

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 9 May 1995

LOCATION: Council Chambers

TIME: 7:30pm

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Mayoral Minutes

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No Mayoral Minutes Were Submitted

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

ORDINARY

Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notices of Motion

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No Notices of Motion Were Submitted

******* 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 - May 9, 1995

By : Councillors P E Rogers, W J Mackay, B N Keegan and M G Parsons :

We the undersigned Councillors give notice of rescission of the resolution of the Council to-night (11 April 1995) for Item 153 (GPC 28.3.95) regarding Proposed 2 Lot Subdivision of Lot 2, DP835694 - 993 Bells Line of Road Kurrajong Hills : G & D Rogan. File SA105/94.

******* 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 2 May 1995, commencing at 9.30am.

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

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

Councillor Keegan arrived at 9.35am, Councillor Paine at 9.45am and Councillor Rogers at 10.15am.

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

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

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

155: TOURIST FACILITY - LOT 18 DP753784 79 GREENS ROAD, LOWER PORTLAND (DA38/94/CSV)

Applicant:	Mr David Hooker
Applicants Reps:	Not advised
Owner:	Padaso Pty Ltd
Stat. Provisions:	Hawkesbury Local Environmental Plan 1989
Area:	28.33ha
Zone:	Environmental Protection (Scenic) 7(d)
Advertising:	Adjoining owners, Baulkham Hills Council and Hawkesbury Nepean Catchment Management Trust notified of the proposal with 29 submissions received.
Date Received:	27 February 1995

Key Issues:

- , Flooding
- , Filling of land
- , Visual impact
- , Removal of existing caravan park
- , Traffic
- , Disposal of effluent
- , Amenity of locality

Action:

Approval with conditions

Mr S Klinger, Solicitor, addressed the Committee on behalf of the applicant.

Ms J Whitmont, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THIS APPLICATION be refused as it is contrary to the 7(d) zone and overdevelopment of the site particularly in the floodplain.

ADDITIONAL INFORMATION

Contact was made with the Liquor Administration Board who indicated that taverns were different from hotels with the distinguishing feature being that hotels provide accommodation.

With respect to planning legislation, hotel is defined as follows:=

"the premises to which a hotelier's licence granted under the Liquor Act 1982 relates"

Both taverns and hotels rely on a hotelier's licence. Consequently, from a planning perspective no distinction is made between hotels and taverns.

It should also be pointed out that different licence holders may describe premises differently depending upon their marketing strategy and how they wish to promote the property.

As the application is to be refused, the following reasons are suggested:-

1. The proposal is an overdevelopment of the site.
2. The proposal is unsatisfactory in terms of development on flood liable land.
3. The development is contrary to the objectives of the Environmental Protection (Scenic) 7d zone.
4. The development adversely impacts upon and is unsympathetic to the existing stone cottage.
5. The proposal has an unsatisfactory level of visual impact.

156: THREE LOT INDUSTRIAL SUBDIVISION LOT 8 DP260028 NO 11 BOX AVENUE, WILBERFORCE. GARY WHITE PROPERTY CENTRE (SA30/95/EVD)

Applicant: Gary White Property Centre
Applicants Reps:
Owner: Hamlet Homes Pty Ltd
Stat. Provisions: Hawkesbury LEP, 1989
Area: 2,000m²
Zone: General Industrial 4(a)
Advertising: Not required
Date Received: 23 February, 1995, additional information received 4 April, 1995

Key Issues:

, Character
 , Access
 , Lot sizes
 , Services
 , Precedent

Action:

Refusal

Mr G White, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A site inspection be carried out.

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

THE APPLICATION BE approved subject to appropriate conditions to be reported to the Ordinary Meeting on 9 May 1995.

ADDITIONAL INFORMATION

Given the recommendation of the GPC it is recommended that approval be granted for the 3 lot subdivision of Lot 8 DP260028 11 Box Avenue, Wilberforce, creating lots having areas of 475m², 475m² and 1050m² subject to the following conditions:-

1. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.

2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
4. The construction of concrete kerb and gutter similar to that existing in the area, layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the road pavement 8m wide over the frontage of proposed Lots 1 and 2.
5. The provision of interallotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council.
6. Construction of road and drainage works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
7. A design checking and inspection fee of \$250.00, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1995.
8. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
9. Payment of a linen release fee of \$220.00. This amount is valid until 30 June 1995.
10. The subdivision shall be in general accordance with the submitted plan dated 4 April 1995.

Note: The following are the indicative construction costs for Woodlands Road, south of the subject site:-

Lot 8 to Ironbark Drive - \$144,000.00

Lot 8 to Sackville Road - \$536,000.00

The estimates include kerb and gutter on the industrial site, full width construction and minor drainage.

