs for October 1994 events finalised.

Mayor Councillor Wendy Sledge thanked the 1994 Hawkesbury Bicentennial Celebration Association Inc. for their planning of the celebrations to date, expressing pleasure at the balance achieved between festivities and costing works.

The meeting closed at 11.00 p.m.

NEXT MEETING :

The next meeting will be held on Wednesday, 9th March, 1994 at 7.30 p.m.

BICENTENNIAL INCOME & EXPENDITURE

JOB NO	DETAILS	ESTIMATE	YEAR TO DATE
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CURRENT INCOME

0277.05	Sale Bicentennial T-Shirts	600.00	20.00
	TOTAL INCOME	600.00	20.00

CURRENT EXPENDITURE

5206.01	1994 Bicentennial Committee	7780.00	1218.78
5206.02	Sundry Expenses	3000.00	33.60
5206.03	Bicentennial Advertising/promotion	11500.00	23.28
5206.04	Bicentennial Ceremonies	11000.00	0.00
6061	Salary, Overhead, Telephone, Post etc.	17516.00	2919.33
	TOTAL EXPENDITURE	40896.00	4194.99

MONEYS HELD IN TRUST

	Tree Planting		5850.00
	Use of Logo		315.00

Home

WSROC LIMITED

BOARD MEETING NO.1, 1994

MINUTES OF MEETING HELD AT 7.00 PM ON FRIDAY 11TH FEBRUARY, 1994 AT PENRITH CITY COUNCIL 601 HIGH STREET, PENRITH

*Please note: The WSROC Annual Forum will be
held on Saturday, 26th March, 1994,
Penrith City Council, 601 High Street, Penrith*

PRESENT:

Clr Paul Lynch	Chairman (Liverpool Council)
Clr Chris Roberts	Baulkham Hills Council
Clr Kathie Collins	Blacktown Council
Clr Leo Kelly	Blacktown Council
Clr Joy Anderson	Blue Mountains Council
Clr John Pascoe	Blue Mountains Council
Clr Nick Lulich	Fairfield Council
Clr Toni Lord	Fairfield Council
Clr Robert Calvert	Hawkesbury Council
Clr Brian Keegan	Hawkesbury Council
Clr Bob Downing	Holroyd Council
Clr Diana Shanks	Holroyd Council
Clr John Haines OAM	Parramatta Council
Clr William Gayed	Penrith Council
Clr Kevin Dwyer	Penrith Council
Clr Ross Fowler	Penrith Council
Clr Dom Syme	Prospect Electricity
Mr David Mead	Baulkham Hills Council
Mr Terry McCormack	Blacktown Council
Mr David Lewis	Blue Mountains Council
Mr Barry Husking	Fairfield Council
Mr Glen Falson	Hawkesbury Council
Mr Dennis Trezise	Holroyd Council
Mr John Riggall	Parramatta Council
Mr Barry Long	Penrith Council
Mr Tony Aquilina, MP	Member for St Marys
Mr Robert Crawford	Hawkesbury/Nepean Catchment M'tment Trust (Item 4)
Mr Ron Fuller	ABC Radio
Mr Red Dwyer	Westbiz Services
Ms Heather Neil	WSROC
Mr Dick Sheppard	WSROC
Mr Alex Gooding	WSROC
Mrs Esme Evans	WSROC
Ms Leona Berryman	WSROC

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Clr Kevin Dwyer, Deputy Mayor of Penrith Council, welcomed delegates to the City of Penrith. He also extended an invitation to delegates to tour the new administration centre at the conclusion of the meeting.

1. APOLOGIES

MOVED that apologies be received from Clr Alex Sanchez (Liverpool Council), Clr Larry Bolitho (Baulkham Hills Council), Clr Jim Morris (Prospect Electricity), Clr Jim Anderson (Blacktown Council)

Clr Kathie Collins/Clr Robert Calvert
CARRIED

2. MINUTES OF THE PREVIOUS MEETING

MOVED that the minutes of the Board Meeting held on 3rd December, 1993 be received and noted.

Clr Bob Downing/Clr William Gayed
CARRIED

3. ADDRESS BY MR ROBERT CRAWFORD, CHAIRMAN, HAWKESBURY/NEPEAN CATCHMENT MANAGEMENT TRUST

Mr Crawford gave a broad overview of the Hawkesbury/Nepean Catchment Management Trust and explained that the Trust would be establishing 11 sub-catchment committees. Mr Crawford encouraged local government to play an active role in these committees. The Chairs of these sub-committees would form a Regional Coordination Committee.

MOVED that Mr Crawford be thanked for his address to the Board.

Clr Robert Calvert/Clr William Gayed
CARRIED

4. BUSINESS ARISING FROM THE MINUTES

4.1 REVIEW OF FREQUENCY AND COVERAGE OF THE CENSUS OF POPULATION AND HOUSING (23002.03)

MOVED that the information be received and noted.

Clr Joy Anderson/Clr Leo Kelly
CARRIED

5. CHAIRMAN'S REPORT

The Chairman provided an overview of the presentation that WSROC gave to the Urban Policy Committee of Cabinet. Clr Lynch said that whilst the response to WSROC's presentation was mixed, he was disappointed by the Minister for Planning's involvement of party politics in a press release following the meeting.

On the Greater Western Sydney Economic Development Board, Clr Lynch said that the Minister for Regional Development, the Hon Ray Chappell, MP, had announced the

composition of the Board on Thursday, 10th February, 1994. Clr Sanchez, WSROC's nominee, was not nominated on the Board. In fact the Board had no person representing local government, despite the State Government's proposal to rely on local government to implement its economic development policies, as articulated in *Sydney's Future*.

The Chairman also reminded delegates that the reports from delegates are to be limited to two minutes for each council and that they should concentrate on issues of regional significance.

MOVED that:

- (1) the Chairman's report be received and noted; and
- (2) WSROC write to the Minister for Regional Development, the Hon Ray Chappell, MP, strongly protesting that WSROC is not included on the Greater Western Sydney Economic Development Board.

