

HAWKESBURY CITY COUNCIL ORDINARY MEETING



Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 11 April 1995

LOCATION: Council Chambers

TIME: 7:30pm

This business paper has been reproduced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

ORDINARY MEETING

Table of Contents

Meeting Date: 11 April 1995

Page 2

ITEM	SUBJECT	PAGE
------	---------	------

AGENDA

- Prayer.
- Apologies.
- SECTION 1 - Minutes of Meetings.
 - Ordinary - 14 March 1995
 - Special - 21 March 1995
 - No Mayoral Minutes Were Submitted
- SECTION 2 - Notices of Motion
 - Notices of Motion 10
 - No Rescission Notices Were Submitted
- SECTION 3 - Report of the General Purpose Committee
- 138: WILBERFORCE SHOPPING CENTRE - LOTS C & D DP334004 NOS 15 - 23
KING ROAD, WILBERFORCE - RELOCATION OF EXISTING NURSERY -
HAWKESBURY CITY COUNCIL
DA15/95/EVD 15
- 139: ERECTION OF FOUR (4) SINGLE STOREY VILLA HOMES LOT 1 DP772250
NO 639 GEORGE STREET, WINDSOR. APPLICANT: R MANN
DA250/94/EVD 17
- 140: 1. SUBDIVISION APPLICATION TO CREATE 24 TWO HECTARE LOTS ON
LITTLE ISLAND PLUS A NEIGHBOURHOOD LOT COMPRISING THE
ADJOINING CREEK SYSTEM - LOTS 181 & 182 DP 701978 AND LOT 1 DP
184741, HERMITAGE ROAD, KURRAJONG. APPLICANT: MCKINLAY
MORGAN & ASSOCIATES PTY LTD
- 2. SUBMISSION TO REZONE "THE ISLANDS" TO PERMIT 80
RURAL/RESIDENTIAL LOTS WITH AREAS RANGING BETWEEN 0.4HA
AND 2.7HA ON LITTLE ISLAND AND MIDDLE ISLAND TOGETHER WITH
AN ASSOCIATED EQUESTRIAN COMPLEX - APPLICANT: MR HOWARD
HARRIS WITH SUPPORTING ADVICE PROVIDED BY FALSON &
ASSOCIATES, MCKINLAY MORGAN & ASSOCIATES AND SHADDICK
BAKER & PAULL
SA 65/94/EVD 20

ORDINARY MEETING**Table of Contents**

Meeting Date: 11 April 1995

Page 3

ITEM	SUBJECT	PAGE
141:	PROPOSED CONSERVATION OF HERITAGE ITEM AND CONSTRUCTION OF 20 UNIT MOTEL - LOT B DP153561 51 BOSWORTH STREET, RICHMOND - GRAHAM EDDS AND ASSOCIATES DA6/95 PT1/EVD	21
142:	SUBDIVISION OF LAND - ACQUISITION SITE SEWERAGE PUMPING STATION SA143/94/GMA	24
143:	DRAFT LOCAL ENVIRONMENTAL PLAN - PART LOT D, DP378361 17 GROVES AVENUE, MULGRAVE, AMENDMENT 38 LEP13/94/EVD	24
144:	POULTRY FARM EXTENSIONS - LOT 6 DP215575 53 WALLACE ROAD, VINEYARD - J XUEREB DA117/94/EVD	24
145:	DRAFT LOCAL ENVIRONMENTAL PLAN - FORMER FITZGERALD NURSING HOME SITE, LOT 1 DP815214 GEORGE AND MACQUARIE STREETS, WINDSOR, AMENDMENT 36 LEP 10/94/EVD	24
146:	DRAFT LOCAL ENVIRONMENTAL PLAN FOR SERVICE STATION/CONVENIENCE STORE AT LOT 4 DP959819 MCGRATH ROAD AND PART LOT 6 DP959819 WINDSOR ROAD, MCGRATHS HILL. J F & J L GOLLAN LEP22/93/EVD	25
147:	DRAFT LOCAL ENVIRONMENTAL PLANT - MOTOR SHOWROOM, LOT B DP411701 130 WINDSOR ROAD, CORNER MULGRAVE ROAD, MCGRATHS HILL - BASTIAN SALES PTY LTD, AMENDMENT 37 LEP004/94 PT01/EVD	27
148:	PROBLEMS WITH THE IMPLEMENTATION OF SCHEDULE 3 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS - DESIGNATED DEVELOPMENT DA171/94, DA005/95, DA334/94/EVD	27
149:	TWO LOT SUBDIVISION LOT 6 DP17870 NO 28 GROSE WOLD ROAD, GROSE WOLD - APPLICANT: R G & C O PATTISON SA14/95/EVD	28

ORDINARY MEETING

Table of Contents

Page 4

Meeting Date: 11 April 1995

ITEM	SUBJECT	PAGE
150:	GLENROY STUD, KURMOND ROAD, FREEMANS REACH - AMENDED PROPOSAL TO DEVELOP A COMBINATION OF RESIDENTIAL (150 LOTS) AND RURAL RESIDENTIAL LOTS (100 LOTS) AND A LARGE RESIDUAL LOT TO BE KEPT FOR AGRICULTURAL USE. APPLICANT: MR JOHN LOGAN WITH SUPPORTING ADVICE PROVIDED BY DOUGLAS SANGER PTY LTD, LAWRENCE ROSE, JOHN SEARS, PETER LOWRY & GLENN FALSON SA0145/93/EVD	28
151:	STUDY OF RIVERSTONE SCHEDULED LANDS - DRAFT REPORT LEP17/90 PTS2-3/EVD	28
152:	STATUS OF NORTH BLIGH PARK - BULK WATER ALLOCATION RESERVE - COMPETING DEMANDS FOR RETICULATED WATER LEP0016/93/EVD	29
153:	TWO LOT SUBDIVISION - LOT 2 DP835694 993 BELLS LINE OF ROAD, KURRAJONG HILLS - APPLICANT: G & D ROGAN SA105/94/EVD	29
154:	AMENDED PLAN FOR "THE ISLANDS" - PROPOSED REZONING SA0065/94Pt01/EVD	29
45:	TEMPORARY CLOSURE OF MACQUARIE AND GEORGE STREETS AT RAILWAY 1341/R PT01/ENG	30
46:	KERB & GUTTERING AND FOOTPAVING CHARGES GR120/012 PT02/ENG	30
47:	PIPELINE ACROSS PUBLIC RESERVES P1504/20 PT1, 1504/R PT02, P2003/825 PT2 2003/R PT02/ENG	30
48:	USE OF DUST SUPPRESSANTS GR120/026 PT01/ENG	30
64:	HANLONS ROAD, BILPIN - PROPOSED ROAD CLOSURE GR080/048 PT01/CSV	31
65:	SES BUILDING - 325 GEORGE STREET, WINDSOR GC281/052 PT01/CSV	31
66:	CUSTOMER SERVICE GP90/024 PT01/CSV	31

ORDINARY MEETING**Table of Contents**

Meeting Date: 11 April 1995

Page 5

ITEM	SUBJECT	PAGE
67:	AUSTRALIAN PIONEER VILLAGE - FUTURE OPERATION GC283/107 PT03/CSV	31
68:	CULTURAL WORKSHOP GR030/001 PT03/CSV	32
69:	MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1995 GF001/004 PT4/FNC	32
70:	LEAVE OF ABSENCE - COUNCIL MEETINGS - COUNCILLOR H J M BOOKS GC280/002 PT02/GMA	32
71:	AUSTRALIAN PIONEER VILLAGE GC283/107 Pt03/GMA	32
-	SECTION 4 - Reports for Determination	
186:	RETICULATED SEWERAGE - GLOSSODIA, FREEMANS REACH, WILBERFORCE GS047/003 Pt02/GMA	35
187:	HAWKESBURY HOME AND COMMUNITY CARE SERVICES GC100/002 Pt02/GMA	38
188:	CONTRACTS FOR EXECUTION UNDER SEAL GC283/048 PT02/CSV	40
189:	SALE OF LAND FOR UNPAID RATES GR010/024 PT02, P2320/1905 PT02, P1205/130 PT02, P328/260 PT01, P518/110 PT02/CSV	41
190:	LEASING OF THE WINDSOR FUNCTION CENTRE GC283/45 PT9/CSV	42
191:	REGIONAL DEVELOPMENT - PROPOSED NORTH WEST SYDNEY REGIONAL DEVELOPMENT ORGANISATION GM001/025 PT1/CSV	44
192:	ALFRESCO DINING - WINDSOR MALL GC283/43 PT3/CSV	46
193:	LOCAL GOVERNMENT & SHIRES ASSOCIATION NSW - ASSISTANCE WITH LEGAL COSTS FOR GRIFFITH CITY COUNCIL GL001/005 PT02/FNC	47

ORDINARY



Section 1

Minutes of Meetings

HAWKESBURY CITY COUNCIL ORDINARY MEETING



Where People Make the Difference!

BUSINESS PAPER MINUTES

DATE OF MEETING: 14 March 1995

LOCATION: Council Chambers

TIME: 7:30pm

This business paper has been reproduced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 2

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 14 March 1995, commencing at 7:30pm.

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

Councillor M G Parsons arrived at the meeting at 7:40pm.

The Reverend Rod Mallinson, Hawkesbury District Presbyterian Church, gave the opening prayer at the commencement of the meeting.

- 1024 RESOLVED on the motion of Councillor Williams seconded by Councillor Paine that Standing Orders be suspended to allow two presentations to be made.

Councillor H J M Books presented a cheque for \$500 (five hundred) to Bridges Disability Services, Bligh Park on behalf of Prospect Electricity to help with some of their programs.

Councillor W J Mackay presented a Certificate of Appreciation to the Citizens of Hawkesbury for the outstanding service which the citizens have rendered to the Hawkesbury City Division, St John Ambulance Australia, during the Hawkesbury Bicentenary Year.

- 1025 RESOLVED on the motion of Councillor Calvert seconded by Councillor Mackay that Standing Orders be resumed.

An apology for absence was received from Councillor P E Rogers.

- 1026 RESOLVED on the motion of Councillor Calvert and seconded by Councillor Keegan that the apology be accepted.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 1027 RESOLVED on the motion of Councillor Sheather and seconded by Councillor Calvert that the Minutes of the Ordinary Meeting of Council held on February 14, 1995, having been circulated amongst the members of Council, be confirmed.

This is Page of the Minutes of the ORDINARY No 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14 March 1995.

General Manager

Mayor

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 3

MAYORAL MINUTES

1. STATE ELECTIONS GE001/005

- 1028 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheather that the Mayoral Minute be received.

2. STATE ELECTIONS GE001/005

- 1029 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheather that the Mayoral Minute be received.

3. FUTURE OF RAAF BASE, RICHMOND. P421/225 PT02

- 1030 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheather that Council oppose the relocation of the RAAF Base from Richmond, and that the support of adjoining Councils and WSROC be enlisted. This should in no way interfere with Council's previous support for Badgery's Creek Airport, but at the same time ensuring Badgery Creek operations will not affect Richmond operations.

That Council reaffirm its previous resolution in favour of construction of an Aviation Museum at Richmond and that renewed attempts be made to expedite this project.

4. RAAF AIR SHOW, 2000 GC030/016 PT03

- 1031 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Calvert that representations be made to attract an Air Show and Aviation Trade Fair to RAAF Richmond to coincide with the Olympics.

5. HERITAGE WEEK. GC030/028; GR120/004

- 1032 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Keegan that the Mayoral Minute be received.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 4

SECTION 2 - NOTICES OF MOTION

Nil

SECTION 3 - REPORT OF THE GENERAL PURPOSE COMMITTEE

SECTION 1 - ENVIRONMENT

120: RESIDENTIAL REZONING - PT LOT 6 DP39166 AND LOT 1 DP563924
PITT TOWN ROAD AND WOLSELEY STREET, MCGRATHS HILL - GRAHAM
PRICE PTY LTD (LEP15/94/EVD)

1033 RESOLVED on the motion of Councillor Williams seconded by Councillor Calvert that:-

COUNCIL SUPPORT A Draft Local Environmental Plan to rezone to Residential 2(a) that part of the property generally above RL 15.0m AHD to be subdivided into lots with the land filled to a maximum of RL 16.0m AHD and dwellings elevated with a minimum floor level of RL 17.3m AHD.

121: TWO LOT SUBDIVISION LOT 6 DP17870 NO 28 GROSE WOLD ROAD,
GROSE WOLD - APPLICANT: R G & C O PATTISON (SA14/95/EVD)

Moved on the motion of Councillor Parsons seconded by Councillor Books that:-

1. Council support the objections to the minimum area requirements of Clause 11(2)(b) of Hawkesbury LEP, 1989, pursuant to State Environmental Planning Policy No 1, Development Standards to provide lots of areas of 10ha (ten) and 7.63ha (seven point six three).
2. The application be referred to the Department of Planning for concurrence.
3. Upon receipt of the concurrence from the Department of Planning, development consent be issued under delegation of authority.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 5

1034 AN AMENDMENT was moved by Councillor Sledge seconded by Councillor Keegan that a site inspection be carried out.

The amendment was carried.

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

122: DEMOLITION OF EXISTING COTTAGE AND CONSTRUCTION OF FIVE (5) VILLA UNITS - LOTS 18 & 23 SECTION 10 14 ARNDELL STREET, WINDSOR (DA317/94/EVD)

Moved on the motion of Councillor Parsons seconded by Councillor Calvert that:-

A SITE INSPECTION be carried out and that further information be provided regarding the possibility of a DCP for the area in question.

1035 AN AMENDMENT was moved by Councillor Sledge seconded by Councillor Keegan that the application be approved under delegated authority with appropriate conditions provided the applicant :-

1. demonstrates satisfactory grades for access to the garage under Unit 1 and to the units at the rear,
2. investigates the cost of providing aerial bunded cable along Arndell Street and whether Prospect Electricity would provide any subsidy. Depending upon this advice the provision of aerial bunded cable would be considered as a condition of consent.
3. the design and documentation be carried out by an Architect selected from a panel approved by the Heritage Advisor and the Divisional Manager.

The amendment was carried.

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

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 6

123: PROPOSED BOUNDARY ADJUSTMENT AND LAND SWAP - LOT 1016 DP 241424 NO. 53 CASTLEREAGH ROAD AND LOT THE ADJOINING PUBLIC RESERVE BEING LOT 1070. APPLICANT: R W ROSE (P378.450/0/EVD)

1036 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

A DRAFT LOCAL environmental plan be prepared to permit the proposed boundary adjustment.

124: SUBDIVISION TO CREATE SIX ALLOTMENTS - LOT 14 DP202803 NO. 260 TERRACE ROAD, FREEMANS REACH. APPLICANT: FALSON & ASSOCIATES (SA118/94/EVD)

1037 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

SEPP NO. 1 support and approval be given under delegated authority provided the applicant can demonstrate by a geotechnical report that each lot has sufficient suitable land for the erection of a dwelling and the on-site disposal of effluent considering the building line, soil types, soil cover and slope.

125: ERECTION OF CLASS 10 (OUTBUILDINGS) ON FLOOD AFFECTED LAND (GT160/001/EVD)

1038 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

1. THE HAWKESBURY ENVIRONMENTAL Plan 1989 Clause 25(2) be amended by adding the word "habitable" before the word "building".
2. A policy be adopted that requires all building work in flood affected areas to conform to the requirements of the "Flood Plain Manual" in respect to design and materials used for construction.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 7

126: REMOVAL OF TREE - PROPOSED RESIDENTIAL FLAT BUILDING - LOT 19 DP4906 6 TOXANA STREET, RICHMOND - APPLICANT: R MILES OF FERNBRAN CONSTRUCTIONS PTY LIMITED (DA236/94/EVD)

1039 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
THE TREE BE trimmed as per Council's resolution of 8 November 1994.

127: DRAFT WASTE MANAGEMENT STRATEGY (GW010/023 PT02/EVD)

1040 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

1. AN APPROPRIATE pricing structure based on a cubic metre rate for all vehicles be fixed following submission of a further report on depot operating costs. Further, if necessary, an interim volume charge be fixed (other than car boots, utes and small trailers) if there are delays in determining the pricing structure.
2. The operation of South Windsor Waste Depot be altered to incorporate disposal at a material recovery area.
3. Only sorted materials be accepted at South Windsor Waste Depot when the materials recovery area has been established.
4. Discussions be held with local community groups regarding the establishment of a home mulching service.
5. A further report be submitted on the recycling service and waste minimisation via the waste collection service, following a three month review of the performance of the recycling contractor and that the contractor be advised accordingly.
6. The additional information be received.

128: SUBDIVISION TO CREATE TWO ALLOTMENTS - LOT 13 DP25309 7 PECKS ROAD, KURRAJONG HEIGHTS. APPLICANT: JOHN BOWDEN & CO (A CURRALL) (SA115/92/EVD)

1041 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 8

THE APPLICATION BE refused for the following reasons:

1. The subdivision does not comply with the minimum allotment size outlined in Clause 12(1)(b) of Hawkesbury LEP 1989.
2. The proposal is not in the public interest as evidenced by objections to the subdivision.
3. Suitable residential development could not be provided on the proposed lots.
4. Inadequate provision is made for vehicular access to proposed lot 100 and the expected resultant development.
5. Lack of suitable land for effluent disposal.