With the approval of incremental subdivision such as the subject application it will be inevitable that the completion of construction of Woodlands Road at least between Ti-Tree Place and Ironbark Drive will be required. As many of the properties fronting the road may not choose to subdivide there is an issue of financing the construction. This application has only been conditioned to require construction for its frontage and it should be noted that either side will remain without seal and kerb and gutter.

157: PROPOSED WEDDING RECEPTION/FUNCTION CENTRE, TEA ROOMS AND CRAFT EXHIBITION - LOT 1 DP211614 AND LOT 1 DP540273 NO 11 PAGET STREET, RICHMOND. BRINCKLEY AND SCIBERRAS (DA279/93/EVD)

Owner: D & P Reece
Stat. Provisions: Hawkesbury LEP, 1989
Area: 771m²
Zone: Special Business 3(b)
Advertising: Adjoining owners for fourteen (14) days, no submissions received
Date Received: 17 November, 1993, amended plans submitted 8 September, 1994, additional information submitted 2 March, 1995

Key Issues:

, Traffic Generation
 , Parking
 , Amenity

Action:

Refusal

Mrs Brinckley, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE deferred.

158: CATTLE FEEDLOT - LOT 5 DP238298 169 COMMERCIAL ROAD, VINEYARD (DA0221/94/EVD)

Applicant: D & E Becroft
Applicants Reps: Not advised
Owner: D & E Becroft
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 2.807ha
Zone: Rural 1(c)
Advertising: Adjoining owners, advertisement in local paper and sign on site, 5 submissions received
Date Received: 17 August 1994, additional information submitted 7 October 1994

Key Issues:

, Environmental Impact

- , Odours and dust
- , Water pollution
- , Amenity
- , Noise

Action:

Refusal

Mr D Becroft, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A site inspection be carried out.

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

THE APPLICATION BE approved with appropriate conditions to be reported to the Ordinary Meeting on 9 May 1995.

ADDITIONAL INFORMATION

It is recommended that approval be granted for the use of Lot 5 DP238298 169 Commercial Road, Vineyard for a cattle feedlot subject to the following conditions:-

1. Cattle kept on the site as part of the cattle feedlot to be restricted to weaners only (6 - 9 months old) and to be a maximum of 50 head.
2. Holding/feeding area to be made into a hardstand of compressed earth or concrete isolated by drains from the surface water above it, to the requirements of the NSW Agriculture.
3. The hardstanding area to be drained separately into a second dam, to be located above the main dam, to the requirements of the NSW Agriculture.
4. The hardstanding area to be cleared regularly and the solid waste removed for disposal onto the kikuyu pasture or off site.
5. The liquid effluent from the hardstanding area to be collected in the proposed dam and used for the irrigation of the kikuyu pasture.
6. Provision of a detailed management plan to the requirements of the NSW Agriculture with the management plan addressing the matters set out in the National Guidelines for Beef Cattle Feedlots in Australia.

7. Compliance with the requirements of the Department of Conservation and Land Management - Soil Conservation Service in regard to soil erosion and sedimentation controls.
8. Compliance with the requirements of the Environment Protection Authority in regard to water, air and noise pollution controls.
9. Submission of details required in Conditions 2 to 8 above to Council for approval within 30 days of the date of this development consent.
10. Submission of a building application, plans and specifications complying with the Building Code of Australia for any alteration and additions to the existing buildings and yards.
11. 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.
12. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
13. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

159: REQUEST TO MODIFY DEVELOPMENT CONSENT. LOT 1 DP 741427 AND DP 80529, 304 PITT TOWN BOTTOMS ROAD, PITT TOWN - CHARLES KINGSFORD SMITH MODEL AIRCRAFT CLUB INC. (DA76/93/EVD)

Applicant: Charles Kingsford Smith Model Aircraft Club Inc.
Applicants Reps: Not advised
Owner: Charles Kingsford Smith Model Aircraft Club Inc. and Sydney Model Airfield Pty Ltd
Stat. Provisions: HLEP 1989
Area: 16.719 ha
Zone: Environmental Protection (scenic) 7(d1)
Advertising: Adjoining owners were notified with one submission received
Date Received: 16 February 1995

Key Issues:

, Variation of conditions of consent

Action:

Change to conditions of consent

COMMITTEE'S RECOMMENDATION

THE DEVELOPMENT CONSENT be modified in the following manner:-

1. Condition 6 be replaced with the following:

"The total number of motor powered planes, including remote and line controlled, in the air at any one time, shall not exceed 6."

2. Condition 9 be replaced with the following:

"The hours of operation will be limited to 9.00am to 5.00pm. This restriction shall not apply to non-powered models or to electric powered models."