Clr Kathie Collins/Clr Bob Downing
CARRIED

6. EXECUTIVE DIRECTOR'S REPORT

The Executive Director explained that it was with regret that she was submitting her resignation as Executive Director of WSROC effective 30th April, 1994. Ms Neil's decision to leave was based purely on personal grounds and did not in any way reflect dissatisfaction with WSROC. In resigning as Executive Director Ms Neil would also be resigning as Company Secretary and Public Officer effective 30th April, 1994.

The Chairman explained to delegates that the position would be advertised in the *Sydney Morning Herald* on Saturday 19th and 26th February, 1994. Applicants would be considered by the WSROC staff panel who have delegated authority to appoint the Executive Director. The staff panel is made up of the Chairman, Vice Chairman, Treasurer, Mr Dennis Johnson, General Manager of Blacktown Council and Mr David Mead, General Manager of Baulkham Hills Council. The Chairman said that it was with regret that he had accepted Ms Neil's resignation.

MOVED that:

- (1) the Executive Director's report be received and noted; and
- (2) the Executive Director, Ms Heather Neil's resignation be accepted with regret and appreciation of the contribution she has made to WSROC.

Clr Joy Anderson/Clr William Gayed
CARRIED

7. REPORTS FROM DELEGATES

Baulkham Hills Council

Clr Chris Roberts explained that a delegation to the Minister for Planning had discussed a short term moratorium on dual occupancy. Unfortunately the Minister did not accept the moratorium. Clr Roberts also informed the meeting that Baulkham Hills Council had

endorsed the WSROC submission on *Sydney's Future*. He said he felt there needed to be a bipartisan approach to urban development.

Blacktown Council

Clr Kathie Collins said that next month the underpass would be put in under the Great Western Line and that HMAS Nirimba was going to be developed into an education precinct with the development of a TAFE, two high schools - one public and one catholic, and a campus of the University of Western Sydney-Hawkesbury. She also added that the bus/rail interchange at Blacktown Station was being moved 80 metres in a westerly direction, which was not council's first option.

Blue Mountains Council

Clr Joy Anderson said she had nothing to report of regional significance.

Fairfield Council

Clr Toni Lord said that Council was currently undergoing a local area community planning process which is involving the Federal and State Governments as well as the community. She said it was interesting that the community saw the consideration of the environment as the main issue.

Hawkesbury Council

Clr Robert Calvert said that the Caltex distribution terminal inquiry had recommended that the development go ahead with 70 conditions. Council is currently awaiting the Department of Planning final approval of the development.

Holroyd Council

Clr Shanks said that she had nothing to report of regional significance.

Parramatta Council

Clr John Haines, OAM, said that the Parramatta to Sydney ferry had patronage well above the target and council had allocated \$200,000 for upgrading of the wharf area. He also indicated that the \$300m development of Westfield would make it the largest shopping centre in the Southern hemisphere. He added that Carnivale in Parramatta Park was generally considered a success.

Penrith Council

Clr Ross Fowler said that the relocation of the Tax Office seemed to be on target. He said that council had reviewed their building approval processes to form a "one-stop shop". A member of Penrith Council's economic development unit, Mr Gil Kymer, Managing Director of Uniwire P/L, has been nominated to the Greater Western Sydney Economic Development Board.

Prospect

Clr Dom Syme said that the ten performance indicators that were negotiated with the State Government some years ago had been fulfilled. Prospect Electricity has retained its AAA rating and is the 95th largest company in Australia. Clr Syme said that Prospect Electricity had increased their budget for environmental protection and enhancement from \$3.5m to \$18m. The Prospect Electricity Board had also expressed strong criticism of the composition of the Greater Western Sydney Economic Development Board.

MOVED that the delegate reports be received and noted.

Clr Bob Downing/Clr Robert Calvert
CARRIED

8. REPORTS FROM POLICY COMMITTEES

8.1 ENVIRONMENT POLICY COMMITTEE (24003.01)

Clr Anderson said that she hoped that all councils would have representatives going to the Air Quality Forum on 24th February, 1994. In regard to the WSROC Annual Forum, Clr Anderson said that regional state of the environment reports may be worthy of further discussions. She said she understood that the Department of Planning would accept such reports on a regional basis.

MOVED that:

- (1) In respect of the Georges River WSROC write to the Department of Planning supporting the proposal by Liverpool Council and other Councils along the river banks that a Regional Environment Plan be prepared for the Georges River. (32000.05)
- (2) In respect of the provision of service functions by WSROC that consideration be given at the WSROC Annual Forum to WSROC providing a State of the Environment reporting service for constituent councils on a regional or catchment area basis. (21002.01)

Clr Joy Anderson/Clr John Pascoe
CARRIED

8.2 RESOURCES & SERVICES POLICY COMMITTEE (24008.01)

Clr Collins said that there was great concern in the community about WSAAS. Clr Shanks said that she supported the current process as it is the only assistance scheme that allowed the community and local government to become involved.

Clr Anderson supported Clr Shanks as she felt that WSAAS was the only funding mechanism that local government and the community had a say in what projects were going to be funded.

Clr Syme also supported these concerns and suggested that WSROC make a strong statement to the State Government on these concerns.

The Chairman said that pick-up funding is the real issue with WSAAS and this had been discussed with the Minister for Planning late last year. Clr Downing supported Clr Lynch in this regard.

MOVED that:

- (1) The draft submission on the *Local Government Act* be endorsed in principle by the Board and that final authority be delegated to the Chair of the Resources and Services Committee to approve the final submission. (34004.01)

- (2) The Minister for Planning's response regarding the Western Sydney Area Assistance Scheme (WSAAS) be received and noted, but in light of the continued lack of funding for human services and the Government's own proposals to integrate human services planning with urban management as outlined in *Sydney's Future*, the Board continue to make representations requesting that:
- (i) the level of funding be increased, as WSAAS is currently the only source of additional funds for human services in Western Sydney; and
 - (ii) the Scheme, and in particular its planning and consultation processes be incorporated into the Government's proposals to integrate human services planning into the urban management process. (13001.21); and
 - (iii) WSAAS pick up funding be restored and maintained.
- (3) The request from Parramatta Council in relation to lobbying for additional funding for Home and Community Care Program Round Nine be supported, and that WSROC:
- (i) Write to the NSW Minister for Community Services, the Hon James Longley, MP, requesting the provision of additional funds to match the Federal Government's offer for funding in Round Nine;
 - (ii) Seek an assurance from the Minister that, if negotiations regarding Round Nine have been completed and it is therefore not possible to provide the additional funds at this stage, the level of funding to be offered by the State Government in relation to Round Ten will be increased to offset the shortfall in Round Nine; and
 - (iii) Seek the support of Western Sydney Members of Parliament and the Federal Minister for Housing, Local Government and Human Services, the Hon Brian Howe, MP, for WSROC's request. (36000.05).