129: PROPOSED REZONING FROM RESIDENTIAL 2(C) TO SPECIAL BUSINESS 3(B) PT LOT 2 DP207634 12 MACQUARIE STREET, WINDSOR - APPLICANT: HAWKESBURY VALLEY HOLDEN (LEP12/94/EVD)

1042 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

1. COUNCIL RESOLVE TO prepare a draft LEP to rezone Pt Lot 2 DP 207634, No 12 Macquarie Street, Windsor, from Residential 2(c) to Special Business 3(b).
2. The applicant be advised that it will need to demonstrate that there is adequate provision on site for the loading and unloading of car transporters.

130: TREE PRESERVATION ORDER - BUSH FIRE HAZARDS AND AMENDMENTS TO THE AREAS COVERED BY THE TREE PRESERVATION ORDER (GT070/006 PT2, GE020/031 PT4/EVD)

1043 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

1. COUNCIL'S TREE PRESERVATION Order be amended to include the latest amendments to the Environmental Planning and Assessment Model Provisions, 1980, which came into effect on 16 December, 1994, in relation to bush fire hazards.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 9

2. Council's Tree Preservation Order be amended so that land zoned Residential 2(a) with an area of 2000m² or less be excluded from the requirements of the Order, except for Residential 2(a) zoned land situated in the areas of Bowen Mountain, Kurrajong and Kurrajong Heights.
3. That a "Significant Tree Register" be compiled as outlined in this report to protect trees not covered by the Tree Preservation Order.
4. That a Draft Development Control Plan be prepared to support the "Significant Tree Register" which would be placed on public exhibition for comment prior to adoption.
5. That Council employ the services of a horticultural consultant to assist in the identification of "Potential Koala Habitats" (as reported to the January GPC), "Remnant Vegetation", "Trees that Present a Significant Fire Hazard" and to assist in the compilation of the "Significant Tree Register".

131: PROPOSED REZONING OF KEMSLEY DOWNS AT NORTH RICHMOND FOR URBAN DEVELOPMENT (LAND BOUNDED BY GROSE VALE ROAD, BELLS ROAD, REDBANK CREEK AND PECKS ROAD)
(SA97/86, SA94/88, P722.2509)

- 1044 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that Council support the potential of possible development of the Kemsley Downs property for residential purposes by preparing a draft LEP and further that Council support in principle the provision of reticulated water from Cranebrook to South Windsor as a means of servicing additional urban development on the Kemsley Downs property at North Richmond.

132: CARAVAN PARK AND BANK REGRADING - LOT 1 DP617232 AND LOT 201 DP632354 PITT TOWN BOTTOMS ROAD, PITT TOWN, MR WERNER (DA119/93/EVD)

- 1045 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

THE APPLICANT'S SEPP No 1 objection be refused for the following reasons:-

1. An extractive industry from the property is prohibited.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 10

2. The subject property is significantly flood affected and the proposal does not provide adequate evacuation procedures in times of flood.
3. The adverse impact of caravan parks within floodways.
4. Not in the public interest.
5. Not consistent with the objectives of the 7(d1) Environment Protection (Scenic) Zone.
6. Not consistent with the aims and objectives of the Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River.

133: ENVIRONMENT PROTECTION AUTHORITY - DRAFT STRATEGIC PLAN FOR THE HAWKESBURY NEPEAN CATCHMENT (GT225/018/PT01/EVD)

1046 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

The Environment Protection Authority be advised :

1. Local Government should be consulted in the designation of recreational sites for which water quality objectives will be set,
2. Further consultation should take place following the drafting of strategies for air quality,
3. Future reviews of the draft are to include consultation with Local Government and the success or otherwise, of the strategies is to be assessed incorporating the principles of Total Catchment Management,
4. The contribution of Local Government in the areas of education and policy development is supported.

134: WASTE OIL RECYCLING - PROGRESS REPORT (GW010/011 PT08/EVD)

1047 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 11

THE INFORMATION BE received.

135: SUBDIVISIONS (SA19/95, SA136/94/EVD)

- 1048 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that these matters be dealt with separately.

SA19/95 - TWO LOT SUBDIVISION - 264 EAST KURRAJONG ROAD, EAST KURRAJONG - LOT 2 DP 246945 - APPLICANT: NIGHTINGALE AND GOLDSWORTHY.

- 1049 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that :

- A. The applicant's SEPP1 objection not be supported
- B. The application be refused for the following reasons :
 - 1. Neither of the proposed allotments comply with and are significantly less than the 4 (four) hectare minimum lot size for land zoned Rural 1(c) as prescribed in Clause 11 of Hawkesbury LEP 1989.
 - 2. Lot 2 has an insufficient area to support on-site disposal and is therefore unsatisfactory in terms of Clause 18(1) of Hawkesbury LEP 1989.
 - 3. The proposed Lot 2 has an unsatisfactory shape.
 - 4. Support for the proposal would create an undesirable precedent.

SA 136/94 - TWO LOT SUBDIVISION - LOT 19 SECTION 3, 25 WELLS STREET, PITT TOWN - APPLICANT: FALSON AND ASSOCIATES

- 1050 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

The information be received.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 12

136: SEPP NO. 1 SUBDIVISION - REFERRAL OF APPLICATIONS TO COUNCIL AND DETERMINATIONS UNDER DELEGATED AUTHORITY (GT190/001PT02/EVD)

- 1051 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
- THE INFORMATION CONCERNING the processing of SEPP No 1 subdivisions be received.

137: THREE LOT SUBDIVISION N°10 TALLOW WOOD CLOSE, WILBERFORCE, - LOT 10 DP 247168 - APPLICANT: FALSON AND ASSOCIATES (SA0015/95/EVD)

- 1052 RESOLVED on the motion of Councillor Sheather seconded by Councillor Parsons that:-
- Council support an SEPP 1 for the application.

SECTION 2 - INFRASTRUCTURE

43: PROPOSED AUSTRALIAN ROAD RULES GT230/005 PT02, GM001/024 PT01/ENG)

- 1053 RESOLVED on the motion of Councillor Parsons seconded by Councillor Keegan that:-
1. THE COMMENTS OUTLINED regarding the "No Standing/No Stopping" regulation, the maximum gross vehicle mass of a vehicle allowed to park in a built up area, the use of paint on kerbs to indicate parking restrictions, and the ability of bicycles to be ridden in a bus lane being the rule rather than the exception be forwarded to the Project Manager, Australian Road Rules.
 2. The additional information be received.

44: "BATTLE OF THE BANDS" - YOUTH WEEK 1995 (PK202/ENG)

- 1054 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 13

THE YOUTH WEEK 1995 proposal for "Battle of the Bands" in Richmond Park be approved.

SECTION 3 - ORGANISATION AND RESOURCES

57: PROPOSED ALCOHOL FREE ZONE - MCGRATHS HILL (GP070/001 PT04/CSV)

1055 RESOLVED on the motion of Councillor Keegan seconded by Councillor Parsons that:-

1. COUNCIL ADVERTISE AND invite public comment on the proposal to create an Alcohol Free Zone on the block bounded by Redhouse Crescent, Phillip Place, Books Crescent and the McGraths Hill Community Centre.

58: 1A GREENWAY CRESCENT, WINDSOR (P740/15 PT02/CSV)

1056 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

NOTICE BE GIVEN to Mr Ghantous to terminate the existing Occupancy Agreement.

59: PROVISION OF ALL-WEATHER MULTI-PURPOSE BUILDING - AUSTRALIAN PIONEER VILLAGE (P2355/0585 PT01/CSV)

Moved on the motion of Councillor Calvert seconded by Councillor Paine that:-

THE INFORMATION be received.

An amendment was moved by Councillor Books seconded by Councillor Sheather that:-

Consideration be given to the provision of a multi-purpose all-weather building at the Australian Pioneer Village in conjunction with the preparation of the 1995/1996 Estimates.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 14

Councillor Parsons foreshadowed a further amendment.

The amendment was carried and became the motion.

1057 **AN AMENDMENT** was moved by Councillor Parsons seconded by Councillor Keegan that :-

1. The information be received.
2. Consideration be given to the provision of a multi-purpose all-weather building at the Australian Pioneer Village in conjunction with the preparation of the 1995/96 Estimates.
3. Prior to Council seeing the 1995/96 Estimates, a business plan/feasibility study be submitted with projected ongoing costs and projected income capacity and all the varying other associated relevant facts and figures.

The amendment was carried.

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

QUESTIONS FROM THE GALLERY

1. Mr Pat Clerke of March Street Richmond asked if something could be done regarding the dangerous situation that exists at the entrance to the Nursing Home and Pre-School. He referred to the need for widening.
2. Mr Pat Clerke asked if the odour and discharge problem coming from McDonalds in March Street, Richmond could again be investigated.
3. Mr Pat Clerke referred again to the ongoing problem he has had with a dog in Conrad Street, Richmond. He stated that the dog had bitten a child, as well as himself, and knocked over an elderly lady.

The Divisional Manager Environment & Development undertook to investigate the matter.

4. Mr Geoff Farrance referred to the review of "Our City Our Future", and asked when would the Urban Section be dealt with.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 15

The Divisional Manager Environment & Development advised that this would be done later this year.

60: TOURISM HAWKESBURY (GT050/005 PT4/CSV)

- 1058 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
THE INFORMATION BE received.

61: WINDSOR FUNCTION CENTRE (GC283/45 PT09/CSV)

- 1059 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
THE INFORMATION IN this report be received and noted.

62: MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1995 (GF001/004 PT4/FNC)

- 1060 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
THAT THE INFORMATION be received.

63: BUSHFIRE BRIGADE - RELOCATION OF HEADQUARTERS BRIGADE (GF010/043 Pt02/GMA)

- 1061 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
A DEVELOPMENT APPLICATION be prepared for the Thorley Road - George Street site providing for the maximum distance between existing residences and the proposed Bush Fire Brigade Station.

A plan of management for all that land (indicated as Proposed Recreation Area, Passive) between Colonial Drive and Thorley Road be prepared incorporating the development proposal.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 16

Such application to address all the issues raised by the residents to date.

SECTION 4 - REPORTS FOR DETERMINATION

**169: HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST -
COMMUNITY CONSULTATIVE COUNCIL (GP021/001 PT03/GMA)**

1062 RESOLVED on the motion of Councillor Parsons seconded by Councillor Keegan that:-

Council make a nomination for a representative on the Community Consultative Council, with Councillor Williams being elected as Council's representative.

**170: AFFIXING OF COUNCIL SEAL (GC283/104 PT02 GC283/023, GP090/007
PT01 & GC283/130 PT1/CSV)**

1063 RESOLVED on the motion of Councillor Parsons seconded by Councillor Calvert that:-

The Council Seal be affixed to the documents as itemised.

**171: HAWKESBURY MUSEUM'S TOURIST INFORMATION CENTRE -
DONATION (GF008/014 PT02/CSV)**

Councillor Stubbs declared an interest in this matter and vacated the Chair.

Councillor Keegan took the Chair.

1064 RESOLVED on the motion of Councillor Books seconded by Councillor Parsons that:-

A DONATION OF \$500 (five hundred) be made to the Hawkesbury Museum and Tourist Information Centre towards running costs for 1995 and that an increase to \$1,000 (one thousand) be considered in the budget.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 17

172: ROAD CLOSURE & PURCHASE APPLICATION (GR080/051 PT01, DA328/94 PT01/CSV)

1065 RESOLVED on the motion of Councillor Books seconded by Councillor Keegan that:-

1. The closure of the public laneway running between Lots 1, 4, 5 and 7 of DP212074 (Ham Street, South Windsor) be refused on the grounds that it provides continuing access to the Windsor Swimming Centre for service vehicles.
2. The Department of Housing be advised of the recommendation.

173: SALE OF VACANT LAND - 978 BELLS LINE OF ROAD, KURRAJONG HILLS (GC285/032 PT01/CSV)

1066 RESOLVED on the motion of Councillor Sheather seconded by Councillor Books that:-

1. Lot 5 DP791743 be sold to Mr R M & Mrs M J Pyke for the sum of \$82,000 (eighty two thousand).
2. All necessary documents be completed under Seal of Council.

174: ANZAC MARCH & COMMEMORATIVE SERVICE RICHMOND SUB BRANCH, RETURNED AND SERVICES LEAGUE (GC030/002PT02/ENG)

1067 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-

Approval be granted to the application by Richmond Sub Branch Returned and Services League to conduct the Anzac March over the nominated route and Commemorative Service in Richmond Park between 2.00pm and 4.00pm, Sunday 23 April 1995, subject to the Club obtaining the approval of NSW Police Service and Roads and Traffic Authority.

175: WISEMANS FERRY SERVICE - CONTRACT OPERATION (GT020/256 PT01/ENG)

1068 RESOLVED on the motion of Councillor Mackay seconded by Councillor Sledge that:-

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 18

1. The tender of Macca's Ferry Service in the amount of \$497,772 (four hundred and ninety seven thousand and seven hundred and seventy two dollars) for the contract operation of Wisemans Ferry ferry service for a 3 (three) year period be recommended to the Roads and Traffic Authority for acceptance; and
2. Subject to acceptance by the Roads and Traffic Authority of tender by Macca's Ferry Service the necessary contract documents to be completed under Common Seal of Council.

176: HERITAGE ASSISTANCE PROGRAM 1995 (GG021/098 PT7/EVD)

1069 RESOLVED on the motion of Councillor Books seconded by Councillor Mackay that:-

Council make application under the 1995 Heritage Assistance Program for the projects listed below in order of priority:-

1. Hawkesbury Heritage Advisor
2. Hawkesbury Local Heritage Assistance Fund
3. Location and Management of Wildlife Corridors Study
4. Windsor and Pitt Town Archaeological Zoning Plan
5. Hawkesbury Slab Barn Study

177: APPLICATION TO REZONE LAND AT GEORGE STREET, SOUTH WINDSOR FOR A SUPERMARKET (THE TIMBER YARD SITE) BY SCOTT CARVER PTY LTD ON BEHALF OF WOOLWORTHS PTY LTD. OWNER:- BANESWA PTY LTD (LEP001/95PT01/EVD)

1070 RESOLVED on the motion of Councillor Williams seconded by Councillor Sledge that Council not support the Draft LEP.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 19

SECTION 5 - REPORTS FOR INFORMATION

178: REPORTS REQUESTED BY COUNCIL - STATUS AS AT 14 MARCH 1995
(C50/1/GMA)

- 1071 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
The information be received.

179: CASTLEREAGH REGIONAL WASTE DEPOT (GW001/005 Pt11
GP070/014/Pt01/GMA)

- 1072 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
The information be received.

180: RATES FOREGONE - NON-RATEABLE PROPERTIES (GR010/016
PT02/FNC)

- 1073 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
The information be received.

181: 1994/95 FLOOD MITIGATION MAINTENANCE PROGRAM (GG021/128
PT03/ENG)

- 1074 RESOLVED on the motion of Councillor Parsons seconded by Councillor Sheather that:-
The information be received.

182: NOMINATION OF CHRISTINE KENNY AND STEPHANIE PRATT -
ROTARY CLUB OF RICHMOND - CUSTOMER SERVICE AWARDS
(GP020/034PT01/EVD)

- 1075 RESOLVED on the motion of Councillor Sheather seconded by Councillor Sledge that:-

This is Page of the Minutes of the ORDINARY No 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14 March 1995.

General Manager

Mayor

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 20

The information be received.

SECTION 6 - REPORTS OF COMMITTEES

1994 BICENTENARY CELEBRATION ASSOCIATION INC.

- 1076 RESOLVED on the motion of Councillor Calvert seconded by Councillor Mackay that the Minutes of the 1994 Bicentenary Celebration Association Inc. meeting held on November 16, 1994 as recorded on Pages 1 and 2 be received.

SCHAFFER QUARRY ENVIRONMENTAL MONITORING COMMITTEE

- 1077 RESOLVED on the motion of Councillor Mackay seconded by Councillor Sheather that the Minutes of the Schaffer Quarry Environmental Monitoring Committee meeting held on December 1, 1994 as recorded on Pages 1 to 4 be received.

HERITAGE ADVISORY COMMITTEE

- 1078 RESOLVED on the motion of Councillor Calvert seconded by Councillor Mackay that the Minutes of the Heritage Advisory Committee meeting held on February 8, 1995 as recorded on Pages 1 to 3 be received.

1994 BICENTENNIAL CELEBRATION ASSOCIATION INC.

- 1079 RESOLVED on the motion of Councillor Calvert seconded by Councillor Mackay that the Minutes of the 1994 Bicentennial Celebration Association Inc meeting held on February 15, 1995 as recorded on Pages 1 and 2 be received.

LOCAL TRAFFIC COMMITTEE

- 1080 RESOLVED on the motion of Councillor Mackay seconded by Councillor Calvert that the Minutes of the Local Traffic Committee meeting held on February 17, 1995 as recorded on Pages 1 to 7 be adopted.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 21

HAWKESBURY LOCAL ECONOMIC DEVELOPMENT BOARD

- 1081 RESOLVED on the motion of Councillor Mackay seconded by Councillor Keegan that the Minutes of the Inaugural Meeting of the Hawkesbury Local Economic Development Board meeting held on March 3, 1995 as recorded on Pages 1 to 3 be received.

WSROC LIMITED

- 1082 RESOLVED on the motion of Councillor Calvert seconded by Councillor Sheather that the Report of the WSROC 1995 Annual Forum Proceedings and Outcomes as recorded on Pages 1 to 4 be received.