160: STAGED EXTENSIONS AND ALTERATIONS, INCORPORATING A MASTER PLAN, TO THE EXISTING RICHMOND EX-SERVICEMAN'S CLUB - LOT 13 DP4906, LOT B DP368301 LOTS 1-5 DP237356 6-8 EAST MARKET STREET AND LOT 1 DP624012 CORNER FRANCIS STREET AND BENSONS LANE, RICHMOND (DA24/95/EVD)

Applicant: Paynter Dixon (NSW) P/L
Applicants Reps: Not advised
Owner: Richmond Ex-Serviceman's Club Ltd
Stat. Provisions: Hawkesbury Local Environmental Plan, 1989; SEPP No. 11 (Traffic Generating Developments)
Area: 9,200m² (land bounded by Toxana, Francis and East Market Streets)
Zone: 6-8 East Market Street - Residential 2(c); Corner Francis Street and Bensons Lane - part Residential 2(a) and Part Environmental Protection 7(d1)
Advertising: Advertised with no submissions
Date Received: 13 February 1995

Key Issues:

, Traffic/parking
 , Approvals under Delegation

Action:

That Stage 1 be approved subject to conditions and that further stages of the Master Plan be determined under delegation of authority.

COMMITTEE'S RECOMMENDATION

1. AMENDED STAGE 1 be carried out generally in accordance with plans referenced DA2, DA3, DA4, DA5 dated 10 February 1995 and DA13 dated April 1995 and where modified by conditions.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6.0m (six).
4. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
5. Construction of road and drainage or sewer 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 Divisional Manager Engineering Operations.
6. 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.
7. 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.
8. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the building application.
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 187 (one hundred and eighty seven) 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.
12. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
13. A physical barrier being provided between public spaces, vehicular accessways, parking areas and the surrounding landscaped area.
14. A common television antenna shall be provided for the development.
15. 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.
16. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
17. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
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 spillage of light, if any, shall be controlled to the satisfaction of Council.
20. 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.
21. 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.
22. All fill to be adequately compacted by track rolling or similar.
23. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of building plans.
24. Submission of detailed plans indicating the extent and volumes of excavated material to be removed generally in accordance with Condition No. 1. Details to be submitted with the Building Application.

25. Exterior surfaces of the proposed structure being painted or treated with a non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Divisional Manager Environment and Development prior to occupation or use of the building.
26. Disabled access shall be provided so as to comply with the Building Code of Australia.
27. The roof of the Auditorium shall not exceed 30m in height relative to the Australian Height Datum, generally in accordance with plans referenced DA5.
28. The Auditorium shall not be 'fitted-out' for future use unless satisfactory arrangements have been made for the availability of parking to the satisfaction of the Divisional Manager of Environment and Development.
29. The installation of pedestrian refuge to suit the access point to the Club's southern side of Francis Street and that access point being west of the revised driveway to the car park.
30. Future stages identified in the Master Plan referenced DA6 - DA11 inclusive be determined under Delegated Authority under separate applications.
31. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14 July 1987. Conduit and ducting material is available from Prospect Electricity.
32. 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.
33. Consideration of comments by Council's architectural adviser on the external appearance of the building prior to the submission of building plans.

161: DEVELOPMENT CONTROL PLAN FOR KURRAJONG HEIGHTS VILLAGE (DA125/94 PTS 1 & 2 DCP/95/EVD)

COMMITTEE'S RECOMMENDATION

THE DRAFT DEVELOPMENT control plan for Kurrajong Heights Village be placed on exhibition for at least twenty eight (28) days in accordance with Part 3 of the Environmental Planning & Assessment Regulations.

162: LOCAL AIR QUALITY MANAGEMENT - REGIONAL ORGANISATIONS OF COUNCIL (GE020/016 PT05/EVD)

COMMITTEE'S RECOMMENDATION

1. COUNCIL ESTABLISH A LAQMP Steering Committee and Project Team; and
2. Council participate in the development of a Regional Air Quality Management Plan.

163: DRAFT LOCAL ENVIRONMENTAL PLAN TO PERMIT A 20 LOT SUBDIVISION OF LOT 7 DP979541 JOHNSTON STREET, PITT TOWN - I JOHNSTON AND G TIMMERMAN (DA0360/92 PT09; LEP011/91 PT02/EVD)

Mrs G Timmerman, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. A DRAFT local environmental plan be prepared to permit a 20(twenty) lot subdivision of Lot 7 DP979541. Further that the 20 (twenty) lots are to have areas of between 450m² (four hundred and fifty) minimum and 1 (one) hectare maximum.
2. In the event that the subdivision proceeds without the provision of reticulated sewerage, then a development control plan is to be prepared to facilitate a future resubdivision into residential lots.
3. A draft local environmental plan be prepared to delete clause 40 from Hawkesbury Local Environmental Plan 1989.
4. The draft local environmental plan permit the 20 (twenty) lot subdivision and such preparation take into account the principles of solar orientation.
5. A meeting be held with the applicants prior to the Ordinary Meeting to discuss the matter.