Clr Kathie Collins/Clr Leo Kelly
CARRIED

8.3 URBAN DEVELOPMENT POLICY COMMITTEE (24007.01)

Clr Calvert said that he had raised the issue of medium density with the Minister for Planning, the Hon Robert Webster, MP, at the Urban Policy Committee of Cabinet presentation. Mr Webster said that he would consider any council's application for exemption from state environmental plans if they put in place a housing strategy.

Clr Lynch said that Clr Sanchez had suggested that WSROC provide a presentation to Senator Peter Cook, Minister for Regional Development, and the Hon Laurie Brereton, MP, Minister for Transport, on Badgerys Creek International Airport and, in particular, the rail freight links as part of the 1994/95 budget development.

MOVED that:

- (1) in respect to Badgerys Creek International Airport that WSROC send a delegation to Canberra as soon as possible to discuss with the new Federal Minister for Transport issues related to the process of providing a full

International Airport on the site and the timetable for doing this, and request that WSROC play a leading role in this process. (31001.03)

- (2) in respect to the visit to the region by the Minister for Transport, WSROC write to member councils advising them that the Minister has agreed to make further visits but has indicated that he would prefer to see councils in the region individually and encouraging each council to invite the Minister to visit their area. (13001.02; 35000.01)
- (3) in respect to dual occupancy, WSROC:
 - (i) adhere to its present policy on this subject; and
 - (ii) write to each member council encouraging them to prepare a housing strategy which would assist in the achievement of adequate densities in their area. (36000.08)
- (4) in respect to helicopter joy flights in the Blue Mountains, WSROC endorse its decision to adopt a Regional Helicopter Landing Site Plan for Transport Development in Western Sydney, subject to the consideration of the impact of such sites on the residents living in immediate areas affected, and request the appropriate authorities to properly plan for helicopter landing sites in the region. (35000.01)
- (5) in respect to the magazine supplement for Western Sydney, WSROC:
 - (i) write to BOMA indicating general support for the supplement and stating that WSROC will provide editorial material; and
 - (ii) write to member Councils encouraging them to participate in the proposal. (23004.01)
- (6) in respect to tourism issues in Western Sydney, WSROC write to the NSW Minister for Tourism looking forward to presenting its views during the review of the structure of the Tourism Marketing Zone Committees in the first half of 1994. (31000.05); and
- (7) in respect to the rail freight link from St Marys to Port Kembla, WSROC provide a presentation to Senator Peter Cook, Minister for Regional Development, and the Hon Laurie Brereton, MP, Minister for Transport, and Western Sydney Members of Parliament on Badgerys Creek International Airport and, in particular the rail freight links as part of the 1994/95 budget development.

Clr Robert Calvert/Clr Diana Shanks
CARRIED

9. MATTERS FOR DISCUSSION AND DECISION

9.1 BADGERYS CREEK INTERNATIONAL AIRPORT (31001.03)

MOVED that WSROC support the continued involvement in Badgerys Creek International Airport and request that the Federal Government update the environmental impact statement for the Badgerys Creek International Airport site, especially in relation to noise and air quality.

Clr Diana Shanks/Clr John Pascoe

Clr Calvert spoke against the resolution as he felt WSROC should not put anything in the way of the fast tracking of the Airport.

Clr Shanks said she was not asking for a full EIS but that further consideration should be given to the noise that would be created by the 24 hour airport. She added that the Air Quality Forum that WSROC is involved in is looking at ways to improve air quality in the Sydney Basin, however, we are embarking and supporting the development of the airport without any adequate air quality information.

MOVED that WSROC support the continued involvement in Badgerys Creek International Airport and request that the Federal Government update the environmental impact statement for the Badgerys Creek International Airport site, especially in relation to noise and air quality.

Clr Diana Shanks/Clr John Pascoe
LOST

Clr Tony Aquilina, MP, Member for St Marys, addressed the Board on the Western Sydney International Airport Support Group. He said that it seemed that we were at cross roads now with regard to the airport development and the Minister for Transport's ideas about privatising the airport are encouraging. He said he felt such a support group would have representatives from WSROC, business and community leaders as well as union leaders.

MOVED that the involvement of WSROC in the Western Sydney International Airport Support Group be discussed further at the next WSROC Urban Development Policy Committee.

Clr Robert Calvert/Clr Diana Shanks
CARRIED

9.2 **SUBMISSION ON SYDNEY'S FUTURE AND INTEGRATED TRANSPORT STRATEGY**
(36001.01)

MOVED that the WSROC Board endorse the WSROC Submission on the Draft Planning Strategy for the Sydney Metropolitan Area in principle and that the Board be requested to delegate to the WSROC Executive, in consultation with the Chairs of the Policy Committees, authority to approve the final submission.

Clr Robert Calvert/Clr Kathie Collins
CARRIED

9.3 **POSSIBLE OPTIONS FOR WSROC INTEGRATED LOCAL AREA PLANNING (ILAP) PROJECT**
(36000.08)

MOVED that:

- (1) WSROC apply for ILAP funding in partnership with the State Government to undertake a project related to instituting regionally based planning; and

- (2) the Board be requested to delegate to the WSROC Executive, in consultation with the Chairs of the Policy Committees, authority to approve the application for ILAP funding.

Clr Ross Fowler/Clr William Gayed
CARRIED

9.4 WSROC MEMBERSHIP

Clr Syme explained that some years ago delegates from Campbelltown, Camden and Wollondilly Councils attended a WSROC meeting to discuss amalgamation. Since then there has been a change in the Federal Government's thrust to regional development and it seems logical that WSROC and MACROC should work closer together.

Clr Calvert said he certainly saw merit in the proposal, however, he did not feel that WSROC should embark on such a major change until we assess how our own councils may feel about such an amalgamation. It was appropriate that WSROC seek feed-back from our own Councils before approaching MACROC.