SUPPLEMENTARY REPORTS

183: RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX - AMENITIES BUILDINGS (GR030/030 PT03, GC316/013 PT01 /FNC)

- 1083 RESOLVED on the motion of Councillor Sledge seconded by Councillor Keegan that:-

The amount of \$90,000 (ninety thousand) be allocated to the provision of two amenities buildings at the Richmond Ex-Servicemen's Sporting Complex and be funded from the Property Development Reserve and Section 94 Community Facilities Reserve.

184: HAWKESBURY SWIMMING CENTRE (GT020/228/ENG)

- 1084 RESOLVED on the motion of Councillor Mackay seconded by Councillor Calvert that:-

The gas/electric combination heating proposal be accepted at an estimated additional cost of \$187,000 (one hundred & eighty seven thousand) with funds provided from the sale of land Precinct 29 Bligh Park.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 22

185: EMERGENCY SERVICES HEADQUARTERS (GC305/009 PT01, GF010/033 PT02/GMA)

1085 RESOLVED on the motion of Councillor Books seconded by Councillor Mackay that:-

The information be received.

QUESTIONS WITHOUT NOTICE

1. Councillor Sheather asked if the sealing of the first 30 metres of Kolora Road, Ebenezer is on the program.

The Divisional Manager Engineering Operations advised that it is on the program to be carried out.

2. Councillor Parsons referred to his previous question regarding some clear filling of land on Terrace Road, North Richmond.

The Divisional Manager Environment & Development undertook to ascertain the correct address of the property from Councillor Parsons as he was under the misapprehension that it was an approved tree preservation application.

3. Councillor Books tabled a letter from the Hawkesbury Valley Rugby League Club regarding McQuade Park. He stated that they are due to play their first game on April 1 and there is still a heap of dirt in the middle of the Park, also they have been unable to train. They also refer to the lighting. He asked if immediate action could be taken to allow them to play football by the start of the season.

The Divisional Manager Engineering Operations advised that there has been ongoing representations to the Sports Council including the damage that occurred to the turf wicket last season. It is understood that temporary repairs to the turf wicket would be carried out to allow them to play and then it will be repaired for the next cricket season.

4. Councillor Books tabled a letter from the Wilberforce Abattoir and Neighbourhood Committee signed by 11 people.

5. Councillor Books tabled a letter from the Windsor Downs Home Owners Association concerning the extension of Rifle Range Road through Windsor Downs and sought advice as to what is happening in this regard and as to whether another outlet can be investigated.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 23

The Divisional Manager Engineering Operations advised that Council resolved late last year to leave that extension in abeyance until the extension of North Bligh Park continued.

6. Councillor Books advised that he had received a letter from people from McGraths Road, McGraths Hill concerning the service station on the side road near the residential area.

The Divisional Manager Environment and Development advised that this application will be coming before the next General Purpose Committee.

7. Councillor Paine referred to the resumption of the wetlands on the left hand side of Windsor Road.

The Divisional Manager Engineering Operations advised that the Property Officer had indicated it was in the Minister's Office at that stage. Council is still waiting on the Minister's approval to continue with the resumption.

8. Councillor Paine asked if there was any further information on Claremont Lane and Claremont Cottage.

The General Manager advised that Council is proceeding through the whole process of resumption.

Councillor Paine asked if Council admitted that it is private land.

The General Manager advised that Council had not but there have been claims that it is privately owned. Council refutes those claims. To ensure that there can be no further problems, Council would proceed through the whole process.

9. Councillor Paine asked if there is any dates for a meeting of the Macquarie Park Committee.

The Divisional Manager Engineering Operations advised that the next meeting would be held this Friday afternoon at 3.00 pm.

10. Councillor Paine referred to the statue that is missing from McQuade Park.

The Divisional Manager Engineering Operations advised that it was vandalised and it was removed for safety until the sandstone is placed underneath it and it is secured.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 24

11. Councillor Sheather advised that the Sports Council last year resolved a sign policy for sporting grounds, which has not been adopted by Council as yet. He referred to the sign policy which is on exhibition by Council, and the Sports Council ground policy is not included. He asked if this could be included.

The General Manager undertook to have the matter examined to see if it is appropriate to be included in the policy which the Environment & Development's division is preparing or whether it should be reported separately.

MUSHROOM COMPOSTERS - TINDA CREEK DA171/94 PT04

The General Manager advised that late this afternoon the Council was served with process by the Solicitors on behalf of Mr Neville Diamond seeking an injunction preventing the Council from hearing the matter of the development application for Tinda Creek. The matter is returnable at 9.30 this Friday morning to the Land and Environment Court. The Council will be advised of what occurs on that particular matter.

12. Councillor Mackay asked for a copy of the new Local Government Act.
13. Councillor Mackay referred to a letter received from ICAC and sought comment from the General Manager on this matter.

The General Manager advised that the Commissioner has asked that all Councillors be given a copy. It is understood that there are a number of Councils where regularly at meetings people get up and defame other people, which is brought up by the local press to the extent that people's reputations are rather tarnished. The Commissioner is concerned about the matter and asked that people be made aware of it when they make such statements.

QUESTIONS FROM THE GALLERY

1. Mr Geoff Farrance advised that there is a broken fence at Deerubbun Park next to the carpark.

ORDINARY COUNCIL

Meeting Minutes

Meeting Date: 14 March 1995

Page 25

2. Mr Farrance referred to the Council's Hawkesbury Swimming Centre and stated that in the Building Better Cities Scheme, the Commonwealth Government suggests that all authorities who are looking at large scale development give consideration to potential pollution from building energy sources. He asked if this is being done by Council.

The Divisional Manager Engineering Operations advised that it was not done in this case.

3. Mr Farrance referred to the Question Without Notice from Councillor Keegan regarding the dust suppressant used on roads.

The Divisional Manager Engineering Operations advised that one was Calcium Chloride and the other was an enzyme based solution called Endurozyme. He would be reporting the matter to Council.

4. Mr Farrance referred to Item 180 on Rates Foregone and the subsidised rates of \$87,636 for the Department of Housing and asked why does a Government Department like this not pay rates, when people who are in those houses are paying rent to the Department.

The Divisional Manager Financial Management advised that the majority of these properties are those that have been developed in the Bligh Park Estate and which have not been sold. As soon as they are sold they then become rateable.

The meeting terminated at 11.03pm.

Submitted to and confirmed at the meeting of Council on April 11, 1995.

.....Mayor

HAWKESBURY CITY COUNCIL

SPECIAL MEETING



Where People Make the Difference!

SPECIAL BUSINESS PAPER MINUTES

DATE OF MEETING: 21 March 1995

LOCATION: Council Chambers

TIME: 7:30pm

This business paper has been reproduced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

**ORDINARY COUNCIL
Special Meeting Minutes**

Meeting Date: 21 March 1995

Page 2

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 21 March 1995, commencing at 7:40pm

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

An apology for absence were received from Councillor P E Rogers.

- 1087 **RESOLVED** on the motion of Councillor Sheather and seconded by Councillor Parsons that the apology be accepted.

MAYORAL MINUTES

1: BUSH FIRE SERVICES - ESTIMATES 1995/6 GF004/008 PT01; GF010/044 PT05

- 1088 **RESOLVED** on the motion of Councillor Stubbs seconded by Councillor Sledge that :
1. Council seek from the State Government funding to address this issue and specifically to bring forward the Plant Replacement Program as indicated in Proposal B. Further that the support of the State Members of Parliament be requested with the staging of the upgrading being brought into the 1995/96 State Budget.
 2. That the first year of the program be adopted and that the Minister for Emergency Services and the Minister for Local Government be requested to indicate support for the proposal prior to the Council considering its Budget in May.

SECTION 4 - REPORTS FOR DETERMINATION

28: BUSH FIRE SERVICES - ESTIMATES 1995/96 (GF004/008 PT01, GF010/044 PT05/GMA)

Mr Dal Dutch and Mr Ian Thornton addressed the Council on this matter.

**ORDINARY COUNCIL
Special Meeting Minutes**

Meeting Date: 21 March 1995

Page 3

1089 RESOLVED on the motion of Councillor Sledge seconded by Councillor Keegan that:-

1. Proposal A be adopted (with the plant acquisition being 3 (three) heavy tankers, 2 (two) light tankers and 1 (one) personnel carrier) and submitted to the Department of Bush Fire Services for 1995/96.
2. The Department seeking from the Government forward projections for Capital Funding to enable councils to undertake forward planning and seek, where possible special rate exemptions.
3. The Government giving consideration to the acquisition of a pool of capital plant for allocation on a yearly basis to those areas considered at risk.

**29: AUSTRALIAN PIONEER VILLAGE RECREATION AND ANIMAL PARK
(GC283/107 PT3/CSV)**

1090 RESOLVED on the motion of Councillor Parsons seconded by Councillor Keegan that the 2 (two) current expressions of interest, together with the Business Plan for the Village, be reported to the Council.

SECTION 5 - REPORTS FOR INFORMATION

**30: MUSHROOM COMPOSTING PLANT - LOT 5 DP753811 6127 SINGLETON
ROAD, TINDA CREEK. APPLICANT: MUSHROOM COMPOSTERS PTY LTD
(DA171/94 PTS 1-4/EVD)**

1091 RESOLVED on the motion of Councillor Sledge seconded by Councillor Keegan that the information be received.

The meeting terminated at 8.30pm.

Submitted to and confirmed at the meeting of Council on April 11, 1995.

.....Mayor

This is Page of the Minutes of the SPECIAL No 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 21 March 1995.

General Manager

Mayor

ORDINARY



Mayoral Minutes

ORDINARY MEETING
Mayoral Minutes

Mayoral Minutes

ORDINARY MEETING - 11 April 1995

No Mayoral Minutes Were Submitted

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

ORDINARY



Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notices of Motion

Ordinary Meeting - April 11 1995

By Councillor H Williams :

That Council make allocation in the 1995/96 budget for the preparation of 3 (three) sets of plans, showing the disposition within the LGA of a population of 80,000 (eighty thousand) people accommodated in 27,000 (twenty seven thousand) households.

The plans shall be based upon the following assumptions :

1. (the most likely but worst case)
 - * maintenance of existing urban form and density
 - * maintenance of current patterns of rural subdivision
 - * incorporation of current rezoning proposals
2. considering all urban capable land, but with:
 - * average doubling of existing urban density
 - * consolidated pattern for rural subdivisions, based on topographical and environmental determinants
3. (the least likely but best case)
 - confining urban growth to the eastern side of the River, with:
 - * average doubling of existing urban density
 - * consolidated pattern for rural subdivisions, based on topographical and environmental determinants.

The plans shall in each case show the overall disposition of new housing and illustrate the building forms or site utilisation patterns typically required to produce such a disposition. They shall be clearly and simply presented in a large format suitable for public display or for use in public meetings.

The plans shall be accompanied by a report explaining the criteria upon which the illustrated schemes are based.

ORDINARY MEETING
Notices of Motion

By Councillor H Williams :

That Council in the 1995/96 budget dedicate 1% (one) of the total expenditure on works, capital assets and professional advice to a special program of environmental works, assets or advice addressing environmental matters not adequately covered by Council's existing programs. In developing the special program Council shall seek advice from a full range of external agencies that have responsibilities for or experience with environmental management.

Also that, in the light of the increasing responsibilities for environmental management that are being directed to Local Government, Council seek approval for an increase of 1% (one) of general rates to fund the most urgent of the works in the program described above.

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

ORDINARY



Notices of Motion of Rescission

ORDINARY MEETING
Notices of Motion of Rescission

Notices of motion of Rescission

ORDINARY MEETING - 11 April 1995

No Rescission Notices Were Submitted

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

ORDINARY



Section 3

Report of the General Purpose Committee

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 28 March 1995, commencing at 9.35am.

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

Apologies for absence were received from Councillors H J M Books, R G Calvert and M G Parsons.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Keegan that the apologies be accepted.

Councillor W J Sledge arrived at the meeting at 9.45am and Councillor W J Mackay at 1.00pm.

Councillor B N Keegan left the meeting at 11.30am, Councillor W J Mackay and Councillor H Williams at 2.55pm.

Councillors B N Keegan and W J Mackay returned to the adjourned meeting at 7.30pm.

RESOLVED on the motion of Councillor Keegan and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 28 February 1995, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

138: WILBERFORCE SHOPPING CENTRE - LOTS C & D DP334004 NOS 15 - 23 KING ROAD, WILBERFORCE - RELOCATION OF EXISTING NURSERY - HAWKESBURY CITY COUNCIL (DA15/95/EVD)

Owner:	Hawkesbury City Council
Stat. Provisions:	Hawkesbury Local Environmental Plan 1989
Area:	1.05ha
Zone:	General Business 3(a)
Advertising:	To adjoining owners with 5 submissions received
Date Received:	2 February 1995

Key Issues:

- ◆ Flood Liability
- ◆ Filling
- ◆ Amenity
- ◆ Traffic

Action:

Approval

COMMITTEE'S RECOMMENDATION

APPROVAL BE GRANTED subject to the following conditions:-

1. Provision of privacy screening to the existing dividing fence between the proposed nursery and the adjoining properties to a minimum of 2.135m in height. Details to be submitted with the building application.
2. All surface water drains are to be fitted with litter and sediment collection systems for the life of the development.
3. The proposed filling is not to obstruct the natural flow from the adjoining properties and is to be graded away from the adjoining properties.
4. Relocated nursery building and any shadehouse area to be positioned away from the dividing fences of the adjoining properties.
5. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
6. Submission of a building application, plans and specifications complying with the Building Code of Australia.
7. 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.
8. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
11. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

12. The subject development, including landscaping, is to be maintained in a clean and tidy manner to Council's satisfaction at all times and any direction given by Council in this regard is to be complied with forthwith.
13. Erosion control measures such as geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.
14. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, towards the maintenance of roads based on 3 per tonne per kilometre of all material transported to the site. The contribution shall be paid prior to the commencement of any works and shall remain fixed for a period of 3 (three) months from the date of this consent, after which time it will be reassessed at the rate applicable at the time of payment.
15. The topsoil shall be stripped and stockpiled and used to cover the landfill.
16. The filled area, including batters, shall be grassed to the satisfaction of the Divisional Manager Environment and Development immediately after filling takes place.
17. The landfill site shall be secured to prevent the depositing of any unauthorised material.
18. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.
19. All fill including existing fill must be compacted to 98% standard compaction and verified by the submission of test results accompanied by a contoured depth of fill plan. Topsoil is to be stockpiled and respread over the finished surface.

139: ERECTION OF FOUR (4) SINGLE STOREY VILLA HOMES LOT 1 DP772250 NO 639 GEORGE STREET, WINDSOR. APPLICANT: R MANN (DA250/94/EVD)

Owner: R Mann
Stat. Provisions: Hawkesbury LEP, 1989
Area: 1426m²
Zone: Residential 2(a)
Advertising: to adjoining owners for fourteen (14) days one submission received
Date Received: 14 September, 1994, amended plans received 22 February 1995

Key Issues:

- ◆ Retention of existing trees
- ◆ Fencing

Action:

Approval

COMMITTEE'S RECOMMENDATION

THE APPLICATION be approved, subject to the following conditions :

1. The existing trees at the rear of the site to be retained and incorporated in the landscaped plan for the site.
2. All services associated with the removed dwelling to be suitably capped off to the supply authority's requirements.
3. A contribution of \$6746.00 (six thousand seven hundred and forty six) being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc).

This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.

4. Payment of a sewer headworks contribution to Council of \$10241.00 (ten thousand two hundred and forty one). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
5. The construction of concrete kerb and gutter, including layback vehicular crossings, 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 together with any such works as are necessary to make this construction effective.
6. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
7. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Roads and Traffic Authority including payment of all fees and charges required by the Authority.
8. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels. All stormwater is to be discharged to the table drain in George Street.

9. Submission of a building application, plans and specifications complying with the Building Code of Australia.
10. No excavation or site works shall be commenced prior to the issue of the building permit.
11. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.
12. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
13. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.
14. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the building application.
15. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m (one point eight) and at least lapped and capped.
16. All fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels. Details are to be submitted for consideration with the building application.
17. 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.
18. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
19. The development shall be carried out in accordance with Plan No. 91294/A, dated 15 May, 1994.
20. Erosion control measures such as geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.
21. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.

140: 1. SUBDIVISION APPLICATION TO CREATE 24 TWO HECTARE LOTS ON LITTLE ISLAND PLUS A NEIGHBOURHOOD LOT COMPRISING THE ADJOINING CREEK SYSTEM - LOTS 181 & 182 DP 701978 AND LOT 1 DP 184741, HERMITAGE ROAD, KURRAJONG. APPLICANT: MCKINLAY MORGAN & ASSOCIATES PTY LTD

2. SUBMISSION TO REZONE "THE ISLANDS" TO PERMIT 80 RURAL/RESIDENTIAL LOTS WITH AREAS RANGING BETWEEN 0.4HA AND 2.7HA ON LITTLE ISLAND AND MIDDLE ISLAND TOGETHER WITH AN ASSOCIATED EQUESTRIAN COMPLEX - APPLICANT: MR HOWARD HARRIS WITH SUPPORTING ADVICE PROVIDED BY FALSON & ASSOCIATES, MCKINLAY MORGAN & ASSOCIATES AND SHADDICK BAKER & PAULL (SA 65/94/EVD)

Owner: Mr J H Harris
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 844ha (2,087 acres)
Zone: Environmental Protection (Scenic) 7(d)
Advertising: Not required at this stage
Date Received: Subdivision application received 23/6/94
Rezoning submission received 27/1/95

Key Issues:

- ◆ Use of State Environmental Planning Policy No. 1
- ◆ Policy on rural land subdivision
- ◆ Environmental considerations

Action:

- . Recommend refusal of SEPP No 1 application
 - . Not support rezoning application
-

Item 154 of the Supplementary Report was dealt with in conjunction with Item 140.