164: BLAXLAND RIDGE SEPTIC TANK EFFLUENT PONDS (GE020/028/PT05/EVD)

COMMITTEE'S RECOMMENDATION

1. SHOULD THE ponds be decommissioned or their operation be altered, a qualified Bush Regenerator be engaged to report on rehabilitation of the vegetation in the irrigation areas.

2. Options be prepared for a program to restrict the further spatial spread of weeds in the short term.
3. Should the ponds be decommissioned or their operation be altered, a qualified Bush Regenerator be engaged to report on rehabilitation of weed affected areas. Further that downstream landowners be consulted and their involvement in future control be discussed.
4. Options for financing the rehabilitation works in 1. and 3. be considered and if necessary a financial reserve be established.
5. Sydney Water be requested that reticulated water not be extended to any premises that relies on tanker removal of septic tank effluent.
6. Only the following developments be approved in respect of unsewered land that will rely on tanker removal of septic tank effluent:
 - a) single dwelling houses
 - b) light industry and single shops which do not require a water supply greater than that which can be delivered via a normal domestic connection without on-site storage; OR which are not connected to a reticulated water supply.
7. Subdivision of unsewered land that will rely on tanker removal of septic tank effluent be prohibited.
8. Recommendations 6 and 7 be reassessed when alternative disposal facilities are available.

165: REZONING APPLICATION FROM LIGHT INDUSTRIAL 4(B) TO RESIDENTIAL 2(A) - PART LOT 1 DP831345 CORNER DRUMMOND AND MILEHAM STREETS, SOUTH WINDSOR (LEP11/94/EVD)

Mr R Clarke and Mr K Graf of A V Jennings Ltd, applicants, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. COUNCIL SUPPORT THE preparation of a draft local environmental plan to zone part of Lot 1 DP831345 corner of Mileham and Drummond Streets, South Windsor, containing an area of 3.133ha, from Light Industrial 4(b) to Residential 2(a). That consideration of the solar orientation principles also apply in the review of the draft local environmental plan. The applicant is to submit a Traffic Consultant's Report regarding traffic access to the land and parking and specifically that access from Drummond Street to any development that faces that street.

2. The Director of Planning be requested to issue the Section 65 Certificate to allow the proposal to be exhibited.
3. Consultation be undertaken with relevant government authorities and agencies pursuant to Section 62 of the Act.
4. That Council assist the applicant and A V Jennings to settle a Memorandum of Understanding and appropriate Section 88B Instrument of the Conveyancing Act whereby the applicant and its successors in title will address any future environmental/nuisance issues to the satisfaction of all parties involved, they being the Council, the applicant and any future owners of the land.

166: "IN PRINCIPLE" CONSIDERATION FOR THE RELOCATION OF SEVENTEEN RAAF HOMES TO ERINA PLACE, SOUTH WINDSOR - LOT 14 IN PROPOSED RESUBDIVISION OF LOT 12 DP826816 AND LOT 178 DP221986 MILEHAM STREET, SOUTH WINDSOR (P1833/1120 PT1; SA2/94 & SA6/94/EVD)

Councillor Rogers declared an interest in this matter.

Mr P Edmonds, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

An inspection of the site and Raven Place be carried out.

The Committee inspected the site and Raven Place. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors H J M Books, R G Calvert, M G Parsons, L C Sheather, W J Sledge, B N Keegan C A Paine and P J Minturn.

THE APPLICATION NOT be supported at this time but that a staged development would be considered with appropriate landscaping.

SECTION 2 - INFRASTRUCTURE

49: FLOOD/STORM DAMAGE - FEBRUARY/MARCH, 1995 (GG021/111 PT03/ENG)

COMMITTEE'S RECOMMENDATION

THE INFORMATION REGARDING assistance to repair flood/storm damaged roads be received.

50: WINDSOR/RICHMOND SUB-REGIONAL BICYCLE NETWORK (GG021/193 PT01/ENG)

COMMITTEE'S RECOMMENDATION

THE SUB-REGIONAL BICYCLE Network as identified by the Committee be adopted.