MOVED that WSROC:

- (1) consider the proposal to invite MACROC councils (Campbelltown, Camden and Wollondilly) plus Bankstown Council to become members of WSROC to strengthen the regional role of the West and South-west at the Annual Forum to be held on 26th March, 1994; and
- (2) request member Councils consider inviting MACROC Councils, e.g. Campbelltown, Camden and Wollondilly, plus Bankstown Council to become members of WSROC.

Clr Dom Syme/Clr Bob Downing
CARRIED

10. INFORMATION ITEMS

10.1 HEALTH PLAN SEMINAR PROCEEDINGS (33008.01)

Clr Collins said that the Health Planning Seminar was very successful and it certainly has inspired some councils and, in particular, the Western Area Health Board to become interested in health plans.

MOVED that the information be received and noted.

Clr Kathie Collins/Clr Leo Kelly
CARRIED

10.2 OUT OF SCHOOL HOURS (OOSH) TRAINING PROGRAM 1993 (33003.01)

MOVED that the information be received and noted.

Clr Kathie Collins/Clr Leo Kelly
CARRIED

10.3 OPERATING STATEMENT FOR THE PERIOD

MOVED that the information be received and noted.

Clr Bob Downing/Clr Ross Fowler
CARRIED

10.4 PROGRAM BASED OPERATING STATEMENT

MOVED that the information be received and noted.

Clr Ross Fowler/Clr William Gayed
CARRIED

10.5 EXPENDITURE WARRANT FOR THE PERIOD 1/12/93 TO 28/1/94

MOVED that the information be received and noted.

Clr William Gayed/Clr Bob Downing
CARRIED

10.6 PRESS COVERAGE

MOVED that the information be received and noted.

Clr Robert Calvert/Clr Ross Fowler
CARRIED

11. GENERAL BUSINESS

11.1 GREATER WESTERN HEALTH CAMPAIGN

The Chairman was handed a media notice that a press conference would be held at Nepean Hospital on Monday, 14th February, 1994, to discuss new health services to Sydney's West over the next five years.

MOVED that the information be received and noted.

Clr Kathie Collins/Clr Bob Downing
CARRIED

11.2 REVIEW OF THE LOCAL GOVERNMENT FINANCIAL ASSISTANCE GRANTS (34003.01)

MOVED that:

- (1) the Review of the Local Government (Financial Assistance) Act, 1986 be referred to the Resources and Services Policy Committee;

- (2) the Resources and Services Policy Committee be asked to seek assistance of the WSROC General Managers Committee and Finance Officers Committee in preparing a submission; and
- (3) WSROC allocate resources from the Resource Sharing Project to the submission on the Review of the Local Government (Financial Assistance) Act, 1986.

Clr Bob Downing/Clr Ross Fowler
CARRIED

11.3 WESTERN SYDNEY RECREATION AREA ADVISORY BOARD (33000.15)

Clr Downing said that it may be possible for the Chair of the Western Sydney Recreation Area Advisory Board to address a future WSROC board meeting.

MOVED that WSROC invite the Chair of the Western Sydney Recreation Area Advisory Board, to address a future WSROC meeting.

Clr Bob Downing/Clr Kathie Collins
CARRIED

12. DATE OF THE NEXT MEETING

MOVED that the next Board Meeting be held at 7.00 pm on Friday, 8th April, 1994 at Blue Mountains City Council.

Clr Bob Downing/Clr William Gayed
CARRIED

Heather Neil
Executive Director

Clr Paul Lynch
Chairman

Minutes of the Heritage Advisory Committee held at the Windsor Bowling Club, George Street, Windsor, on Wednesday, 16 February 1994, commencing at 8.00pm.

PRESENT: Mrs J Barkley (Acting Chairperson), Professor I Jack, Mr M Hatherly, Mr A Hendrikson, Ms A Brandjes and Mr B Flakalar.

Apologies for absence were received from Councillor Books (Chairperson) and Mr G Edds.

CONFIRMATION OF MINUTES:

The Committee resolved that the Minutes of the meeting of 15 December 1993, be adopted.

MATTERS ARISING:

1. Vandalism Damage - Roman Catholic Cemetery Windsor -

Mrs J Barkley (Acting Chairperson) requested advice as to options for the repair of vandalism damage at the Catholic Cemetery. The Committee was advised that quotations had been obtained for repair of the damage. The quotations indicated that repair of the "public risk" monuments at the Cemetery would be approximately \$1,900 and that repair of all damaged monuments would be approximately \$24,500. The Committee was further advised that no provision has been made in the 1994 Estimates for this work and that alternate sources of funding will need to be found.

2. Hawkesbury Local Heritage Assistance Fund Application - Mrs M Kable - Conservation of Stained Glass Window - "Eulolbah" West Market Street, Richmond -

The Committee was advised that as previously resolved by the Committee at its meeting of 15 December 1994, the applicant recently submitted quotations for conservation of the stained glass window at "Eulolbah", West Market Street, Richmond. Quotations were received for the work from Rodney Marshall Stained Glass Pty Ltd and Finglinna Studio's Pty Ltd - stained glass conservators listed in the Department of Planning's Directory of Conservation Suppliers and Services.

The Committee resolved to support the application for \$6,750 assistance for the repair of stained glass on a dollar for dollar basis.

CORRESPONDENCE:

No correspondence was received.

GENERAL BUSINESS:

1. Proposed Demolition of Weatherboard Cottage - N° 339 Windsor Street, Richmond -

Ms Brandjes advised the Committee that Council, at its Ordinary Meeting on 8 February 1994, resolved that no action be taken on development application N° 281/93 proposing the demolition of a weatherboard cottage at N° 339 Windsor Street, Richmond, until such time as it has been discussed by the Heritage Committee and that Council request a report on this matter from the Heritage Adviser, Robert Staas.

The Committee resolved to undertake a site inspection of the weatherboard cottage at 5.30pm on Saturday, 26 February 1994.