Councillor Minturn declared an interest in this matter.

Mr Don Shaddick, on behalf of the applicant, and Mr Howard Harris, applicant, addressed the Committee.

Mrs Barbara Jagoe, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out before the Ordinary Meeting.

141: PROPOSED CONSERVATION OF HERITAGE ITEM AND CONSTRUCTION OF 20 UNIT MOTEL - LOT B DP153561 51 BOSWORTH STREET, RICHMOND - GRAHAM EDDS AND ASSOCIATES (DA6/95 PT1/EVD)

Owner: Messrs B & C Ginis
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
 Heritage Act 1977
Area: 2,359m²
Zone: Residential 2(a)
Advertising: Advertised with no submissions received
Date Received: 13 January 1995

Key Issues:

- ♦ Heritage Item
- ♦ Heritage Act
- ♦ Motel Use Prohibited under zoning of land

Action:

Approval with conditions

Mr Graham Edds, for the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE approved generally in accordance with plan No. 34/2 prepared by G Edds and Associates dated January 1995 subject to compliance with the following conditions:-

1. Construction of Council's standard heavy duty footways and layback vehicular crossing to suit the accesses to the site.
2. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Prospect Electricity.
3. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention/storage shall be provided to restrict site discharge to 25 litres/second for 1:100 year storm.
5. Submission of a building application, plans and specifications complying with the Building Code of Australia.

6. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
7. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
8. Provision of toilets in accordance with the requirements of the Building Code of Australia.
9. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
10. No excavation or site works shall be commenced prior to the issue of the building permit.
11. Parking shall be provided for 23 (twenty three) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application. "Sealed" shall be deemed to include a grasscrete or similar forms of construction.
12. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
13. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.
14. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for Council's consideration and approval concurrently with the building application.
15. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
16. The spillage of light, if any, shall be controlled to the satisfaction of Council.
17. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
18. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to submission of a Building Application.

19. Access for people with disabilities shall be provided to the motel breakfast rooms and associated toilets in accordance with AS 2890.1.
20. One disabled parking space shall be provided adjacent to motel Unit No.1 in accordance with AS2890.1.
21. The certain of an interallotment drainage easement 1m wide in favour of Lot B over Lot 18 DP770857 and in favour of Lot B and Lot 18 of Pt 3/3 DP75881 free of cost to Council. Documentary evidence is to be submitted prior to the release of the building application.
22. Compliance with the following conditions attached to the Section 63 Approval issued by Heritage Council of New South Wales dated 1 March 1995:-
 - "(i) this approval shall be void if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act, 1979;*
 - (ii) that final details and specifications for the conservation works be submitted for the approval of the Manager, Heritage Branch, before work commences;*
 - (iii) the works for the historic house are supervised by an architect with appropriate heritage experience of this type of work,*
 - (iv) any work which involves the disturbance of the sub-strata of the site will require assessment by an archaeologist, in accordance with relics provision of the Heritage Act."*
23. Archaeological monitoring by a recognised Historical Archaeologist of all undisturbed below and above ground deposits on the land. Such deposits include underfloor spaces, wall cavities and ceiling spaces.
24. Prior to commencement of archaeological monitoring the applicant shall obtain all necessary approvals from the Department of Planning ie. excavation permit. Evidence of the approvals shall be provided to Council prior to commencement of any work on the land.
25. Following completion of all work on the site a report outlining archaeological work undertaken on the site shall be provided by the Historical Archaeologist.
26. All conservation works undertaken on the circa 1827 building on the land shall be supervised by a recognised Conservation Architect.
27. The oak tree, the pine tree and the cabbage tree palm are to be retained.

142: SUBDIVISION OF LAND - ACQUISITION SITE SEWERAGE PUMPING STATION (SA143/94/GMA)

Councillor Keegan declared an interest in this matter.

143: DRAFT LOCAL ENVIRONMENTAL PLAN - PART LOT D, DP378361 17 GROVES AVENUE, MULGRAVE, AMENDMENT 38 (LEP13/94/EVD)

COMMITTEE'S RECOMMENDATION

1. SECTION 68 and 69 submissions be prepared for the draft plan changing the zoning of Special Business 3(b) to General Industrial 4(a) under Hawkesbury LEP, 1989, for part Lot D DP378361, 17 Groves Road, Mulgrave.
2. The following Clause requested by Sydney Water be included in the plan:

"Development is not to commence unless satisfactory arrangements have been made by the proponent by obtaining a Section 73 Certificate from the Sydney Water Corporation in relation to the provision, adjustment or amplification of the water system, as required."
3. The plan be forwarded to the Department of Planning for gazettal.

144: POULTRY FARM EXTENSIONS - LOT 6 DP215575 53 WALLACE ROAD, VINEYARD - J XUERE (DA117/94/EVD)

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE deferred until the Ordinary Meeting to allow the applicant to make a written submission.

145: DRAFT LOCAL ENVIRONMENTAL PLAN - FORMER FITZGERALD NURSING HOME SITE, LOT 1 DP815214 GEORGE AND MACQUARIE STREETS, WINDSOR, AMENDMENT 36 (LEP 10/94/EVD)

COMMITTEE'S RECOMMENDATION

1. SECTION 68 and 69 submissions be prepared for the draft plan changing the zoning of Lot 1 DP815214 George, Brabyn and Macquarie Streets, Windsor from Residential 2(a) and Special Uses 5(a) (Hospital) to Special Business 3(b) under Hawkesbury LEP, 1989 and to allow appropriate uses which serve the surrounding area and users of the railway.

The following clause as requested by the Water Board be included in the plan:

"Development is not to commence unless satisfactory arrangements have been made by proponent by obtaining a Section 73 Certificate from the Sydney Water Corporation in relation to the provision, adjustment or amplification of the Board's water and sewerage systems as required."

3. The following clause be included in the plan:

"All vehicular and pedestrian access is denied to and from Macquarie Street."

4. The plan be forwarded to the Department of Planning for gazettal.

146: DRAFT LOCAL ENVIRONMENTAL PLAN FOR SERVICE STATION/CONVENIENCE STORE AT LOT 4 DP959819 MCGRATH ROAD AND PART LOT 6 DP959819 WINDSOR ROAD, MCGRATHS HILL. J F & J L GOLLAN (LEP22/93/EVD)

Mr Don Shaddick, for the applicant, addressed the Committee.

Mr Ross Miller and Mr Stuart Reed, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. THAT THE DRAFT local environmental plan to allow a service station/convenience store on part Lot 6 DP959819 Windsor Road and Lot 4 DP959849 McGrath Road, McGraths Hill not proceed.
2. The objectors be advised of Council's decision.
3. Council investigate through a draft LEP or DCP appropriate commercial use for that area that is already lost to rural use.

ADDITIONAL INFORMATION

The following correspondence has been received from Mr Don Shaddick on behalf of the applicant.

"We act for the abovementioned Applicants. As you are aware, this matter came before the General Purpose Committee meeting on 28 March, 1995.

Since that date, the Applicants have sought to address various matters which were raised at the Committee meeting.

The area of land which the Applicants require to use as proposed Service Station and Convenience Store, does not require utilisation of the whole of the existing Lots 6 & 4. As indicated to the Committee, the Applicants are happy to delete Lot 4 from the application for rezoning.

Upon further consideration of the matter, it was thought that perhaps the most expedient and convenient method of approaching this matter would be to effect a realignment of the boundaries of the existing Lots 4 & 6, in the manner shown on the sketch plan enclosed herewith. The proposal being that Lot 1 shown on the plan (formerly part of Lot 6) be rezoned to allow its use as a Service Station/Convenience store and that the land shown as Lot 2 (formerly the whole of Lot 4 and Part Lot 6) retain the existing zoning attaching to Lot 4. We understand that Messrs McKinlay Morgan & Associates, the Applicant's Surveyors, have in fact lodged a subdivision application with Council in accordance with the sketch plan enclosed.

Some concern was expressed by the proprietors of the neighbouring nursery and residents, concerning the affect of fumes emanating from the proposed Service Station. In this regard, we enclose herewith a copy of a facsimile received by our client from the Retail Engineer of BP Australia Limited setting out the measures taken to contain escape of vapour and spillage.

We would respectfully submit that the methods adopted by the Company should alleviate the concerns which have been expressed. We would also make the point that having regard to the volume of traffic currently using Windsor Road, the emission of exhaust fumes from such traffic would obviously have a far greater effect upon plant life and the surrounding environment than could be anticipated from the relatively low volume of traffic entering the proposed Service Station and the filling of fuel tanks.

In relation to concerns about noise, there are a number of trees behind the proposed Service Station site which the Applicants do not propose to move and an existing dwelling, which should act as a buffer between the service station and McGrath Road. In addition, the Applicants propose to erect a high fence across the rear of the Service Station site to further attenuate noise. It will be appreciated that again, having regard to the high volume of traffic travelling along Windsor Road, there is already a noise factor which should not be significantly increased by the existence of a Service Station.

Messrs Stapleton and Hallam, Traffic Consultants, have provided a report indicating that the proposed development is satisfactory on traffic grounds, subject to the provision of a narrow central median strip to prevent West bound traffic turning right into and out of the site and provision of deceleration and acceleration lanes. It is noted that the RTA raises no objection to the rezoning proposal.

Having regard to the matters addressed above, we should be pleased if Council would favourably consider our client's application for rezoning (amended as set out above) at its forthcoming meeting."

147: DRAFT LOCAL ENVIRONMENTAL PLAN - MOTOR SHOWROOM, LOT B DP411701 130 WINDSOR ROAD, CORNER MULGRAVE ROAD, MCGRATHS HILL - BASTIAN SALES PTY LTD, AMENDMENT 37 (LEP004/94 PT01/EVD)

Mr Steve Bastian, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. COUNCIL SUPPORT the preparation of a draft local environmental plan to permit the establishment of a motor showroom on the site.

148: PROBLEMS WITH THE IMPLEMENTATION OF SCHEDULE 3 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS - DESIGNATED DEVELOPMENT (DA171/94, DA005/95, DA334/94/EVD)

Mr Neville Diamond, representing the Tinda Creek Progress Association, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE DEPARTMENT OF Planning be requested to undertake a review of Schedule 3 (Designated Development) of the Environmental Planning and Assessment Regulations to determine whether the provisions are meeting their objectives and that a copy of this report be provided as background information.

Councillor Mackay left the meeting at this stage, the time being 2.55pm.

As there was not a quorum, the meeting then adjourned until 7.30pm.

The meeting reconvened at 7.30pm.

Minutes of the Reconvened Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 28 March 1995 commencing at 7.30pm.

PRESENT: Councillor R P Stubbs, Mayor and Councillors B N Keegan, W J Mackay, P J Minturn, C A Paine, L C Sheather and W J Sledge.

149: TWO LOT SUBDIVISION LOT 6 DP17870 NO 28 GROSE WOLD ROAD, GROSE WOLD - APPLICANT: R G & C O PATTISON (SA14/95/EVD)

Mr G Pattison, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. COUNCIL SUPPORT THE objections to the minimum area requirements of Clause 11(2)(b) of Hawkesbury LEP, 1989, pursuant to State Environmental Planning Policy No 1, Development Standards to provide lots of areas of 10ha and 7.63ha.
2. The application be referred to the Department of Planning for concurrence.
3. Upon receipt of the concurrence from the Department of Planning, development consent be issued under delegation of authority.

150: GLENROY STUD, KURMOND ROAD, FREEMANS REACH - AMENDED PROPOSAL TO DEVELOP A COMBINATION OF RESIDENTIAL (150 LOTS) AND RURAL RESIDENTIAL LOTS (100 LOTS) AND A LARGE RESIDUAL LOT TO BE KEPT FOR AGRICULTURAL USE. APPLICANT: MR JOHN LOGAN WITH SUPPORTING ADVICE PROVIDED BY DOUGLAS SANGER PTY LTD, LAWRENCE ROSE, JOHN SEARS, PETER LOWRY & GLENN FALSON (SA0145/93/EVD)

Mr Glenn Falson, for the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL FURTHER CONSIDER the future of land such as this in the Hawkesbury area west of the river before making a further decision on the Glenroy application.

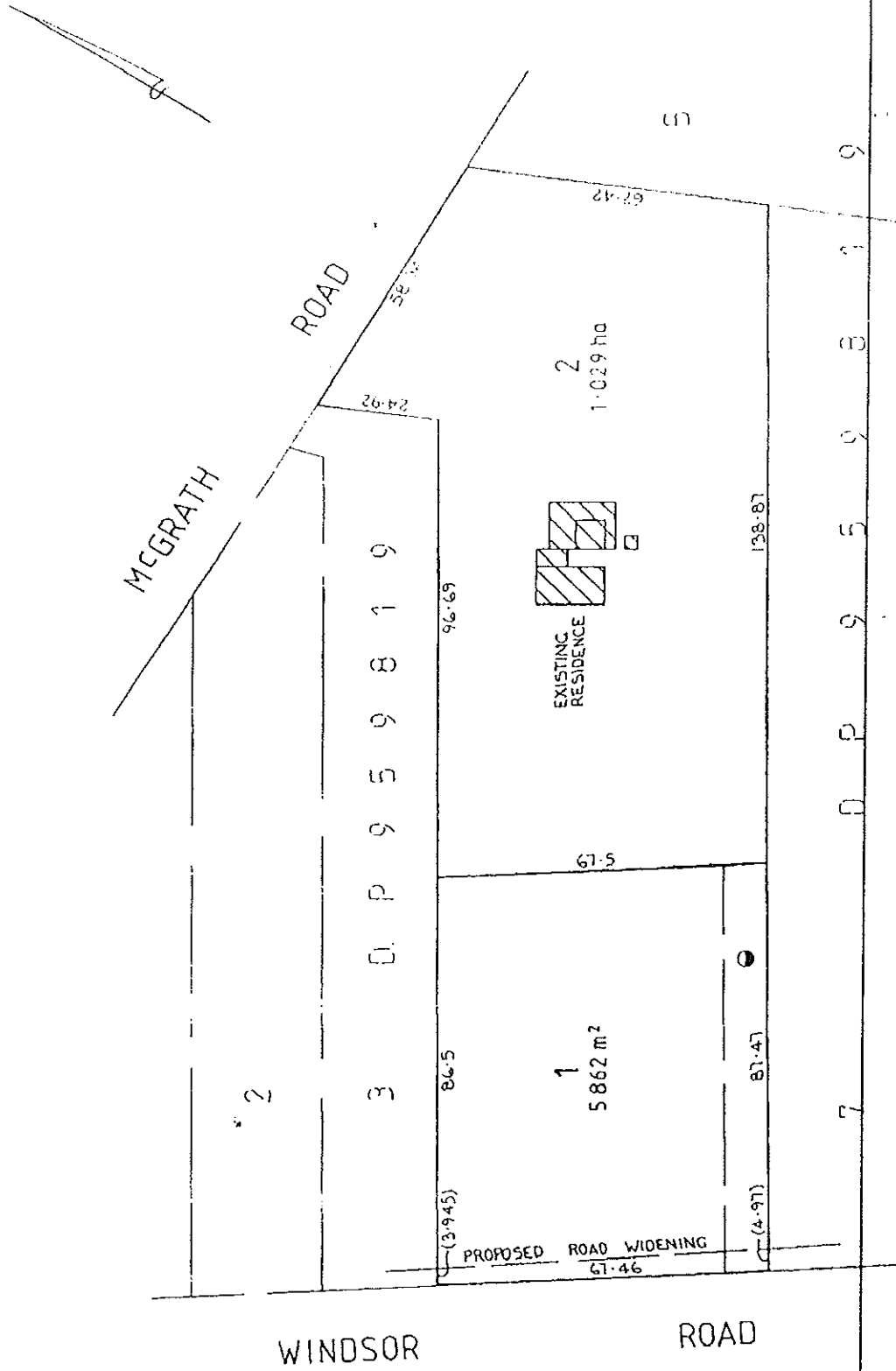
151: STUDY OF RIVERSTONE SCHEDULED LANDS - DRAFT REPORT (LEP17/90 PTS2-3/EVD)

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

SKETCH

OF PROPOSED SUBDIVISION
OF LOTS 4 & 6 DP 959819
AT McGRATHS HILL



Item 146
Report of the GPC
Page 25
LEP22/93

McKINLAY MILES
& ASSOCIATE
CONSULTING SURVEY

122 Macquarie Street
PO Box 217 Windsor
NSW 2756
Phone: (045) 77 501
Fax: (045) 77 4310
ACN 003 750 525



PROPOSED EASEMENT FOR SERVICES
9 WIDE

ALL DIMENSIONS AND AREAS
ARE SUBJECT TO FINAL SURVEY

DATE: 31ST MARCH 1995
REFERENCE: 89042

152: STATUS OF NORTH Blich Park - Bulk Water Allocation Reserve -
Competing Demands for Reticulated Water
(LEP0016/93/EVD)

Committee's Recommendation

1. THE INFORMATION concerning the status of North Blich Park residential release area be received.
2. The information concerning the bulk water allocation for North Blich Park be received.