SECTION 3 - ORGANISATION AND RESOURCES

72: STATE EMERGENCY SERVICE - STORAGE FACILITIES (GC305/009 Pt01/GMA)

Councillor Minturn declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

A STEEL FRAMED colorbond building of approximately 20 (twenty) metres x 30 (thirty) metres with a concrete floor and appropriate internal services be provided for the State Emergency Service on the site at Kurmond Road Wilberforce with total cost, including ancillary facilities of \$120,000 (one hundred and twenty thousand dollars) with funding from the proceeds of the sale of the Windsor site.

73: MONTHLY FINANCIAL STATEMENTS - MARCH 1995 (GF011/004 PT4/FNC)

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Rogers asked if a letter could be forwarded to the President of the Show Society and members of the Committee congratulating them on a successful Hawkesbury Show.
2. Councillor Sheather referred again to the Sackville Ferry and its operation, and asked if there is any chance of getting the ferry back from Parramatta.

The Divisional Manager Engineering Operations advised that he had written to the RTA this week outlining Council's concerns about the operation of the Ferry as he believed there was a larger ferry becoming available from the Daintree which they could possibly purchase for that location.

3. Councillor Parsons asked if a report could be brought forward to the next General Purpose Committee or the one after regarding the issue of tree clearing and securities that could be lodged to prevent the sale of these properties as a cleared resource and not for the intention that was given.

4. Councillor Books sought advice on the reason why the RTA or SRA had offset the pillar in the middle of Macquarie Street to one side.
The Divisional Manager Engineering Operations undertook to ascertain the reason.

5. Councillor Paine tabled a letter from Mrs Ghantous who lives in Anschau Crescent regarding some problems with Hawkesbury Valley Motors using Anschau Crescent as an access to unload their heavy vehicles. Also using it for large trucks and as a business entrance.

The General Manager undertook to provide Councillor Paine with the file on this matter.

6. Councillor Paine asked for an update on what is happening with Mushroom Composters.

The Divisional Manager Environment and Development advised that in relation to Ebenezer, the Contempt Motion is being heard on the 22nd and 23rd May. In relation to Tinda Creek, Hearing starts on 30th June which involves all the actions - Neville Diamond, Mushroom Composters and Council.

7. Councillor Paine sought advice on the Kurrajong Heights Court Case. She advised that residents are concerned that there has been a call over and they do not know anything about it.

The Divisional Manager Environment and Development understood it would be in July sometime and that Mr Edds may be working for Council as a Consultant. He advised that Council will be asking for affidavits from residents and for them to attend Court.

The General Manager advised that call overs set down timetables for which all parties are required to carry out certain things and it is not normal policy to advise residents in this regard.

8. Councillor Paine sought advice regarding the lack of funds for the Toy Library.

The Divisional Manager Financial Management advised that he had spoken to Councillor Books who indicated that Prospect Electricity would probably be willing to allocate \$750 (seven hundred and fifty) of the \$1500 (one thousand five hundred) that has been requested. He undertook to verify if funds were available in either the Library Vote or the Public Relations Vote to ensure whether it is possible to make up the rest of the funding and to check on their current financial position.

Councillor Calvert asked if the long term funding could be addressed in regard to this issue. He stated that he would like to see a yearly budget set and where that budget comes from and how it fits in with the overall budget.

9. Councillor Rogers advised that the President of the Windsor Chamber of Commerce, Raylene Wiltshire, had approached him and advised that she had received partial funding for the Main Street Program and sought confirmation as to when funding would be provided.

The Divisional Manager Financial Management advised that the Divisional Manager Environment and Development has had discussions with the Chamber of Commerce and has authorised the appropriate drawing of the cheque.

The Divisional Manager Environment and Development advised that the cheque would be drawn this week.

Councillor Rogers asked if Ms Wiltshire could be advised to collect the cheque on either Thursday or Friday of this week.

The meeting then adjourned for inspections, the time being 1.50 pm.

The meeting terminated at 4.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on May 30, 1995.

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **210**

ITEM: 210 LEAVE OF ABSENCE - COUNCILLOR P J MINTURN

FILE NUMBER: GC280/002 PT02/GMA

REPORT:

Councillor Minturn has applied for leave of absence from all Council meetings to be held during the period commencing June 1, 1995 to July 20, 1995.

RECOMMENDATION:

Leave of absence from all Council meetings be granted to Councillor Minturn during the period June 1 to July 20, 1995.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NAX.G13

****** END OF ITEM 210 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **211**

ITEM: 211 PROVISION OF CHILD CARE

FILE NUMBER: GA030/001 Pt02/GMA

REPORT:

Council considered a report at its February Meeting proposing to provide some expenses for Elected Members for approved child care facilities. As a result, a further report was requested to consider the issue on a broad basis including the provision of child care for Elected Members, staff and the public during Council business hours. Child care facilities available within the City include - a centre based long day care, a centre based occasional care, a centre based outside school hours care, family day care and home based carers. There are facilities operated by the Department of Youth and Community Services, a number of private operators, Council based and private facilities such as the RAAF base at Richmond and the University. In addition there are baby sitting facilities that take various forms.