Following inspection of the cottage the Committee resolved:-

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

2. Heritage Assistance Program 1994 -

The Committee was advised that Council's applications seeking assistance under the Heritage Assistance Program would be shortly reported to Council and that this year it was anticipated that funding would be sought for the following projects:-

- Repair of Vandalism - Roman Catholic Cemetery, Windsor;
- Preparation of an Archaeological Zoning Plan for Richmond;
- Refurbishment of St Monica's Church, Windsor Street, Richmond, for use as an Art Gallery; and
- Proposed Supper Room, Richmond School of Arts, West Market Street, Richmond.

The Committee resolved to support Council's anticipation for assistance. The Committee further resolved that application be made under the Program in the following order of priority:-

1. Repair of Vandalism - Roman Catholic Cemetery, Windsor.
2. Preparation of Archaeological Zoning Plan for Richmond.
3. Refurbishment of St Monica's Church.
4. Proposed Supper Room, Richmond School of Arts.

The meeting terminated at 9.15pm.

Minutes of the Annual General Meeting of Friends of the Hawkesbury Art Collection Committee Inc. held in the Committee Room, Council Chambers, Windsor, on 17 February 1994, commencing at 8.10pm.

PRESENT: Councillor Stubbs (Historical Society), Mrs Y West (Macquarie Towns Arts Society), Mr M Pilditch, Mrs C Pilditch, Mr W Wells, Mrs B Wells, Mr B Jones, Mrs M Rea, Mrs J Brownlie, Mr G Hansell, Mrs M Hulbert, Ms E Colquhoun and Ms E Manning.

An apology for absence was received from Mrs L Mitchell and Mrs E Roet (Hawkesbury Community Arts Workshop).

Ms Colquhoun took the Chair and welcomed Mr and Mrs Pilditch.

RESOLVED on the motion of Mrs West seconded by Ms Colquhoun that the Minutes of the last Annual General Meeting be adopted.

RESOLVED on the motion of Mr Hansell seconded by Mrs Hulbert that the Auditor's Report be accepted.

RESOLVED on the motion of Councillor Stubbs seconded by Mrs Brownlie that Executive Officer's report be accepted.

Councillor Stubbs took the Chair for election of Committee and Office Bearers.

RESOLVED on the motion of Mr Wells seconded by Mrs Rea that the Council nominees - Councillors Mackay, Parsons and Ms Manning be endorsed.

RESOLVED on the motion of Mr Jones seconded by Mr Wells that the following group representatives be endorsed:-

Mrs West	-	Macquarie Towns Arts Society;
Councillor Stubbs	-	Hawkesbury Historical Society; and

Hawkesbury Community Arts Workshop and Camera Club to be advised.

Nominations of four Committee members and four co-opted members:-

1. Mr Pilditch nominated Mrs West seconded Ms Colquhoun.
2. Ms Colquhoun nominated Mr Hansell seconded Mrs Hulbert.
3. Mr Hansell nominated Mr Jones seconded Mrs West.
4. Mrs Rea nominated Mrs Brownlie seconded Mrs West.
5. Mrs Brownlie nominated Mrs Rea seconded Mr Hansell.
6. Mr Wells nominated Mrs West seconded Mrs Brownlie.
7. Mr Jones nominated Ms Colquhoun seconded Mr Hansell.
8. Mrs Hulbert nominated Mrs Brownlie seconded Mr Wells.

These eight persons were unanimously elected.

Election of Office Bearers

Position of Chairman held by Councillor Mackay was not decided until discussions have been held with Councillor Mackay.

RESOLVED on the motion of Mr Jones seconded by Mr Hansell that Ms Colquhoun be Deputy Chairman.

Carried unanimously.

RESOLVED on the motion of Mrs Wells seconded by Mrs Hulbert that Mr Jones be Treasurer.

Carried unanimously.

RESOLVED on the motion of Mr Wells seconded by Mrs Brownlie that the position of Membership Secretary be combined with the Treasurer's position.

RESOLVED on the motion of Mr Hansell seconded by Mrs Brownlie that the position of Publicity Officer be shared between Ms Colquhoun and Ms Manning.

RESOLVED on the motion of Mrs Brownlie seconded by Mrs Rea that Mr Jones and Mr Hansell share the position of Functions Officer.

RESOLVED on the motion of Mrs West seconded by Mr Jones that Mrs Brownlie be Raffle organiser, with Mrs Rea to assist.

RESOLVED on the motion of Mrs Brownlie seconded by Mr Colquhoun that Mr Pilditch be Newsletter Editor.

The meeting endorsed Ms Manning as Public Officer.

The meeting terminated at 8.55pm.

Minutes of the Friends of the Hawkesbury Art Collection Committee held in the Committee Room, Council Chambers, Windsor, on 17 February 1994, commencing at 8.55pm.

PRESENT: Councillor Stubbs, Mrs West, Mr and Mrs Pilditch, Mr and Mrs Wells, Mr Jones, Mrs Rea, Mrs Brownlie, Mr Hansell, Mrs Hulbert, Ms Manning and Ms Colquhoun.

An apology for absence was received from Mrs Mitchell.

RESOLVED on the motion of Mrs Brownlie seconded by Mrs Hulbert that the Minutes of the previous meeting be adopted.

GENERAL BUSINESS:

Report of meeting between Ms Colquhoun; Mr Hansell; Mayor, Councillor W Sledge; and Mr McCully, General Manager.

1. Cultural Policy and Memorandum of Agreement between Hawkesbury, Baulkham Hills and Hornsby Councils. The Mayor assured the delegation that we would not lose control of the Regional Gallery concept.
2. Staffing of Gallery - The Friends would manage the gallery and the Council would not be involved in the day to day organisation.
3. Coffee shop will be the "Friends" responsibility to lease or run themselves.
4. Curator - The need for an eventual curator is recognised.
5. Funding - "Friends" were advised to approach Maggie Deahm, MP.
6. It is hoped that the Gallery will open in October.

Fundraising

A lamington drive will be held with lamingtons delivered on 17 March. Orders and money one week before.

Cake staff on one Saturday in June.

Bus Tour

Planning meeting with Mr Hansell, Mr Jones and Ms Manning on 24 February.

Membership Drive - Each member should try to recruit one new member each month.

The Hawkesbury Quilters wish to be involved.

Workshops should be held to raise money.

Groups who are members will be requested to include items from our newsletters in theirs.

Members are asked to bring suggestions for a name for the new gallery to the next meeting.

The meeting terminated at 9.45pm.