153: TWO LOT SUBDIVISION - LOT 2 DP835694 993 BELLS LINE OF ROAD,
Kurrajong Hills - Applicant: G & D Rogan (SA105/94/EVD)

Committee's Recommendation

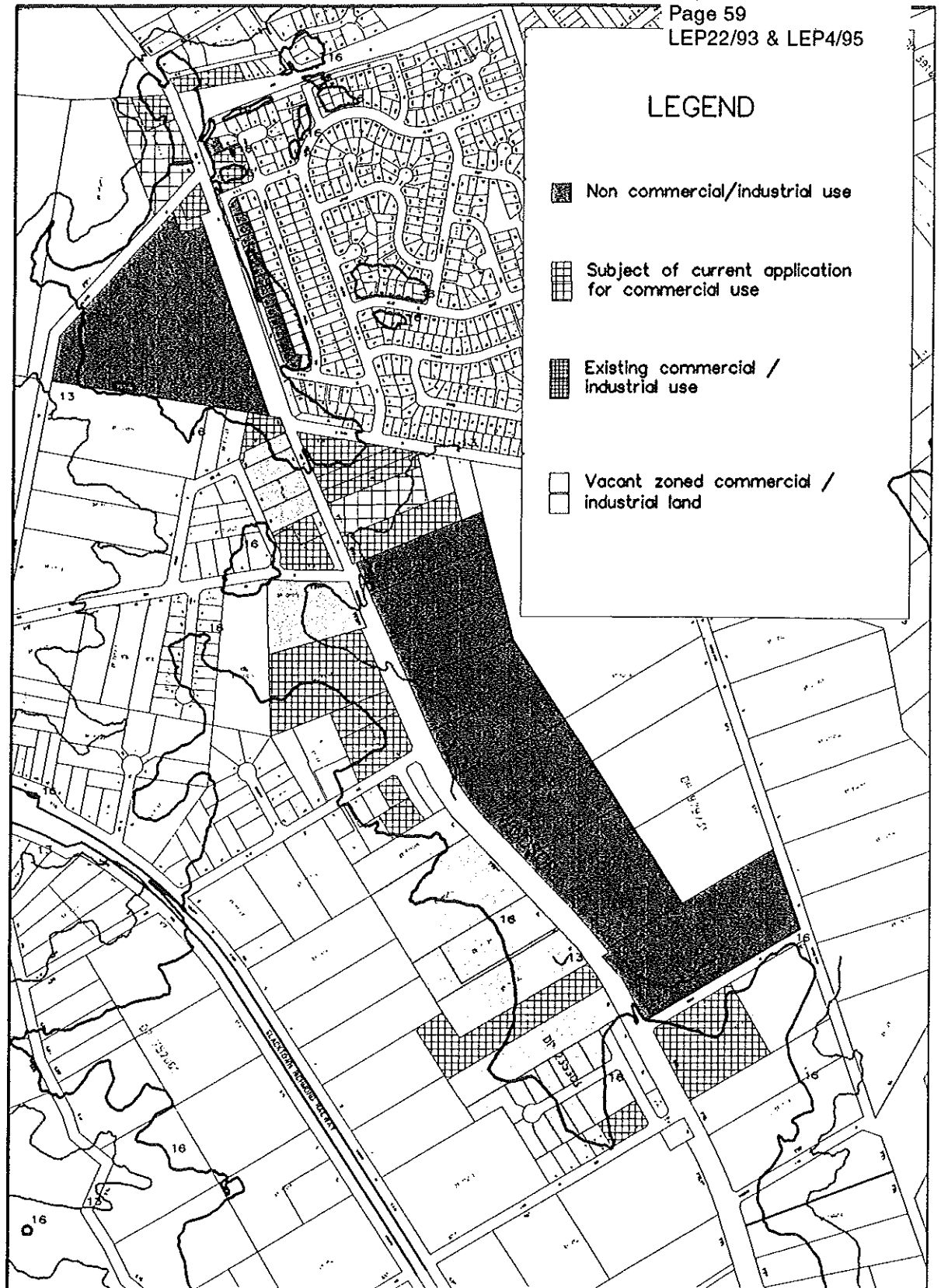
THE APPLICATION BE refused for the following reasons:

1. The proposed subdivision does not conform to the subdivision requirements for the Environmental Protection 7(d) Scenic Zoning of the land under Hawkesbury Local Environmental Plan, 1989, (Clause 11(2)(a)).
2. The proposed subdivision conflicts with the general objectives of the Environmental Protection 7(d) Scenic Zoning of the land.
3. Approval of the subdivision could be used as a precedent to have other subdivisions with non complying areas approved by Council.
4. Approval of the subdivision could adversely affect the environment, the amenity of the area and the scenic and landscaped quality of the area.
5. Access to the proposed Lot 21 is not satisfactory.
6. Because of non compliance with Hawkesbury Local Environmental Plan, 1989, likely adverse affect on amenity, environment, scenic and landscape quality and steep topography, approval would not be in the public's interest.

154: AMENDED PLAN FOR "THE ISLANDS" - PROPOSED REZONING
(SA0065/94Pt01/EVD)

Committee's Recommendation

See Item 140.



SECTION 2 - INFRASTRUCTURE

45: TEMPORARY CLOSURE OF MACQUARIE AND GEORGE STREETS AT RAILWAY (1341/R PT01/ENG)

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

46: KERB & GUTTERING AND FOOTPAVING CHARGES (GR120/012 PT02/ENG)

COMMITTEE'S RECOMMENDATION

THAT A CONTRIBUTION rate of \$19.10 (nineteen dollars ten cents) per metre be adopted for the kerb and gutter construction in Spinks Road, Glossodia and that no contribution be received for the footpaving works in George Street, Windsor adjacent to Mr Rutter's property.

47: PIPELINE ACROSS PUBLIC RESERVES (P1504/20 PT1, 1504/R PT02, P2003/825 PT2 2003/R PT02/ENG)

COMMITTEE'S RECOMMENDATION

THE APPLICATIONS LISTED be granted approval to cross the public reserve, Terrace Park, Lot 2, DP212263 for irrigation purposes.

48: USE OF DUST SUPPRESSANTS (GR120/026 PT01/ENG)

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

SECTION 3 - ORGANISATION AND RESOURCES

64: HANLONS ROAD, BILPIN - PROPOSED ROAD CLOSURE (GR080/048 PT01/CSV)

COMMITTEE'S RECOMMENDATION

1. COUNCIL, AS Road Authority, apply to the Minister for the closure of public road known as Lot 4 DP723664, Parish of Bilpin, County of Cook.
2. A standard Road Closure Deed of Agreement be prepared whereby the portion of closed road be transferred to the adjoining property holder and consolidated with his existing lot.
3. All legal and survey costs in this matter be borne by Council.
4. All necessary documents be completed under the Common Seal of Council.

65: SES BUILDING - 325 GEORGE STREET, WINDSOR (GC281/052 PT01/CSV)

Councillor Minturn declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

As there was not a quorum, a recommendation was not made.

66: CUSTOMER SERVICE (GP90/024 PT01/CSV)

COMMITTEE'S RECOMMENDATION

THE INFORMATION REGARDING the Customer Service Survey be noted and that initiatives to improve customer service standards be endorsed.

67: AUSTRALIAN PIONEER VILLAGE - FUTURE OPERATION (GC283/107 PT03/CSV)

Item 71 of the Supplementary Report was dealt with in conjunction with Item 67.

Mr Chris Wells and Mr Russell Moore of Australian Outback Connection addressed the Committee.

Mr Brian McKinlay, Mr Connell - Vice President, and Mrs Dawn Case - Secretary Treasurer of the Friends of the Village, addressed the Committee.

The General Manager read a letter from the New South Wales Office of the Department of Courts Administration expressing concern that the Australian Pioneer Village may be sold and run by private enterprise and advising that the Community Service Order Scheme workers would not be able to work there on such a basis. Asking Council to consider this matter seriously during its deliberations.

COMMITTEE'S RECOMMENDATION

THAT A WORKING party be established comprising Councillors Mackay, Sheather and Sledge to report to the next General Purpose Committee Meeting.

68: CULTURAL WORKSHOP (GR030/001 PT03/CSV)

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received and noted.

69: MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1995 (GF001/004 PT4/FNC)

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

70: LEAVE OF ABSENCE - COUNCIL MEETINGS - COUNCILLOR H J M BOOKS (GC280/002 PT02/GMA)

COMMITTEE'S RECOMMENDATION

Leave of absence be granted to Councillor Books during the period that he will be overseas.

71: AUSTRALIAN PIONEER VILLAGE (GC283/107 PT03/GMA)

COMMITTEE'S RECOMMENDATION

See Item 67.

QUESTIONS WITHOUT NOTICE:

1. Councillor Minturn sought advice of the current status regarding the SES building.

The General Manager referred to the report to the General Purpose Committee. The Council has been seen as Trustee landowner rather than a new landowner, and that is the reason for the lower value. The Consultant will be discussing the matter with Council staff, together with representatives of both Emergency Services next week.

2. Councillor Paine sought advice regarding the Bush Fire Brigade Headquarters.

The General Manager advised that Consultant Town Planner Mr Falson has been engaged to prepare the development application and Mr McKinlay has indicated he wishes to prepare the plan. As soon as the plan is available Mr Falson will finalise the development application, advise it to the landowners and then have it reported to Council. It would possibly come to the next General Purpose Committee.

The meeting terminated at 7.52pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on April 26, 1995.

.....
Mayor

ORDINARY



Section 4

Reports for Determination

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 186

ITEM: 186

RETICULATED SEWERAGE - GLOSSODIA, FREEMANS REACH,
WILBERFORCE

FILE NUMBER:

GS047/003 Pt02/GMA

REPORT:

In the mid 1970's the Council commissioned a report to address the costs and feasibility of providing sewerage to Glossodia. Following, there were a number of discussions and representations to the then Metropolitan Water Sewerage & Drainage Board, which was the authority responsible (as its predecessor Sydney Water is today) for the provision of reticulated sewerage to the area. There were indications given to the Council that the area qualified for the then backlog sewerage program and the Council can look forward to its inclusion in a few years.

At the same time waste water (sullage) from a number of the properties in three localities was becoming an increasing problem and with the exception of larger holdings, approvals were stopped for site disposal septic systems and pump-out systems approved. These required a collection and disposal system. Disposal options were limited and with transport economics being the major cost component, disposal ponds were approved and established at Blaxlands Ridge.

In the early 1980's to have the matter proceed further, the Council engaged staff and undertook the survey and conceptual design for the provision of reticulated sewerage to the three areas. Again representations were made to the Water Board and proposals put to them for financing and construction of the scheme.

In 1991 the Council acquired (after consultation with the Water Board, the then State Pollution Control Commission and consultants) suitable land for the construction of a treatment plant. At the same time it advised the Water Board that it was prepared to financially contribute to the schemes construction notwithstanding that the provision of reticulated sewerage in that area was not the Council's responsibility.

In 1993 Council was successful in obtaining funding on a three-way basis for the preparation of an options study into the proposal. That funding was based on one third from the Commonwealth, one third from the Sydney Water Board and one third from the Council. In July 1994, the chosen consultants, Gutteridge Haskins & Davey delivered their report.

The purpose of the investigation and report was to identify, describe and develop feasible and innovative solutions for provision of sewerage services to the three towns.

Scheme options were developed ranging from conventional schemes with central sewerage plants to schemes exhibiting a high level of innovation collecting effluent from septic tanks for local treatment in wetlands. All options sought to maximise for re-use of effluent with minimal discharge to water courses and hence have minimal environmental impact.

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 186

In consideration of all aspects of the sewerage system, design opportunities for innovative design were identified and investigated with the view of providing the most appropriate and cost effective acceptable systems. Specific innovations which were incorporated in detail covered the areas of:

- Modifications to design criteria and standards to reduce system component sizes and costs
- Consideration of flexible institutional arrangements to allow improvements in system design and performance
- Optimisation of collection and transport components design
- Optimisation of conventional treatment plant design
- Introduction of alternative treatment processes i.e. vertical flow wetlands and
- re-use and disposal techniques.

The sewerage systems were investigated holistically in terms of realistic approaches to design and implementation of sewerage collection and transportation, sewerage treatment and effluent management. In summary the alternatives considered included - sewerage collection and transportation - sewerage treatment and effluent management. The capital costs of the schemes (of which there were seven) varied from \$16.0 million to \$30.2 million. This in present value costs ranges from \$24.9 million to \$42.9 million. In terms of cost per tenement the range is from \$8,725 to \$16,489 per tenement.

There was a final meeting last week with the working group that has been overseeing the study, being staff from New South Wales Public Works, Sydney Water and the Council. Advices at that meeting were that there is no further funding available from the Commonwealth, nor do Public Works or Sydney Water have any funding to progress the matter. The next stage would be the undertaking of an Environmental Impact Statement that could be expected to cost in the order of \$250,000 and take approximately one year to complete and evaluate. It would then take between six months and one year to design and call tenders for subsequent construction and approximately two and a half years for the construction to be completed i.e. if funding was indicated to be available today, to carry out the Environmental Impact Statement, design and construction a scheme could possibly be completed by the year 2000. In the meantime, there is the issue of the ponds at Blaxlands Ridge which are currently being addressed in terms of alternatives. The cost of pump-out (which is undertaken by contract) now reaches \$747.48 per household per year.

The Council has acted in more than a responsible manner and committed considerable resources including finance, to achieving the project (for which another agency is responsible) with absolutely limited support. The State and Federal Governments are promoting their land care and clean water programs to the community and yet, in this particular instance where the Council has undertaken significant initiative, their responses are disappointing.

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 186

The three townships all have catchments that eventually reach the Hawkesbury River, have sullage transported to ponds at Blaxlands Ridge that have a limited life and where the costs of pump-outs will continue to increase.

Sydney Water was corporatised by the Government last year and proposed to be privatised next year. Its advice is that it can only enter into a water or sewerage scheme if there is a positive return on funding available. This is not the case for the current proposal. Privatisation of the Board may not occur with the change in State Government, however its corporatisation is likely to remain.

All administrative options for funding would appear to be exhausted and it is recommended that the Council make the strongest political representations to both State and Federal Government pointing out the resources that the Council has used in endeavouring to have the scheme implemented, the environmental impact of the current circumstances and the desire of both those Governments to achieve the objectives of their Clean Waters/Environmental programs.

RECOMMENDATION:

Representations be made to the appropriate Ministers of the State and Federal Governments indicating the need for the reticulated sewerage project for the areas of Freemans Reach, Glossodia and Wilberforce, setting out the details in this report and requesting immediate funding to undertake the necessary Environmental Impact Statement. Further that the Ministers be requested to meet a delegation from the Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NAX.G14

**** END OF ITEM 186 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 187

ITEM: 187

HAWKESBURY HOME AND COMMUNITY CARE SERVICES

FILE NUMBER:

GC100/002 Pt02/GMA

REPORT:

The Home and Community Care Program (HACC) is a joint Commonwealth and State Government program established in 1986 which aims to support frail aged people, younger people with disabilities and their carers in community settings to avoid inappropriate or premature admission to institutionalised care.

In the Hawkesbury there are a number of HACC services which operate providing support to a large client base. The HACC services include the Bridges Disability Services Incorporated; the Acquired Brain Injury Service Inc; Neighbour Aid; Hawkesbury/Colo Meals on Wheels; Hawkesbury Penrith Respite Service; Confused and Demented Elderly Unit; Senior Day Care and Hawkesbury Community Transport. All operate from various facilities in various areas.

Persons involved in providing the services, or those related, meet monthly at a forum to ensure a co-ordinated approach to service provision. In addition, many of the services participate in student placements under arrangements with the University of Western Sydney, Hawkesbury.

There was recently a meeting with the members of the forum and it was quite clear that most of the current accommodation arrangements are unsuitable. During the discussion options for location of a permanent co-ordinated centre were held and sites for consideration included the new hospital area and the University. It was considered that at the University site an appropriate building could be constructed that would then be integrated to some degree into the University's community health teaching programs. Initial discussions with the University have indicated that this is possible. There is funding for capital works through the New South Wales Department of Community Services. Current guidelines indicate there is a need for four stages being:

- Preparing a local area plan
- Submitting an expression of interest
- Developing a planning proposal and
- Submitting a formal funding application.

The Commonwealth and State Governments jointly contribute \$2 for every \$1 provided by the sponsor. The sponsor's contributions may be in cash or approved value in kind (eg land). Legal title rests with the sponsor subject to continued use in accordance with the HACC Capital Funding Deed of Agreement.

At this stage it is recommended that the Council sponsor the incorporation of the current HACC forum then establish, once advice is received from the University, a working party to see through the planning and funding stages for the development and establishment of a building from which the HACC services can operate.

RECOMMENDATION:

Council sponsor the incorporation of the HACC Forum and establish a working party, following advice from the University, to see the planning, formulation of the proposal and funding for an appropriate building.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NAX.G17

**** END OF ITEM 187 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 188

ITEM: 188

CONTRACTS FOR EXECUTION UNDER SEAL

FILE NUMBER:

GC283/048 PT02/CSV

REPORT:

Residential Lease

Lease of 2 bedroom cottage at Stewarts Lane, Wilberforce to Mr J Clements at a commencing weekly rental of \$180. Tenant to pay utility charges including water, power and phone. Lease is for 6 months.