While some employers with large numbers of staff do provide child care facilities on their premises the move is to involvement in a fee relief structure. This comes for a number of reasons including the comparative high cost of child care when provided on an employer's premises, difficulty in either providing the number of places required or filling those places and the advantage of having the facilities provided within the community that enables a better integration of the services away from one company/authority.

For the reasons indicated, any proposals by the Council for either Elected Members or staff was favoured on a fee relief basis, rather than the construction of new facilities that may not provide the services required in individual circumstances. For persons attending Council Meetings it is seen that these would be reliant upon either occasional care or private baby sitting.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NAX.G15

****** END OF ITEM 211 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **212**

ITEM: 212

AUTHORITY TO AFFIX SEAL

FILE NUMBER: GC283/14 PT2; GC283/007 PT2; GC283/34 PT06; GL001/009 PT01; P731/140 PT5/CSV

REPORT:

- Residential Lease: Lease of 143 March Street, Richmond to Mr Ian Moxon for a period of 6 (six) months at a rental of \$150 per week. Tenant pays power, water consumption and telephone charges.
- Lease: Shop 3 Hobartville Shopping Centre to Mr John Peters for a period of 3 (three) years with a 3 (three) year option, for a Pet Food Outlet. Commencing rental to be \$7,020 per annum plus 8.77% of outgoings for the Centre (currently approx \$1,100 per annum). Rental to be reviewed to CPI for years two and three and to market at the commencement of the option period.
- Lease: Mr Ray Bray exercising 5 (five) year option available under the terms of his Lease of the South Windsor Tennis Complex, from 1 July 1995. Rental for the first year of the term will be \$3,186 per annum and adjusted to the CPI annually thereafter. Tenant pays for outgoings, including electricity and water usage.
- Deed: Computer Disposals Pty Ltd for settlement of purchase of surplus computer equipment.
- Notice to acquire land: In respect of the car park of George and Baker Streets, Windsor adjoining the Macquarie Arms Hotel to be acquired by Council pursuant to an order of the court. Compensation in this matter is yet to be determined.
- Agreement: Agreement for Block Grant of Assistance to Council for Proposed Regional Roads 1994/95 - Roads and Traffic Authority.

RECOMMENDATION:

The Council Seal be affixed to the abovementioned documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NAX.C05

****** END OF ITEM 212 ******

ITEM: 213 CULTURAL EVENT - HERITAGE PARK 14TH OCTOBER, 1995.**FILE NUMBER:** PK227/001 PT1/CSV

REPORT:

In reviewing its Cultural Program for the future the Council has previously endorsed the concept of staging the annual 'Music in the Park' event at Heritage Park, North Richmond, for 1995.

There has also been some suggestion of the need to vary the ongoing theme in order to broaden the popularity of the event. In this regard, discussions have been held with a local committee comprising representatives of various business sectors who have been working towards the staging of a cultural event embracing music, entertainment, wine and food. The Committee includes the following persons:-

Charles Hanna - Chairman (Hanna Match)
Lorna Allen (Richmond Chamber of Commerce)
Jan Davis (Mushroom Growers Association)
Diane Sinclair (North Richmond Hotel)
Denise Hewittson (Vehicle Renovators)
Frank Swavely (North Richmond Chemist)
Bob Mackie (Hawkesbury Newspapers)

(It is noted that Councillors Sledge and Paine have also been involved with the Committee in its endeavours to date.)

In broad terms, the proposal will involve an eight hour program commencing at 12 noon with ongoing musical and other entertainment, approximately 20 to 30 various food outlets and various wineries represented selling their product. With the emphasis on the event being a family day specific entertainment, food and refreshments will be available for children. Musical entertainment is also proposed to be varied and will provide broad family appeal. The Program will culminate with an evening fire works display. Whilst entertainment would be free, Food and Refreshments will be available for sale and again pricing structure will be set so as to encourage family participation.

It is considered there is strong merit in Council working with the Committee and supporting this event as what has traditionally been the 'Music in the Park' Program and it is felt that, collectively, a significant event which has the potential to become ongoing on an annual basis with regional recognition could be achieved. It is also noted that further to Council endorsement and involvement with the proposal, corporate sponsorship will be sought.

On the basis of Council endorsing the event with appropriate funding as provided in the budget for 'Music in the Park' it is also felt necessary to recognise the Committee and afford them normal liability protection which applies to other Committees of the Council. Accordingly, the matter is now presented to Council for acceptance.