PRESENT:

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

Also Present - Mr C Daley, Divisional Manager Engineering Operations.

APOLOGIES:

Mr G Hatch, Department of Transport.

1. LEVEL CROSSING ROAD - RAILWAY CROSSING. GR001/008 PT02

Mr Gordon Marshall, representing Elf Mushroom Farms addressed the Committee.

The Committee then adjourned for an onsite inspection at Level Crossing Road.

A number of options were considered by the Committee, including the formal closure of the crossing in conjunction with the provision of a road on the northern side of the railway between Park Road North and Level Crossing Road and upgrading access onto Windsor Road, also improvements on the approaches to the level crossing to improve driver awareness of the crossing and sight distance considerations were discussed.

Committee's Recommendation

1. The crossing be re-opened to traffic and the approaches to the level crossing be upgraded with appropriate signs and markings.
2. Provide Watts Profile speed hump on Level Crossing Road, 22 metres north of the crossing.
3. Subject to available funds and suitable design, alter the alignment of the intersection of Level Crossing Road and Railway Road South to slow vehicles approaching the level crossing from Railway Road South.
4. City Rail be requested to investigate the provision of boom gates on the crossing at Level Crossing Road and also Fairey Road at Windsor.

Minutes of the Annual General Meeting of the Macquarie Towns Festival Committee Inc. held in the Committee Room, Council Chamber, Windsor, on 23 February 1994, commencing at 8.00pm.

PRESENT: Clr R Stubbs, Mrs D Shirt, Fl Lt D Thomas, Mrs J Dewhurst, Ms J McCully, Mr C Daley, Mr A Hendrikson and Ms E Manning.

An apology for absence was received from Ms L Allen, Mr B Hardiman, Air Commodore (Retd) G Michael AO, OBE, AFC, and Clr P Rogers.

RESOLVED on the motion of Mr Daley seconded by Ms McCully that the apologies be accepted.

RESOLVED on the motion of Fl Lt Thomas seconded by Mrs Dewhurst that the Minutes of the previous Annual General Meeting be adopted.

RESOLVED on the motion of Mrs Dewhurst seconded Mr Hendrikson that the Auditor's Report be accepted with the note that cost of fireworks has been included in "sundries".

CHAIRMAN'S REPORT

Appreciation was expressed for the efforts of Committee members. Meetings are enjoyable and pleasant and this contributes to the effectiveness of the Committee. Thanks to the Executive Officer and Mr Daley, and also Ms McCully for the schools debating.

RESOLVED on the motion of Mr Daley seconded by Ms McCully that the Chairman's Report be accepted.

The Executive Officer's Report was presented.

RESOLVED on the motion of Fl Lt D Thomas seconded by Mrs Shirt that the Executive Officer's Report be received.

RESOLVED on the motion of Mr Hendrikson seconded by Mr Daley that the following representatives be endorsed:-

Council

Clr R Stubbs, Clr P Rogers, Mr C Daley - Engineering Operations, Ms E Manning - Executive Officer/Public Officer/Artistic Director.

RAAF

Fl Lt D Thomas.

UWS - Hawkesbury

To be nominated by University.

Students Union, UWS - Hawkesbury

To be nominated by Students Union.

Business Representatives

Ms L Allen, Mr A Hendrickson.

Community Members

Mr S Hutchings, Mrs J Dewhurst, Mrs D Shirt, Air Commodore (Retd) G Michael AO,OBE,AFC, Mr B Hardiman, Mr T Brill, Ms J McCully.

Election of Office Bearers

The Chairman vacated the Chair and Mr Hendrikson conducted the election.

Chairman

Clr Stubbs nominated C Daley seconded Mrs Dewhurst elected unanimously.

Deputy Chairman

Mrs Dewhurst nominated Ms Manning seconded Mr Daley elected unanimously.

Treasurer

Ms Manning nominated Mrs Shirt seconded Fl Lt Thomas elected unanimously.

Public Officer

Ms Manning nominated Mr Hendrikson seconded Fl Lt Thomas.

The meeting terminated at 8.25pm.

Minutes of the monthly meeting of the Macquarie Towns Festival Committee Inc. held in the Committee Room, Council Chambers, Windsor, on 23 February 1994, commencing at 8.30pm.

PRESENT: Mrs D Shirt, Cllr R Stubbs, Fl Lt D Thomas, Mrs J Dewhurst, Ms J McCully, Mr C Daley, Mr A Hendrikson and Ms E Manning

An apology for absence was received from Ms L Allen, Mr B Hardiman and Air Commodore (Retd) G Michael AE, OBE, AFC.

RESOLVED on the motion of Mr Daley seconded by Ms McCully that the apologies be received.

RESOLVED on the motion of Fl Lt Thomas seconded by Mrs Dewhurst that the Minutes of the previous meeting be adopted.

CORRESPONDENCE:

In

Creative Cultures - Festivals Conference
Sharma Indian Catering
Howard & Sons Fireworks Proposal
Adinkna African Dance Group
Department of Consumer Affairs - Annual Return

Out

Bicentennial Committee - Music in the Park
Mr Hutchings - Invitation to Join Committee
Mrs Fitzsimons - Invitation to Join Committee
Mr Brill - Requesting Information on Committee Membership
Students Union, University of Western Sydney - Requesting Information on Committee Membership
University of Western Sydney Hawkesbury - Requesting Information on Committee Membership

RESOLVED on the motion of Fl Lt Thomas seconded by Mr Hendrikson that correspondence be accepted.

RESOLVED on the motion of Mr Daley seconded by Fl Lt Thomas that as there were no additional benefits in changing, the Committee would remain customers of Sydney Howard International Fireworks.

GENERAL BUSINESS:

Discussion followed regarding Music in the Park. As explained in the letter to the Bicentennial Committee, a suitable stage cannot be booked for the October holiday weekend. The stage for this event is a highly specialised one, with a large area, roof, rear cover, lighting grids and large PA wings. The roof has to be raised by hydraulic lift after the lights are in place. All such stages are booked from year to year for regular October holiday weekend events. Several days were spent in trying to locate a stage, or re-allocate resources to give us a suitable stage, but to no avail. At this time, the Bicentennial Committee were informed immediately, in order for this to be discussed at their meeting.