RECOMMENDATION:

The Seal of Council be affixed to the abovementioned document.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.C04

**** END OF ITEM 188 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 189

ITEM: 189

SALE OF LAND FOR UNPAID RATES

FILE NUMBER: GR010/024 PT02, P2320/1905 PT02, P1205/130 PT02, P328/260 PT01, P518/110 PT02/CSV

REPORT:

In accordance with the provisions of the Local Government Act 1993, Councils are empowered to sell land for unpaid Rates.

Council is advised that on 25 February 1995, several lots were sold at auction for unpaid Rates. Bids were in excess of the Rates and Charges incurred on the various lots. The excess is required to be held in trust for the persons having an estate or interest in the land immediately before the sale with the further keeping of monies to be in accordance with the Unclaimed Money Act, 1982.

Contracts for sale of land were executed on Council's behalf by the auctioneer at the time of the Auction. However, Transfer documents are required to be executed under the Common Seal of Council.

RECOMMENDATION:

1. The Common Seal of Council be affixed to all necessary documents in relation to the sale of:-
 - a. Lot 51 DP39014 (124 Settlers Road, Wisemans Ferry) to Bassett.
 - b. Lot 640 DP222231 (35 Lieutenant Bowen Road, Bowen Mountain) to Greentree.
 - c. Lot 48 DP801673 (21 Eldon Street, Pitt Town) to Grange Patrick Pty Ltd.
 - d. Lot 392 DP210303 (18 Currawong Crescent, Bowen Mountain) to Readford.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.C06

**** END OF ITEM 189 ****

ITEM: 190 LEASING OF THE WINDSOR FUNCTION CENTRE

FILE NUMBER: GC283/45 PT9/CSV

REPORT:

Following the termination of the Lease of the Windsor Function Centre to Mr Joseph and Mrs Friedl Goddard (Stupsy Pty Ltd) on 30 June last year, an interim Management Agreement was entered into with M/s Karen Johnson and Mr Ben Lebsanft (Firefeast Pty Ltd), pending the refurbishment of the Centre and determination of the future management of the complex.

Councillors will be aware that the refurbishment was recently completed and as a measure to resolve the future operation of the Centre, discussions have been initiated with the interim managers, with a view to entering into a long term arrangement. As a result of discussions, Firefeast have submitted the following Leasing proposal on the basis of a 5 (five) year term with an option for a further 5 (five) years:-

Year One Rental - Base Rental \$20,000 plus 6% of turnover

Year Two Rental - Base Rental \$20,000 plus 7% of turnover

Year Three Rental - Base Rental \$20,000 plus 8% of turnover

Operational costs to be met by Firefeast Pty Ltd include:-

- rental in terms of the above
- purchase and supply of all food and beverages
- all staff wages and salaries
- cleaning costs associated with functions and the general day to day cleanliness of the premises
- all advertising, promotional and printing costs
- electricity consumption
- liquor licence
- garbage and sanitary services
- water consumption
- telephone
- disposables ie. table cloths, cleaning materials etc
- security and personal contents insurance

They also proposed to meet the cost from year two of fire equipment and air conditioning maintenance from year three. The remaining costs to be met by Council include:-

- insurance ie. building and contents
- Council rates
- water service levy
- grounds maintenance
- building maintenance and repairs

- fire equipment (year one only)
- air conditioning maintenance and repairs (years one and two only)

The sliding scale rental proposal has been offered in view of the need to re establish the venue in the local market through an intensive promotional campaign. Firefeast have naturally in the absence of any long term security over the Centre, been reluctant to expend substantial monies on promoting the premises particularly as the results of marketing for functions are not generally evident in the short term.

On the basis of the proposal as submitted, it is projected that in year one the Council will break even ie. expenditure on the overheads listed will be about equal to the rental return. However, conservative revenue projections determined in consultation with Firefeast and in consideration of their proposed marketing strategies, suggest increasing returns to the Council from year two onwards.

Whilst this proposal is not as immediately lucrative as arrangements with previous lessors, the Council will be conscious of the problems encountered with previous operators. Given the management ability, reputation and excellent rapport already established with Firefeast Pty Ltd and in particular their key staff, it is considered that acceptance of their submission may result in long term mutual benefits for both parties. Also, on the request of the Council, the Company was consulted extensively in the refurbishment of the Centre. In view of these comments and importantly, the capabilities and reputation of the Company, their submission is supported. Subsequently, it is not considered necessary to invite expressions of interest for the operation of the Centre at this time.

With regard to rental, it is suggested that the base rental be reviewed to the consumer price index for years four and five and arrangements be reviewed prior to the commencement of the option period. It is pointed out that due to the interim nature and the urgent need at the time to secure replacement managers for Stupsy Pty Ltd, the current agreement with Firefeast Pty Ltd favours their company in terms of outgoings and costs associated with the operation of the Centre and subsequently the sooner a long term arrangement is reached, a more equitable sharing of costs will result.

RECOMMENDATION:

Council enter into a Lease with Firefeast Pty Ltd in respect of the Windsor Function Centre and in accordance with the principal terms and conditions outlined in this report. Further, that the Seal of Council be affixed to all necessary documents.

ATTACHMENTS:

There are no supporting documents for this report.

ITEM: 191 REGIONAL DEVELOPMENT - PROPOSED NORTH WEST SYDNEY REGIONAL DEVELOPMENT ORGANISATION

FILE NUMBER: GM001/025 PT1/CSV

REPORT:

The Commonwealth Government, under its Regional Development Program is facilitating the establishment of Regional Development Organisations (RDO) throughout the nation.

The Program was announced in the *Working Nation - The White Paper on Employment And Growth* and the underlying principle of the Program is the provision of an integrated series of measures to support the development of sustainable economic activity at a regional level. It recognises the diversity in economic potential, environmental circumstances and social need among regions. It is also acknowledged that the economic wealth of the nation will be maximised by developing and utilising this diversity. Key elements of the Program include:-

- Regions taking the lead in shaping their own future.
- Adopting best practise approaches.
- Developing partnerships.
- Becoming globally competitive.

In terms of the Western Sydney Region, a number of meetings have been held and proposals put forward regarding the establishment of regional development organisations for the area. As a result, three proposals are being pursued with organisations proposed for the South West, Central West including Blacktown and Penrith and the proposal relevant to the Hawkesbury Local Government Area, the North West Region.

The proposed North West Sydney Regional Development Organisation generally covers the broad geographic region of Hawkesbury, Blue Mountains, Hornsby and part of Baulkham Hills, however, the organisation's origins are an affinity of interest, rather than firm regional boundaries. A firm commitment to the establishment of an RDO for north western Sydney was given by key interests in the area who attended a recent meeting hosted by the University of Western Sydney - Hawkesbury. At that meeting, an interim Board and working parties were established with broad representation including Industry Associations, Chamber of Manufacturers, Chambers of Commerce, Local Government, University of Western Sydney and TAFE, Tourism and Hospitality, Department of Agriculture, Commonwealth Employment Service, Unions, Agriculture/Horticulture Industry and Defence Industries.

Should the submission to the Commonwealth for the establishment of the organisation be supported, it is proposed that the initial task of the RDO will be the development of a comprehensive regional economic development strategy which is geared to enhancing the international competitiveness of the region.

Discussions to date have indicated that the following will be critical elements within that strategy:-

- i. The development of value added agriculture and horticulture within the North Western Sydney region (including high emphasis on international competitiveness and export focussed initiatives).
- ii. The development of tourism and hospitality industries within North Western Sydney as a major plank within the region's economic development strategy.
- iii. The development of environmental management best practise concepts and systems, both as a mechanism for ensuring sustainable ongoing development of the region itself and also as an economic initiative of the region linked to extending regional concepts and the systems to national and international markets.
- iv. The development of education expertise, again from both the view point of the region's own economic development and as an export industry initiative in those areas that the region has unique strengths.
- v. Identify linkages and networks within the Greater Western Sydney structure in which the North Western group can play a lead role.

As noted above, an interim Board has been established comprising about 15 positions , including one representative of this Council and accordingly, the working party has requested that Council nominate a representative to the Board. Members of the interim Board will subsequently determine an executive structure and appoint members to the executive. To ensure consistency and the establishment of links between the Hawkesbury Local Economic Development Board and the proposed North West Sydney Regional Development Organisation, it is suggested that one of the two Councillor representatives on the Local Board be nominated.

RECOMMENDATION:

The Council nominate one member to the Board of the proposed North West Sydney Regional Development Organisation.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.C11

**** END OF ITEM 191 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 192

ITEM: 192 ALFRESCO DINING - WINDSOR MALL

FILE NUMBER: GC283/43 PT3/CSV

REPORT:

A submission has been received from Natasha Morrison of Morro's On The Mall Restaurant for the leasing of part of the Windsor Mall for the purpose of Alfresco Dining.

The proposal involves the leasing of an area of approximately 60m² immediately at the front of the restaurant ie. Loder House and approximately a dozen tables providing seating for up to 50 patrons would be placed in the area. The applicant proposes to delineate the area by the placement of decorative chains and posts and appropriate plants growing in pots as barriers. The area will only be required for day time trading from approximately 11.00am to 3.00pm on weekdays and 10.00am - 3.00pm on weekends during which time there would be less tables placed in the area in order to avoid any interference with the weekend markets held in the mall. The applicants have been advised of the Council's requirements in terms of alfresco dining including pedestrian access not being impeded, no exposed hot food counters, boilers or urns to be placed on public areas and the need to have in place public liability cover by way of a Certificate of Currency indemnifying themselves and Council in respect of occupancy of the Council's land, to a value of \$5,000,000. A rental of \$25 per week, which is consistent with other proposals in the Thompson Square area, has been agreed upon and as a measure to support the retailers and encourage further activity within this historic and tourist orientated precinct of Windsor, the submission is supported.

It is noted that the Roads Act provides for the leasing of public roads (including footways) for periods up to a maximum of five years. However, a Lease cannot be granted until public notice of the proposal is given, then the public has 28 days to lodge submissions in respect of same. Consistent with the Thompson Square proposals, it is suggested that the Lease be for a period of five years and the rental be reviewed annually to the Consumer Price Index.

RECOMMENDATION:

Public notice be given in accordance with the Roads Act 1993, in respect of the proposal from Morro's On The Mall to lease part of the public road within George Street, Windsor (Windsor Mall), for a period of five years and in accordance with the general terms and conditions outlined in this report.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.C13

**** END OF ITEM 192 ****

FN:OR411NBX.C13

SECTION 4

Page 46

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 193

ITEM: 193

LOCAL GOVERNMENT & SHIRES ASSOCIATION NSW -
ASSISTANCE WITH LEGAL COSTS FOR GRIFFITH CITY
COUNCIL

FILE NUMBER:

GL001/005 PT02/FNC

REPORT:

The following correspondence has been received from the Local Government & Shires Association of NSW.

"Griffith City Council has approached the Associations for assistance with legal costs relating to litigation in which it has recently been involved.

The action involved the resumption by Council of certain land within its area. The intended resumption had been under consideration for some years, and the owners were aware of this. It was then decided that the land would not be resumed, and again the owners were notified. They commenced building works on the land. In 1980 it was found that resumption of the land was necessary, and the necessary steps were then taken. A dispute arose as to the amount of compensation to be paid, this finally being heard by the Land and Environment Court in 1987. The Council argued that compensation, including compensation for special value, should be assessed as at the date of the resumption. Stein J held that, for compensation to be fair, the value of the land ought to be assessed on the basis of a date prior to the resumption. From that decision the Council appealed to the Court of Appeal, which upheld the Council's argument. A subsequent appeal by the owners to the High Court was withdrawn before being heard.

The case is of significance to Local Government generally, because it clarifies the mechanisms and processes by which compensation, including compensation for special value, is assessed in this kind of matter. Prior to this case, the state of the law was not clear, there being a number of conflicting cases on the point. This conflict has now been resolved in favour of councils and other resuming authorities.

The Executives of the two Associations have decided to seek support from all councils for the costs which Griffith City Council has incurred in prosecuting the appeal. Based on the standard formula, your Council's contribution has been calculated at \$155.00. The Associations would appreciate Council's support in the matter."

The request by the Griffith City Council should be supported because of the principles involved.

RECOMMENDATION:

A contribution of \$155.00 (one hundred fifty five dollars) be made towards legal costs incurred by Griffith City Council in the matter of resumption of land.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.F01

**** END OF ITEM 193 ****

ITEM: 194 MANAGEMENT - HAWKESBURY LEISURE CENTRES

FILE NUMBER: GM001/023 PT01, P1950/213 PT08/FNC

REPORT:

The Hawkesbury Leisure Centres are the combined project for construction of a Multi-purpose Indoor Sports Stadium and redevelopment of the South Windsor Swimming Complex. The construction of the Indoor Sports Stadium is now well advanced, with the Swimming Complex to be commenced in the next few weeks. To manage these facilities, Council adopted an Organisation Structure in November, 1994, of a Community Based Management Committee for care, control and management of the joint facilities. The Management Committee will be incorporated under the Associations Incorporation Act, 1984, and will be delegated its powers of management under Section 377 of the Local Government Act. The facilities will then be managed by a professional Manager.

Expressions of interest were called from both corporations and individuals to manage the joint complexes. The following expressions of interest were received:-

Individuals

Carol Milburn, Blacktown, NSW
Gaylene McAllister, Bomaderry, NSW
Jakki Bombardiere, Baulkham Hills, NSW
Marvin Setionago, West Pennant Hills, NSW
Terry Crouch, South Penrith, NSW

Corporations

Aquatic & Leisure Facilities Management Group, Wentworthville, NSW
L. & B. Leisure Management, Glen Alpine, NSW
Leisure Australia (Willoughby) Sydney, NSW
Rans Management Group Pty Ltd, South Melbourne, VIC
Young Mens Christian Association of Sydney (YMCA), Elizabeth Street, Sydney NSW

Interviews were undertaken of those expressions of interest which most closely aligned to the Specification issued to interested persons or corporations. Following the interviews, an assessment was made as to which was the most appropriate form of management, of either the corporation or the individual. A considerable number of factors were taken into consideration, including experience in managing swimming centres and indoor multi-purpose sporting complexes; the financial implications; level and ability to motivate and manage staff; extent of experience in promotion of recreation facilities; background in managing leisure facilities; access and extent of support from organisations and professional associations; and, the ability to develop and manage a 'Strategic Business Unit'. In the overall assessment, it was felt that the greatest opportunity was provided to Hawkesbury Leisure Centres through the management of the facilities by a corporate organisation, rather than the employment of an individual.

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 194

Two proposals from the expressions of interest by corporations were shortlisted, being Leisure Australia and the YMCA proposals. In summary, the proposals were as follows:-

Leisure Australia

Leisure Australia is a not for profit incorporated association and manages twenty five sites throughout Australia. It employs approximately 300 full-time staff and 1200 part-time staff for the facilities it manages. The Company has also offered to fully comply with all aspects of the Specifications and to underwrite the Centres' operations and to guarantee achieving financial viability within one year. The Company will also supply all operational 'seed' funding with repayments to be met by future surpluses from the operations of the Centre. The proposal seeks a 5 + 5 year lease, with a management fee of 1.5% of turnover. Leisure Australia has agreed to guarantee each annual budget that is developed and agreed with the Management Committee and adopted by Council.

YMCA

The Australian YMCA operates 68 major recreational centres, 17 child care centres, three hotels and 15 camps. It also employs 516 full-time staff and 3264 part-time staff. The affiliation and management fee for the YMCA is \$12,000 per annum to be paid in quarterly instalments. The management services offered are on the basis that all income, expenses, operating surpluses or deficits, staff training and promotional costs will be borne by the Hawkesbury Leisure Centres or the Council.

Assessment

Both organisations are not for profit incorporated associations and are well experienced in managing leisure facilities. It is felt that the expression of interest from Leisure Australia is the most advantageous and will result in no cost to Council from the operations of the Centres. The guarantee of agreed financial forecasts and the provision of 'seed' funding for establishing the viability of the Centre, likely to be in the vicinity of \$80,000-\$100,000, and will be repaid from future surpluses, is a significant financial incentive.

Leisure Australia has indicated its confidence in the financial viability of the Centres, in that it is prepared to guarantee a substantial net return to Council, achieving financial viability within one year and guaranteeing to underwrite the projects and the agreed financial forecasts each year.

The offer submitted by Leisure Australia is based upon a return to their Company of 1.5% of turnover. It is projected that in the first full year of operation of both Centres, that it will have an approximate turnover of \$2 million, with the resultant fee to the Company of \$25,000. The full costs of accounting, payroll, audit service and comprehensive financial reporting would be included as an item in the budget. The Company has indicated that their preliminary estimate is this will cost \$20,000 - \$25,000 per annum and would be prepared to compete competitively with Council or sub-contractors to provide this or any other services. Included in the budget considerations will be estimates for promotion, staff training, staff appraisal systems, as well as other operational costs. These are standard budgetary considerations and are similar to both proposals.

It is considered that both Corporations have the expertise and experience to manage the Hawkesbury Leisure Centres, with Leisure Australia's proposal having been assessed as providing the best financial position and a guarantee of a substantial net return to Council.