RECOMMENDATION:

1. Council receive the information concerning the proposed 'Hawkesbury Wine, Food and Music Affair' event scheduled for Heritage Park on Saturday 14th October, 1995, and endorse the event as its 'Annual Music in the Park' event.
2. The Sunset Committee organising the event be endorsed as a Committee of Council on the basis outlined in this report.
3. Funding be transferred from the previous Macquarie Towns Festival Committee to the 'Hawkesbury Food, Wine and Music Affair' for 1995 as it is a group with similar community purposes.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.C02

****** END OF ITEM 213 ******

ITEM: 214**ROAD CLOSURES WITHIN WOLLEMI NATIONAL PARK****FILE NUMBER:**GR080/050 PT01/CSV

REPORT:

The roads are generally described as being the Loop Line Road which runs off the Putty Road and traverses to the Parish of Angorawa and the Parish of Mellong which generally follows the line of the New Yard Creek and Big Angorawa Creek.

The second closure is also a public road running off the Putty Road and generally follows the line of Howes, Swamp and Waterhole creek. A plan of the proposed closures will be displayed at the meeting.

In accordance with the provisions of the Roads Act 1993 and Council Policy, the matter has been publicly advertised. It is noted that the roads in questions whilst public road do not service access to any private property and accordingly, it has not been necessary to notify any adjoining land holders.

At the close of the advertising period, a number of public submissions have been received. Most of these have been from various four wheel drive owners and four wheel drive clubs who object to the closure on the grounds that the tracks provide a recreation venue. In addition, a petition of 33 signatories was also lodged requested that the public roads be left as public roads.

Having regard to the significant number of submissions received, a field inspection of the tracks was conducted with the National Parks and Wildlife Service. The condition of the track known generally as the Loop Line Road is such that it took in excess of one hour to travel less than ten kilometres on the track. Toward the northern end of the track near where it joins the Putty Road there is a steep ascent up an extremely rough and rocky trail which required the vehicle to be winched over several rock ledges. Whilst it is acknowledged that this may provide some challenge for those wishing to partake in four wheel drive activities, the activity bears with it some risk to safety of vehicles and occupants and as public road, Council is responsible for ensuring that such roads are maintained in adequate condition, having due regard to various safety issues.

The National Parks and Wildlife Service, who were the applicants in this matter, have indicated that they are prepared to continue to permit access by bush fire vehicle along the trails should closure proceed. There was also evidence particularly along the house swamp trail network of removal of bush rock and it is considered that the fencing of the trail where it joins the Putty Road could largely alleviate the removal of these materials from within the National Park.

Having regard to the general poor condition of the public roads, subsequent issues of Council's liability in regard to public safety and to the undertaking by the National Parks and Wildlife Service to continue to allow access by bush fire vehicles, the application to close these roads is supported.

As no private landholders will benefit from the closure, nil compensation is payable by the Crown in this instance as Council has not expended money on repair, maintenance and/or construction of said tracks.

RECOMMENDATION:

1. Council as roads authority apply to the Department of Conservation and Land Management for the closure of public roads generally known as the Loop Line Road and Howes Swamp Road which traverse the Wollemi National Park through the Parishes of Angorawa and Mellong.
2. All necessary documents be completed under Common Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.C03

****** END OF ITEM 214 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **215**

ITEM: 215

ALFRESCO DINING - RICHMOND

FILE NUMBER:

P515/320/CSV

REPORT:

A submission has been received from the proprietor of Sensational Seafoods located at 30 East Market Street, Richmond, for the purpose of establishing Alfresco Dining at the front of their premises.

The proposal involves the location of 2 single tables providing seating for 2 persons at each table on the footpath immediately against the shop front. The applicants only propose to utilise the area for dining purposes on Friday nights and weekends. Sensational Seafoods is the last shop on East Market Street before the Richmond Railway Station site and carpark, and an inspection of the site revealed that the footpath in that area is approximately 2.77 metres wide which would adequately and safely accommodate the 2 tables. It is noted that the footpath width is greater than in the Thompson Square area where similar proposals are currently being considered. The applicants have requested a trial lease period of 6 months, with an option to renew for a further 6 months should the project prove viable. It is considered that as the proposal only involves 2 tables, a rental of \$10 per week would be appropriate and consistent with Council's "in principle" support for the Alfresco Dining concept. The proposal 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 5 years. However, a lease cannot be granted until public notice of the proposal is given and the public has 28 days to lodge written submissions in respect of same.