The alternative dates for the Festival are:-

- Music in the Park - 15 October;
- Festival of Many Arts and Cultures - 22 October; and
- Final of Schools Debating Competition - between those dates.

Debating Competition

Mr Hardiman had suggested that his daughter's school would like to be invited. Committee members suggested other schools outside the area, with pupils from the Hawkesbury. These will be included in the first letter to be sent to schools.

Creative Cultures Conference

The Executive Officer will be attending for 3 (three) days. Mrs Dewhurst, Mrs Shirt and Ms McCully will be attending at the Committee's expense. As Ms McCully does not know her University commitments, she will enrol and pay for 1 (one) day and be reimbursed.

The meeting terminated at 9.30pm

Minutes of the Hawkesbury Access Forum held in the Committee Room, Council Chambers, Windsor, on Thursday, 24 February 1994, commencing at 6.00pm.

PRESENT: Councillor W Sledge, Mayor; Ms A Gogos; Mr N Rutledge; Mr M Clear; Ms Y Smith; and Mrs H Binney.

An apology for absence was received from Mr C Sinclair; Ms J Whipp; Ms V Wauchope and Ms H Faine.

RESOLVED on the motion of Y Smith seconded by A Gogos that the Minutes of the previous meeting be accepted.

MATTERS ARISING:

1. The submission on the swimming pool will be incorporated into the final report to Council, and the opportunity for further consultation will be given.

GENERAL BUSINESS:

1. The draft access policy was distributed and will be discussed at the next meeting.
2. Cllr W Sledge notified the forum that the Richmond Traffic Study will be on display until 16 March. Although the Forum has had input into the Study at a previous meeting with C Hallam, it was decided to make a submission on the final report before it goes to Council. Volunteers were called to form a sub-committee to look at the report and prepare a report on behalf of the forum.

RESOLVED on the motion of N Rutledge seconded by H Binney that the sub-committee will be K Ferris, M Clear, N Rutledge and H Binney.

3. H Faine of Westlink has organised for a monthly column on disabilities/access issues in the Hawkesbury, in the Courier newspaper. The first column will be on the Access Forum.
4. A logo for use on this column is being designed, and it may be possible to also use the logo for the Hawkesbury Access Forum.
5. N Rutledge raised the issue of access to the main local shopping areas of Windsor and Richmond, and suggested that it be one of the top priorities of the Forum. It was then suggested that a Special Meeting of the Forum be held inviting Engineers and Environment and Development staff of Council to a practical demonstration of wheelchair access.

RESOLVED on the motion of N Rutledge seconded by Y Smith that this meeting be arranged for April.

6. The importance of language in educating the community to be aware of access issues was discussed, ie. the term accessible toilets rather than disabled toilets. Access needs to be thought of as a social issue, not only a mobility issue. This will be further discussed at the next meeting when the draft policy is examined.

NEXT MEETING:

The next meeting will be held in the Committee Room, Council Chamber, George Street, Windsor, on Monday 28 March 1994, at 10.30am.

The meeting terminated at 7.00pm.

(11)

GENERAL MANAGER'S SUPPLEMENTARY REPORT

GENERAL PURPOSE COMMITTEE MEETING - 22 FEBRUARY 1994

SECTION 2 - PLANNING AND DEVELOPMENT

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

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

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

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

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

The resolution regarding the shopping centre proposals was as follows:

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

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

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

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

IT IS RECOMMENDED THAT the information be received.

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

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

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

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

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

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

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

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

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

IT IS RECOMMENDED THAT the information be received.

SECTION 3 - WORKS

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

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

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

No objection is held to the proposal.

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

GENERAL MANAGER'S SUPPLEMENTARY REPORTSORDINARY MEETING - 8 MARCH 1994REPORT FOR DETERMINATION**ITEM 18:** FITZGERALD MEMORIAL HOSTEL INC - BANK GUARANTEE**FILE NUMBER:** GR050/001 PT02/FNC**REPORT:**

The land on which the Fitzgerald Memorial Hostel for the Aged is to be constructed was acquired by Council following its resolution in February, 1993. Subsequently, the land was offered back to the Hostel for the original purchase price of \$780,000 in May, of that same year. The land is located off Claremont Crescent and consists of approximately 1.3 hectares. The first stage of the hostel will consist of 40 units.

The Fitzgerald Memorial Hostel Inc. has advised that Federal Government grants are available to their organisation provided the remaining funds are in hand to complete the project, at the time the grant is advanced from the government. These funds can be either cash or in the form of a Bank Guarantee.

Tenders have been closed for the construction of the project and the estimated cost is now projected at \$3,196,000 inclusive of construction costs, contingency amounts, professional fees, fit-out costs and the purchase price of the land to be acquired from Council. The funds available to meet the costs include;

Cash in hand	\$325,000
Sale of former building Brabyn Street	450,000
Donations - Major Welfare Organisations Sponsorship	230,000
Federal Government Grant	1,487,000
Deposit on Land acquisition from Council	78,000
Total Funds Available	<u>\$3,272,000</u>
Total Estimated Expenditure	\$3,196,000
Surplus Funds Available over Expenditure	\$76,000

To meet the full terms of the grant funding certain matters may not be complete at the appropriate time from the available committed resources. The settlement of the former building in Brabyn Street is unlikely to be complete at the time construction is due to commence and likewise the donation from Legacy may not be to hand when the grant funds are required from the government. The terms of the grant from the government also insist on the funding for the purchase price of the Land from Council be taken into the funding equation, notwithstanding

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that there is a deferred payment for twelve months for settlement and the cash is not required until the project is complete. The initial enquiries from the Department of Health, Housing, Local Government and Community Services indicated that cash for the land component would not be required at the time of funding. However, a formal response has not yet been received from officers of the Department.

Detailed Cash flow projections have been carried out and reveal that the project can proceed without any further cash injection from outside organisations or funding institutions. However, to meet the funding guidelines of having cash or Bank Guarantees to the full extent of the project, Fitzgerald Memorial Hostel Inc. has requested that Council consider the providing of a short term guarantee to enable the grant to be obtained.