Financial and Administrative Services

Each of the submissions from the Corporations have indicated that the services for accounting, payroll, auditing and comprehensive reporting would be part of the budget considerations. Whilst these services were not offered by the YMCA, Leisure Australia has indicated that their estimate of costs would be up to \$25,000. It is felt that Council can provide these services and additional administrative services at a cost less than offered by the Company and would be a direct charge to Hawkesbury Leisure Centres. This would provide a revenue source to Council of approximately \$23,000.

Discussions have previously taken place in relation to surplus funds generated by the Hawkesbury Leisure Centres. After a period of successful operation and allowing for asset maintenance and facilities development, any surplus funds would be available to Council to allocate to other sporting activities and this is proposed.

It has been proposed that the Centres will be based upon the guidelines of a 'Strategic Business Unit' that will achieve industry best standards, quality assurance, performance accountability and financial viability. The fee structures established for use of the centres will be designed to reflect these concepts. The submissions of the two short listed Corporations were based upon structures that reflected an acceptable approach for a business unit. A fee structure for the Centres would be established as part of the budgetary process which would be recommended to Council for adoption each year. If Council was to reduce the recommended fees it would be necessary that supplementary funding would need to be provided by Council for the Centres. Guarantees of financial viability could not otherwise be achieved.

Organisation

A draft plan of an Organisation Structure was submitted to Council in November, 1994, suggesting a structure which would most suit Council's requirements for the management of the facility. This structure is attached and submitted for information. It is to be noted that the original structure included a representative from the user groups of each of the complexes. Further investigation has been undertaken and it has been strongly suggested by professional organisations that an improved Management Structure could be achieved by not including user groups on the Board of Directors of the Management Corporation. This has been on the basis that user groups tend to concentrate on issues relating to allocation of floor space and user requirements which would be more appropriately developed with the Manager of the complexes on a day to day basis. Policy recommendations would then be made by the Manager to the Incorporated Management Committee, whose primary responsibility is to develop policies and procedures relating to the Strategic Business Development of the Hawkesbury Leisure Centres. It is therefore recommended that the Board of Directors be constituted with three Council representatives, two community representatives, one Hawkesbury Sports Council representative and the Divisional Manager Community Management & Finance. This would constitute a Board of seven members with the Sports Council representative providing guidance and direction to the Board relative to the sporting disciplines.

Existing Swimming centre Staff

The future employment of the existing full-time Pool Superintendent at South Windsor has been discussed with Leisure Australia. The Company has indicated that in view of Mr. Grove's extensive experience as a Pool Superintendent and the knowledge of the existing swimming centre, it is proposed to offer him a position at the Hawkesbury Leisure Centre. The appointment would be initially for a trial period to determine his suitability in the new Centre, and subject to satisfactory performance, a permanent position could be made. It should be noted that the operation of the Centre will be significantly different from the current swimming pool operation due to the full year of operation of the heated pool along with the dry areas (aerobics/ gymnasium/cafe) and should a suitable position not be available in the long term, it is anticipated that the new safety standards expected for the operation of public swimming pools, additional staff will be required at the Richmond Centre. On this basis if necessary, Mr. Grove could be incorporated into the staff structure of the Richmond Pool operation. Other casual staff that have been employed by the Swimming Centres will have the opportunity to apply for positions for the operation of the Hawkesbury Leisure Centres.

Council has resolved to call for expressions of interest for the two community representatives. A Specification is currently being finalised for the placement of the advertisement.

Early application is to be made for incorporation of the Management Committee and to enable this to take place, it is essential for the three Council representatives to be resolved for inclusion of the Director's names.

RECOMMENDATION:

1. The Expression of Interest from Leisure Australia (Willoughby, NSW) be accepted for the management of the Hawkesbury Leisure Centres.
2. The Organisation Structure provided in the report be adopted.
3. Surplus funds from the operation of the Strategic Business Unit of the Hawkesbury Leisure Centres be applied to sporting facilities within the Hawkesbury City.
4. Council determine its three representatives for inclusion on the Board of Management of Hawkesbury Leisure Centres.

ATTACHMENTS:

AT-1 Organisation Structure.

FN:OR411NBX.F16

**** END OF ITEM 194 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: **195**

ITEM: 195 DRAFT ACCESS POLICY

FILE NUMBER: GC160/002 PT02 & GC150/015 PT01/ENG

REPORT:

The draft access policy as amended by Council at its Ordinary Meeting of 9th August, 1994, was placed on public display at three locations (Council's public enquiry section and the public libraries at Richmond and Windsor) for the period Wednesday, 10 August, 1994 up to and including Monday 19 September, 1994 for written comment from interested persons.

While no submissions were received a numbers of copies were handed out to interested developers and it was concluded that this initial policy was generally satisfactory.

Because of changing industry standards it is proposed that the Access Forum will review the Access Policy at least once a year or at a time of legislative review.

At the meeting of the Access Forum held on Tuesday, 4 October, 1994, it was unanimously resolved by the Committee that the Draft be adopted by Council as its Access Policy.

RECOMMENDATION:

That the Draft be adopted by Council as its Access Policy

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.E02

**** END OF ITEM 195 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 196

ITEM: 196 35TH ANNUAL FLOOD MITIGATION CONFERENCE

FILE NUMBER: GR060/031 PT04/ENG

REPORT:

Correspondence has been received from Wellington City Council advising that the 35th Annual Conference of the Flood Mitigation Authorities of NSW will be held at Wellington from 16th to 19th May, 1995.

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

RECOMMENDATION:

Three (3) Councillors be nominated to attend the 35th Annual Flood Mitigation Conference as delegates.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.E03

**** END OF ITEM 196 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 197

ITEM: 197 **RICHMOND PARK HERITAGE**

FILE NUMBER: GH020/003 PT04/ENG

REPORT:

At the recent Heritage Advisory Committee meeting of 8 March 1995, the minutes of which are tabled at this meeting, item 4.1 resolves to establish a committee for Richmond Park.

It was proposed the committee implement the 1988 Landscape Plan for Richmond Park.

The Landscape Plan referred to was in fact only a short term working document which did not cover the heritage, cultural or long term management issues relevant to Richmond Park.

At present, Management Plans are being prepared for all Council controlled community lands. These plans are publicly displayed and then adopted by Council. Such a plan is being prepared for Richmond Park. It is considered that the formation of a committee for Richmond Park is not necessary at this stage.

RECOMMENDATION:

The Heritage Advisory Committee be advised that a Plan of Management for Richmond Park is being prepared and in view of the heritage significance of the park and the plan will be forwarded to the Committee for comment.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.E10

**** END OF ITEM 197 ****

ORDINARY MEETING
Meeting Date: 11 April 1995

Item: 198

ITEM: 198

PROPOSED CONSERVATION OF HERITAGE ITEM AND
CONSTRUCTION OF 20 UNIT MOTEL - LOT B DP153561 51
BOSWORTH STREET, RICHMOND - GRAHAM EDDS AND
ASSOCIATES

FILE NUMBER: DA5/95/EVD

REPORT:

Council at its General Purpose Committee meeting on 28 March 1995 considered a report in relation to the above matter. During discussion of the application the question was asked whether the existing cabbage tree palm, oak and pine trees on the land would be retained in the redevelopment.

Council is advised that the plans submitted with the application illustrate retention of all three mature trees in the redevelopment. Notwithstanding a further condition may be attached.

RECOMMENDATION:

1. The information be received.
2. The mature cabbage tree palm, oak and pine trees situated on Lot B DP153561 be retained in the redevelopment of the site.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.V07

**** END OF ITEM 198 ****

ITEM: 199 **WINDSOR HOSPITAL SITE REDEVELOPMENT**

FILE NUMBER: GH020/003 PT4/EVD

REPORT:

Included in Section 6 (Report of Committees) of this Business Paper are the Minutes of the Heritage Advisory Committee Meeting held on 8 March, 1995.

At the meeting of Council's Heritage Advisory Committee, a memorandum from Council's Heritage Advisor (Mr R Staas) was tabled which advised of his concerns in relation to the potential redevelopment of the Windsor Hospital site.

The memorandum states inter alia:-

"With the construction of a new regional hospital in the Town of Windsor, the present historic hospital site may become redundant to the Health Department's requirements. As you are aware, the main hospital block was built at the request of Governor Macquarie in 1820 as barrack for convict workmen and was converted to a hospital for prisoners in 1823 and taken over by the Hawkesbury Benevolent Society in 1846. The present form of the building is the result of major work carried out in 1911 and subsequent additions and alterations.

The commemorative stone is an item of Environmental Heritage (No 245) in the Hawkesbury LEP, 1989, however, the hospital building and its site is not listed in the plan and is therefore at potential risk.

In my opinion, the whole of the hospital site, from Copes Cottage through to Macquarie Street and including the two timber cottages in George Street and a number of large and significant trees should be included in the schedule. As the site is likely to come up for dispersal or lease by the Department of Health, I believe that Council should write to the Director of Western Area Health requesting that a full Conservation Plan of Management be prepared for the site, and that the plan should identify clearly all items of cultural heritage significance and provide guidelines for potential adaptive reuse of the important buildings and development controls for the remainder of the site."

The Committee subsequently resolved that Council be advised of the concerns identified in the memorandum.

Given the above, the Department of Health should be requested to prepare a Conservation Plan for the entire site. It is considered that the plan should not only identify items of heritage significance on the land but also identify how the items may be appropriately managed vis-a-vis adaptive reuse. Preparation of such a plan is necessary well before completion of the new hospital as potential for the heritage items on the land to be "lost" or inappropriately managed will be ameliorated.

RECOMMENDATION:

1. The information in the report be received.
2. The Director of the Western Sydney Area Health Service be requested to prepare a Conservation Plan for the Windsor Hospital site prior to consideration of disposal of the land and relocation of the "old" hospital to the new site.
3. The Conservation Plan identify all items of heritage significance on the land and how the items will be managed vis-a-vis adaptive reuse.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.V08

**** END OF ITEM 199 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 200

ITEM: 200

DRAFT LEP SERVICE STATION/CONVENIENCE STORE -
MCGRATH ROAD & WINDSOR ROAD, MCGRATHS HILL
(GOLAN) - DRAFT LEP MOTOR SHOWROOM, MULGRAVE
ROAD, MCGRATHS HILL (BASTIAN SALES PTY LTD)

FILE NUMBER: LEP22/93;LEP4/94/EVD

REPORT:

At the General Purpose Committee meeting on 28 March 1995, advice was sought on how Council could comply with the advice provided by the Department of Planning. It was suggested that as commercial development already dominated the area the issue was more one of control than attempting to deny the inevitable.

A plan is appended to the Environment Section which illustrates:-

1. Non commercial/industrial uses
2. Existing commercial/industrial uses
3. Vacant zoned commercial/industrial land
4. Land subject of current applications

The plan indicates that, notwithstanding the merits, the two subject LEP applications are basically infilling existing commercial uses. The plan also indicates that there is a substantial area of vacant commercial zoned land between Park Road and the Windsor High School. Some of this land has already been developed with the provision of service road access but remains vacant.

If Council is of a mind to support either or both of the subject applications it is suggested that this be on the basis that they constitute infill development between existing commercial uses and as such do not constitute a precedent for ribbon commercial development.

It is not considered that the land on the northern side of Windsor Road opposite the motor village (between the Harris property and Henry Road) should be used for commercial purposes because of its flood liability and the availability of vacant serviced land in the motor village. In this respect the Department of Planning should be assured that Council has no intention of supporting further commercial or industrial rezonings on the northern side of Windsor Road.

RECOMMENDATION:

In the event that either or both of the proposed rezonings are supported, Council advise the Department of Planning that the rezonings are basically infilling existing commercial uses and as such do not constitute a precedent for ribbon commercial development.

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 200

Further the Department be advised that Council has no intention of supporting further commercial or industrial rezonings on the northern side of Windsor Road because of the flood liability of the land and the availability of vacant zoned commercial land on the southern side of the Windsor Road.

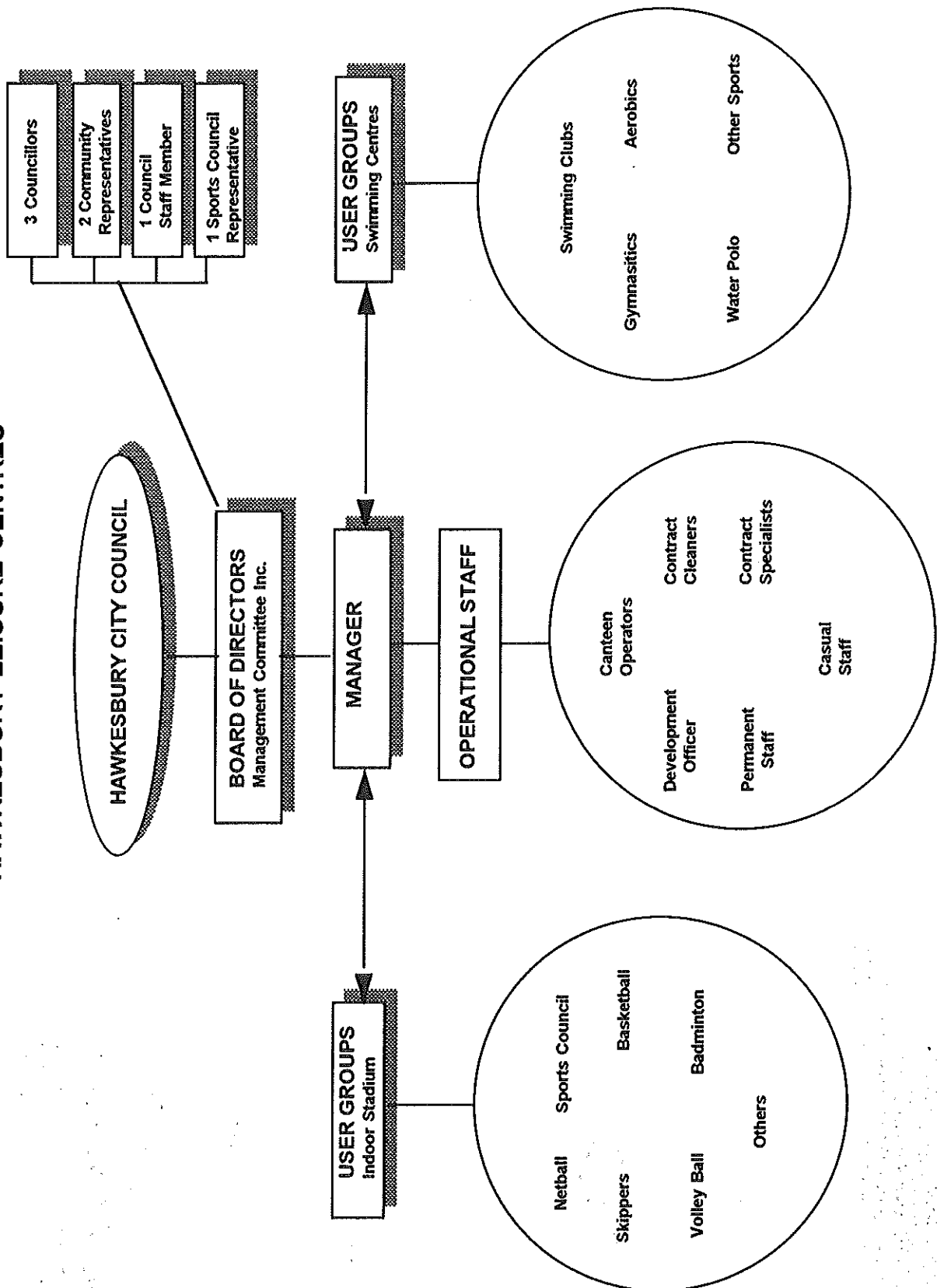
ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NBX.V15

**** END OF ITEM 200 ****

HAWKESBURY LEISURE CENTRES



ORDINARY



Section 5 **Reports for Information**

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 201

ITEM: 201

STATE GOVERNMENT

FILE NUMBER: GE001/005 P102/GMA

REPORT:

Just prior to the State election candidates sitting in the local area were requested to advise regarding a number of issues. The following are details provided by the Australian Labor Party relative to the City area.

- ✧ New National Park Areas - *"the existing nature reserves at Agnes Banks and Windsor Downs will be extended and a new nature reserve at Longneck Lagoon will protect urban bushland."*
- ✧ Hawkesbury River and Sydney Water - *"The Australian Labor Party will maintain a publicly owned Sydney Water with a legislated \$7 billion 20-year clean waterways program".*
- ✧ Windsor Road and Flood Free Access - *"I have been convinced of the necessity of widening Windsor Road between Windsor and Kellyville, particularly with the possibility of the construction and completion of the M2 within the next couple of years. I will be allocating funds within the first term of a Carr Labor Government to complete the widening of Windsor Road to four lanes and I am sure that will be beneficial to all the residents in the Windsor area."* (Letter from Brian Langton Shadow Minister for Transport) *"I am happy to commit the next Labor Government to work with you, Local Government and the local community to determine the best solution to the problem which exists and to start work on the preferred solution as quickly as possible."* (Provision of flood free access).
- ✧ Bush Fire Policy - *"Adopt CSIRO Building Standards, provide homes in fire prone areas with emergency services numbers and other detail regarding design, introduce a standard emergency signal to alert people to an emergency, review State funding for bush fire research, implement replacement program for antiquated equipment and upgrade petrol engine fire vehicles and ancillary equipment to diesel by the 1995/96 bushfire season, discuss the adoption of a uniform radio standard across Australia, investigate a more formal role for defence forces in fire fighting."*

As soon as the details of Ministerial appointments are known correspondence will be forwarded seeking further information regarding policies provided and schedule of implementation.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NCX.G05

**** END OF ITEM 201 ****

ORDINARY MEETING

Meeting Date: 11 April 1995

Item: 202

ITEM: 202**REPORTS REQUESTED BY COUNCIL - STATUS AS AT 11 APRIL 1995****FILE NUMBER:** C50/1/GMA**REPORT:**

File Rep Date	Referred To	Subject	Comment
12 Nov 91	Wetlands Management DMED	Review and Amendment	Awaiting review of REP 20 of HLEP 1989 by DPO
13 Apr 93	Amendment of Industrial DCP - Urban Consolidation and "Greenstreet" DMED	Report on detailed aspects and implications of amendments	Report April GPC
11 Oct 94	Joint venture Prospect Electricity/Council DME0	Lighting walkway/cycleway - Ham Common	Report April GPC
8 Nov 94	Satellite Receiving Dishes DMED	Monitoring	Report November Ordinary 1995
14 Feb 95	Vermont area at Pitt Town DMED	Potential for further subdivision	Awaiting Advice on subdivision of "Bona Vista"
	Wilberforce Abattoir DMED	Noise attenuation	Awaiting further information
	Footpath DME0	Western side of Bandon Road From Retirement Village to Vineyard Railway Station	Report April GPC
	King and Sackville Roads DME0	Likely upgrading	Report April GPC
	Declared Wetlands under REP20 DMED	Provisions - Hawkesbury River County Council and Department of Planning - use of herbicides	Awaiting advice

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR411NCX.G12

**** END OF ITEM 202 ****

ORDINARY



Section 6 **Reports of Committees**

ORDINARY MEETING - 11 April 1995
Reports of Committees

Minutes of the Heritage Advisory Committee Meeting held in the Councillors' Room, Council Offices on Wednesday 8 March 1995 commencing at 7.40 pm.

PRESENT: Councillor H J M Books (Chairperson), Professor I Jack, Mrs J Barkeley, Mr C Grinter, Mr M Hatherly, Mr G Edds, Mr A Hendrikson, Mr S Dixon & Ms A Brandjes

APOLOGIES: Mr M Coulter Divisional Manager, Mrs J Page & Mr B Flakelar

ADDRESS BY MR & MRS MANSFIELD:

Redevelopment of land surrounding "Claremont Cottage" Claremont Lane, Windsor as a means of funding its restoration following fire damage

The Committee resolved to reaffirm its previous resolution of 17 August 1994 ie that development options as outlined in the McDonald McPhee report commissioned by the Department of Planning are inappropriate within the historic curtilage of "Claremont Cottage".

The Committee resolved that the best course of action is for the current owners of "Claremont Cottage" to sell the property.

The Committee resolved that the owners be encouraged to make immediate application for funding under the Heritage Assistance Programme for stabilisation of building fabric at "Claremont Cottage"

CONFIRMATION OF MINUTES:

The Committee resolved to adopt the Minutes of the meeting held on 8 February 1995

MATTERS ARISING OUT OF PREVIOUS MINUTES:

3.1 Freemans Reach Flood Boat

The Committee was advised that Mr Tony Blakeloc would inspect the 1912 Freemans Reach Flood Boat.

3.2 Nomination of "Rose Cottage" to the Register of the National Estate

The Committee was advised that research required for the Australian Heritage Commission's nomination form was now complete. The Committee resolved that the form be completed and forwarded to the Australian Heritage Commission.

3.3 Richmond Discount Department Store

The Committee was advised that exhibition of the draft local environmental plan for the Richmond D.D.S was now complete and that the exhibition of the draft plan would be reported to Council following receipt of the development application.

CORRESPONDENCE:

The Committee was advised that no correspondence had been received.

GENERAL BUSINESS:

4.1 Plan of Management - Richmond Park

Mrs J Barkley tabled a letter and report titled "Richmond Park - A Community's Heritage" prepared by Angie Michaelis student at Ryde College of TAFE. The Committee was advised that no current management plan existed for Richmond Park other than the 1988 document prepared by Council's Engineering Department. The Committee was further advised that by 1996 Council must have a plan of management for each piece of land it owns.

The Committee resolved that a Section 377 Committee be formed and that the Committee be responsible for implementing the 1988 plan of management.

4.2 Redevelopment of the Windsor Hospital Site

A memorandum from Robert Staas Heritage Advisor advising of his concerns in relation to the potential redevelopment of the Windsor Hospital site was tabled.

The Committee resolved that Council be advised of the concerns raised in the memorandum.

4.3 Canoe

The Committee resolved that a copy of the report of the Department of Planning's Maritime Archaeologist report on the canoe be forwarded to Mrs J Barkley.

DATE OF NEXT MEETING:

The Committee resolved that the next meeting be held at 7.30 pm on 12 April, 1995.

The meeting closed at 10.30 pm.

ORDINARY MEETING - 11 April 1995
Reports of Committees

Minutes of the Meeting of Local Traffic Committee held at the Council Chambers, Windsor on Friday, 17 March, 1995, commencing at 8.15am

PRESENT: Councillor B Keegan - (Chairman), Sgt G Thompson - NSW Police Service, Mr D Lamont - Roads & Traffic Authority, Mr J Christie - Office of P Gibson, MP, Mr R Searle - Office of K Rozzoli, MP.

APOLOGIES: Mr G Hatch - Department of Transport

ALSO PRESENT: Mr C Daley - Divisional Manager Engineering, Mr J Corry - Development Engineer and Mr T Shepherd - Administrative Officer (Engineering)

MINUTES

1. The Minutes of the Meeting held on 17 February, 1995, were confirmed.

CORRESPONDENCE

2. MACQUARIE & DRUMMOND STREETS, SOUTH WINDSOR - ROADS & TRAFFIC AUTHORITY - TRAFFIC SIGNALS. 1341/R Pt 3, 426/R

Advising that traffic signals are not to be erected at above intersection but that funding under 1995/96 Road Safety Programme is available for installation of central median on both approaches of Drummond Street to Macquarie Street.

Committee's Recommendation

Advice be noted and the Roads and Traffic Authority be advised that whilst provision of funding under 1995/1996 Road Safety Programme is appreciated, existing improvements to the intersection appear to have satisfactorily resolved situation.

3. WIRE LANE, NORTH RICHMOND - ROADS & TRAFFIC AUTHORITY - REDUCTION OF SPEED LIMIT. 2316/R

Advising of a reduction of the speed limit on Wire Lane, North Richmond from 100kph to 80kph.

Committee's Recommendation

Advice be noted.

4. PITT TOWN ROAD, PITT TOWN - M & M SALOTTI - TRAFFIC CONDITIONS, 1641/R PT02

Requesting reduction of the speed limit in the vicinity of the drive entrance to 268B Pitt Town Road, Pitt Town due to slow moving heavy vehicles entering/leaving the farm property.

Committee's Recommendation

To defer this matter to the next meeting pending a site inspection.

5. MCMAHONS ROAD, KURRAJONG - COMLERoy ROAD PUBLIC SCHOOL - TRAFFIC CONDITIONS. 1311/R

Representations regarding the following matters:

- a. school bus turning from Comleroy Road into McMahons Road forced to cross the centre line of McMahons Road into oncoming traffic, due to intersection configuration;
- b. requesting extension of the 60kph speed limit to the end of McMahons Road; and
- c. limited sight distance travelling east from the school due to the bank on the curve of McMahons Road.

Site inspection carried out this date; traffic/speed survey conducted during 28 February, 1995 - 8 March, 1995.

Committee's Recommendation

- a. Left hand turning radius (inside of curve) from Comleroy Road into McMahons Road be widened to accommodate bus movement;
- b. 60kph speed zone be extended for the full length of McMahons Road;
- c. 40kph school zone be established at Comleroy Road Public School, McMahons Road frontage of the school, subject to priority basis;
- d. consideration be given to restricting parking on the bend at the eastern end of the school building line, following determination between Council and the NSW Police Service;
- e. more prominent advisory signage be erected on Comleroy Road in the vicinity of McMahons Road advising of the existence of the school;

- f. flashing lights not be installed on Comleroy Road in the vicinity of McMahons Road intersection as that location is not within the Roads and Traffic Authority guidelines for school zones;
- g. remove the black wattle tree on the southern side of McMahons Road approximately half way between Comleroy Road and the right hand bend, McMahons Road; and
- h. the results of the traffic/speed survey be forwarded to the NSW Police Service for appropriate action.

6. POIDEVIN LANE, WILBERFORCE - TRAFFIC CONDITIONS - NSW POLICE SERVICE. 1649/R

Advising of representations received regarding speeding traffic in Poidevin Lane, Wilberforce and difficulty in relation to enforcement of Motor Traffic Act due to the absence of street lighting/speed restriction signs.

Site inspection carried out this date.

Committee's Recommendation

To defer further consideration of this matter pending completion of a traffic/speed survey.

7. CAR PARK, NORTH RICHMOND SHOPPING CENTRE. GC010/007

Advising of confusion in respect of ingress to egress from the car park on Riverview Street, North Richmond due to pavement arrows within the car park, compounded by inaccurate signage.

Site inspection carried out this date.

Committee's Recommendation

That the eastern most driveway be designated 'exit only', with western most driveway being designated 'in only'.

8. SIRIUS CRESCENT/COLONIAL DRIVE, BLIGH PARK - TRAFFIC CONDITIONS - J JOHNSON

Advising of restricted sight distance on exit from Sirius Crescent onto Colonial Drive, Bligh Park due to parked vehicles.

Committee's Recommendation

To defer further consideration of this matter to the next meeting pending site inspection.

9. BOURKE/MARCH STREETS, RICHMOND - TRAFFIC CONDITIONS - SUMNER

Requesting 'Give Way' signs at the intersection of Bourke/March Streets, Richmond due to alleged excessive traffic movements during peak periods.

Committee's Recommendation

No further action be taken.

10. MACQUARIE STREET, WINDSOR - WINDSOR ECONOMIC DEVELOPMENT COMMITTEE INC - PARKING

Requesting review of parking restrictions on Macquarie Street, Windsor between Christie/Suffolk Streets, as unrestricted parking reduces patronage of take-away retail outlet.

Committee's Recommendation

Existing unrestricted parking between northern most driveway to hospital and Suffolk Street be converted to ½ hour restricted parking.

11. SOUTHEE/LONDONDERRY ROADS, RICHMOND - TRAFFIC CONDITIONS - HAWKESBURY CITY COUNCIL

As previously requested in response to representations regarding traffic management options at the subject location, peak traffic flow data covering the period 8/3/1995 - 13/3/95 was considered; Mr J Christie advised that University of Western Sydney had a proposal to relocate the existing access point south of the present location.

Committee's Recommendation

That correspondence be forwarded to University of Western Sydney requesting advice as to the present status regarding relocation of the driveway.

REPORTS

12. THOMPSON SQUARE/GEORGE STREET, WINDSOR - HAWKESBURY CITY COUNCIL - ALFRESCO DINING. GC283/134

Submissions received from five operators of businesses within Thompson Square, Windsor to formalise their use of either part of the footway or roadway, or both, adjoining their shop premises, for alfresco dining purposes.

Committee's Recommendation

That this matter be deferred pending submission of concept plan addressing all aspects of the proposal in relation to pedestrian/traffic movement and including replacement of the 'Stop' signs at Baker/George Streets intersection with 'Give Way' signs.

13. LOT 2 DP800651 LOT 240 DP771344, LOT 1 DP579016, LOTS 1 & 2 DP605115 WOODS/MILEHAM/COLLITH/SALMON ROADS - SUBDIVISION APPLICATION. SA20/95

Subdivision Application providing for 109 lots.

Committee's Recommendation

Generally, no objection to application, subject to appropriate treatment to accentuate regulatory signage at the intersection Mileham/Woods Streets, South Windsor, be undertaken.

14. LOTS 1 & 5 DP237356 LOT 13 DP4906 LOT B DP36301 6-8 EAST MARKET STREET, RICHMOND - EX-SERVICEMAN'S CLUB LTD/PAYNTER & DIXON. DA24/95

Development Application providing for extension of Club premises and construction of Motel.

Representatives from both Richmond Ex-Servicemans Club and Paynter & Dixon addressed the Committee.

Committee's Recommendation

That this matter be deferred to the next meeting pending consideration of traffic study by Committee Members.

QUESTIONS WITHOUT NOTICE

Mr J Christie

1. Enquired as to progress regarding establishment of bus zone on Bourke Street, Richmond, immediately south of railway line outside Richmond Golf Club.

ORDINARY MEETING - 11 April 1995
Reports of Committees

Committee's Recommendation

That 'Buses Excepted' signs be attached under existing 'No Standing' signs.

Mr D Lamont

2. In response to Committee's decision of 17 February, 1995, to refer the reduction of speed limit in vicinity of 62 Boundary Road, Oakville, to the Roads and Traffic Authority for investigation, advised that five (5) accidents had occurred on Boundary Road, Oakville, between Windsor and Pitt Town Roads within the last three (3) years.

Committee's Recommendation

No further action be taken at this time.

Sgt G Thompson

3. Advised that through traffic on Windsor Street, Richmond is impeded by north turning traffic onto West Market Street, resulting in heavy congestion at intersection.

Committee's Recommendation

Report be submitted to next Committee Meeting in respect of traffic management options at the subject location.

4. Advised that east bound through traffic on Windsor Street, Richmond, is impeded by right turn traffic onto East Market Street, compounded by location of bus zone.

Committee's Recommendation

That existing bus zone at the subject location be moved west on Windsor Street to a location immediately east of the 'No Standing' zone on the northern side of Windsor Street.

NEXT MEETING

The next meeting of the Local Traffic Committee will be held at 9.30am, 21 April, 1995, convening at the Council Chambers to conduct the following inspections:

- a. 268B Pitt Town Road, Pitt Town; and
- b. Sirius Crescent/Colonial Drive, Bligh Park

The meeting closed at 12.33pm.

ORDINARY MEETING - 11 April 1995
Reports of Committees

Minutes of the Floodplain Management Committee held in the Councillors' Room, Council Offices on Monday 27 March commencing at 5pm.

PRESENT: Councillor L Sheather (Chairperson), Councillor B Keegan, Councillor P Minturn, Mr J Miller, Mr A Hastie, Mr C Williams, Mr A Low, Mr J Murtagh, Mr S Roberts, Mr M Coulter and Ms A Brandjes

APOLOGIES: Mr G Baldry, Mr P Jones and Ms E Loseby

ADDRESS BY MR J PETRE - SYDNEY WATER CORPORATION:

Councillor L Sheather introduced Mr J Petre Awarenesss Officer Warragamba Dam Project Team to the Committee.

Mr J Petre gave a 45 minute address on the proposed raising of the Warragamba Dam wall by Sydney Water Corporation.

CONFIRMATION OF MINUTES:

The minutes of the committee meeting held on 30 January 1995 were confirmed.

BUSINESS ARISING:

5.1 Prospect Electricity Membership of the Committee

Councillor L Sheather introduced and welcomed Mr S Roberts of Prospect Electricity to the Floodplain Management Committee. Mr Roberts advised the committee that should the need arise for other committee members to contact Prospect Electricity he could be contacted at the Windsor Depot on (045) 77 0450.

5.2 State Emergency Service Flood Information

Mr J Miller advised the Committee whilst the information for Bligh Park and Windsor Downs had been supplied by Council's Engineering Division information for McGraths hill was still outstanding.

Mr A Low advised the committee that local issues such as the raising of certain roads to facilitate evacuation should be addressed in the Hawkesbury Nepean Floodplain Management Study.

5.3 Inspection of "Areas of Concern"

Councillor L Sheather advised the committee that it may be appropriate for the Committee to inspect specific areas of concern to members as a group.

The committee resolved to inspect "areas of concern" identified by committee members from 12.00pm to 4.00pm using the community bus on 1 May 1995.

CORRESPONDENCE:

No correspondence was received.

GENERAL BUSINESS:

6.1 Environmental Impact Statement for the raising of the Warragamba Dam Wall

The committee was advised that Council would have the opportunity of commenting on the Environmental Impact Statement when it was placed on public exhibition.

6.2 Proposed Landfilling at Rickaby's and South Creeks

The committee was advised that proposed landfilling at Rickaby's and South Creeks would be modelled during the Hawkesbury Nepean Floodplain Management Study.

6.3 Roads and Traffic Authority and Telecom - membership of the committee

The committee discussed the possibility of inviting a representative of the Roads and Traffic Authority and Telecom to become members of the committee.

6.4 Flood Gauges at Windsor Bridge

Mr J Miller asked Mr Hastie when the survey work requested in November 1994 by the State Emergency Services in Pitt Town, Vineyard, Bligh Park and Freemans Reach would be done.

Mr Hastie advised that the works listed for completion with Council's Surveyor would be done when time allowed as the Surveyors main priority was to complete work for Council's Works Program.

NEXT MEETING:

Monday 1 May 1995 5pm

The meeting closed at 8.05pm

**ORDINARY
MEETING**

Meeting Filename: OR110495.BIN

END OF BUSINESS PAPER