It is envisaged that the Bank Guarantee would be needed for a period of three to four months, but certainly no more than six months, to cover the possible delay in funds coming from;

Sale of Brabyn Street		\$450,000
Donations - Major Welfare Organisation Sponsorship		230,000
Purchase from Council(deferred payment)	\$780,000	
less; Deposit paid	<u>78,000</u>	
		<u>702,000</u>
		\$1,382,000
less; Surplus- Funds Available from above		<u>76,000</u>
Bank Guarantee required		\$1,306,000

Council's Banker has agreed to provide the guarantee upon formal request from Council. The guarantee would be issued at no cost to Council. It should also be noted that if the proceeds from the sale of the Brabyn Street property and the donation from Legacy is received before the date of the application for the grant then the Bank Guarantee required would be \$626,000.

The support for the provision of a Bank Guarantee to Fitzgerald Memorial Hostel Inc. would be a significant benefit to the Aged residents of the Hawkesbury area and help to reduce the backlog of these type of facilities that currently exist.

✓ **RECOMMENDATION:**

That a Bank Guarantee be provided to Fitzgerald Memorial Hostel Inc in the amount of \$1,306,000 (one million three hundred and six thousand dollars) or such lesser amount required, to secure the funding from the Federal Government Grant program to construct Aged Units on their land at Claremont Crescent, Windsor. Further, that the necessary documents be executed under the seal of Council.

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ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308LBX.F36

****** END OF ITEM 18 ******

REPORTS FOR INFORMATION

ITEM 10: NORTH RICHMOND HERITAGE PARK - GRANT OFFER STATE GOVERNMENT ESTUARY MANAGEMENT PROGRAM

FILE NUMBER: GG021/169 PT01/ENG

REPORT:

Correspondence has been received through the Hon K R Rozzoli MP, of an offer for funding assistance up to \$155,000 on a dollar for dollar basis from the Deputy Premier and Minister for Public Works/Ports, Ian Armstrong, under the Estuary Management Program.

The provision of this funding allows for the completion of the Stage 1 Bank Earthworks, tendered for by D G M Hughes, Civil Engineering Pty Ltd, and accepted by Council on 9 March 1993.

In addition, footpaving works are to be commenced to facilitate future pedestrian and cycle movements through the Park.

This offer was originally made to Council in 1993, but because some of the works would have extended over private property owned by Rubber Latex Laboratories, an amount of \$73,672 only, was accepted, leaving a balance of \$81,328.

Apart from the signing of a Deed between the Minister for Public Works, Rubber Latex Laboratories and Hawkesbury City Council, leasing arrangements over this property have recently been finalised and this renewed offer from the Minister recognises this.

The amount of \$81,328 would allow for works to the value of \$162,656 to be carried out, however, as available matching funds total \$80,000, (Council report Ordinary Meeting 14 September 1993), this fixes the amount that can be accepted under the program to \$80,000, thus allowing for a program of works totalling \$160,000.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308LCX.E38

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

FN:OR308LCX.E38

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Item: 11

ITEM 11: REZONING PROPOSAL - CHAPEL STREET, RICHMOND -
 MEDIUM DENSITY HOUSING - F MATYUS

FILE NUMBER: LEP001/92 PT01/EVD

REPORT:

Council is referred to Item 12 in the Planning and Development section of this business paper.

The applicant, Mr Matyus, has written requesting that the application be deferred until the April meeting of Council to enable further investigation and consultation with Government Departments.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308LCX.V39

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

CORRESPONDENCE FOR INFORMATION

ITEM 4: DEMOLITION OF WEATHERBOARD COTTAGE - LOT 1
DP738701 N° 339 WINDSOR STREET, RICHMOND - MRS E
COLOUHOUN

FILE NUMBER: DA281/93/EVD

REPORT:

Council is referred to Item 9 in the Reports for Determination to this meeting.

Correspondence has been received from Mr G & Mrs E Spyropoulos, in relation to the application, advising as follows:

"We have a vested interest in the above mentioned demolition proposal, having started proceedings to purchase the property for a residential and proposed business dwelling.

We are strongly in favour of the demolition on behalf of Mrs. E. Colquhoun and are submitting this letter to request your consideration of this matter in our favour for several reasons.

We understand and respect the buildings age and significance in our historical town. If safety was not compromised and it was economically viable, we would have considered transforming this cottage into our surgery/office area and adjoining our home behind. However there are certain aspects of the cottages condition which were not mentioned by the council's heritage advisers report that we feel are of vital importance on your final decision.

The cottage has not been lived in for several years and is in very poor condition. It would not pass todays housing regulations and standards.

As revealed by the site inspection, the cottage is riddled with white ants. Roots from adjacent trees are lifting the cement floors, the walls are coming ajar and are stained with climbing water marks, making the cottage unstable and dangerous. The cottage is considered to be beyond economical repair as the building requires substantial expensive restoration repair (estimated to be at least \$150,000).

The cottage has been altered so much over the years, the originality as well as the significance of the cottage has been lost. This building should have been saved and restored many years ago..."

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The applicant, Mrs E Colquhoun, has written as follows:

"I have been advised that the above matter will be dealt with by Council tomorrow night ... I regret I will be unable to attend.

At time of lodging the application I forwarded photographs that showed the very poor condition of the cottage... In further support of that application I would state that not enough of the original building materials remain to warrant the enormous cost of restoration.

I have read the report tendered to Council by the local Heritage Advisory Committee and I note several omissions in same. These are:

- 1. there is evidence of white ant activity;*
- 2. the cottage does not have foundations at all;*
- 3. roots of self-grown trees against the east wall have lifted the kitchen floor and have forced apart two walls, one external and one internal.*
- 4. a member of the Heritage Advisory Committee estimated the cost of restoration at a possible \$150,000.*

I further point out that all plumbing and electrical wiring would need to be completely relocated.

The extensive alterations needed to make the cottage habitable by today's standards would include the kitchen, bathroom, laundry and toilet. I sent photographs of these, with my application.

Neither Ms Christine Shaw nor myself as the interested parties in the property have the financial resources to restore the cottage. Neither are we at a time in our life when we could be reasonably expected to undertake the required loan necessary to finance such restoration.

I repeat my comment to the Heritage Advisory Committee that we would be delighted if the building could be removed to the Australian Pioneer Village."

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR308LCX.V37

**** END OF ITEM 4 ****

FN:OR308LCX.V37