RECOMMENDATION:

Public notice be given in accordance with the Roads Act 1993, in respect of the proposal from Sensational Seafoods to lease part of the public road within East Market Street, Richmond for a period of 6 (six) months with a further 6 (six) months option and in accordance with the general terms and conditions outlined in this report.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.C12

****** END OF ITEM 215 ******

ITEM: 216 LOCAL GOVERNMENT & SHIRES ASSOCIATION NSW - REQUEST FOR ASSISTANCE WITH LEGAL COSTS - SYDNEY CITY COUNCIL AND BLAYNEY SHIRE COUNCIL**FILE NUMBER:** GL001/005 PT02/FNC**REPORT:**

Correspondence has been received from the Local Government & Shires Association of NSW requesting assistance with legal costs for Sydney City Council and Blayney Shire Council, as follows:-

Sydney City Council

Land in the Council's area was leased in 1987 by the Darling Harbour Authority to a private company. The document provided for a construction phase and a lease phase for a proposed hotel on Crown Land at Darling Harbour. The Authority did not notify the Council of the lease until February, 1991. The Council rated the land in September, 1991 from the date of the lease document and in November, of that year the Lessee advised Council of the assignment of its interest in the agreement to a third party in June, 1990. The Lessee claimed the land was exempt from rating under section 132(1)(g)(i) of the Local Government Act, 1919 which applied at the time, during the construction phase, that it ceased to be liable for rates after June, 1990, because it had advised that Council of the transfer of its interest, and the Council was not entitled to levy rates against it because the Council has not complied with section 139 of the Act. The Lessee's initial claim was upheld by the Land and Environment Court, but on appeal the Court of Appeal held that for the purposes of section 132(1)(g)(i) the lease document did constitute a lease for "private purposes" during the construction phase, that the Lessee continued to be liable for rates on the property under section 148 of the Act because it had not given proper notice of the transfer of its interest as required under section 163, and that there was no inconsistency between section 139 of the Act and clause 24 of Ordinance 5. It ruled that rates for 1990 and 1991 had been validly levied but that recovery of rates for 1987-89 was time barred on the basis of non-compliance with clause 24.

It is felt that case is significant to Local Government as it clarified the meaning of "private purposes" for the purposes of section 132(1)(g)(i) of the Local Government Act, 1919, and by extension, section 555(1)(a) of the 1993 Act, and confirmed liability for rates continues until a proper notice of transfer is given.

Blayney Shire Council

This action involved an objection by a company to the 1993 rating by the Council of two gold mines operated by the company, on the basis that the method used (rating based on output) amounted to the imposition of an "excise" within the meaning of section 90 of the Australian Constitution, and so was invalid. The action had ramifications, not only on Councils with mines, but also in relation to the levy of rates where it was found that the rates may not be supported by the proper legal basis and because of the possibility of substantial claims.

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The action was resolved in favour of the company but only on the basis of a refund of the rates for 1993 and without any adverse finding on the Constitution-based challenge.

The Executives of the two Associations have decided to seek contributions from all councils for the costs incurred by Sydney City Council and Blayney Shire Council in these two incidences and in this regard a contribution of \$263.00 in the case of Sydney City and \$178.00 in the case of Blayney Shire Council is requested from Hawkesbury City Council.

The request by Sydney City Council and Blayney Shire Council should Be supported because of the priniples involved.

RECOMMENDATION:

A contribution of \$263.00 (two hundred and sixty three dollars) in the case of Sydney City and \$178.00 (one hundred seventy eight dollars) in the case of Blayney Shire Council be made towards legal costs incurred in these matters.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.F01

****** END OF ITEM 216 ******

ORDINARY MEETINGMeeting Date: **9 May 1995**Item: **217****ITEM: 217** QUARTERLY REVIEW AS AT 31ST MARCH, 1995**FILE NUMBER:** GF004/003 PT01, GM001/002 PT03/FNC**REPORT:**

The 31st March, 1995, quarterly review of the Management Plan for 1994/95 Financial Year is reported to Council in accordance with the requirements of the Local Government act, 1993. The review of each of the "Targets" of the Principal Activities" has been reviewed and the "Current Position" is now reported in the attachment to this Business Paper. In addition, the Quarterly Financial Statement that forms part of the Management Plan is included in the document.

RECOMMENDATION:

The quarterly review of the 1994/95 Management Plan and Financial Statement for period to 31st March, 1995, be adopted.

ATTACHMENTS:

AT-1 Management Plan distributed to Senior Officers and Councillors

FN:OR509NBX.F07

****** END OF ITEM 217 ******

ITEM: 218 **NAMING OF SPORTING COMPLEXES AT SOUTH WINDSOR****FILE NUMBER:** GM001/023 PT02/FNC**REPORT:**

The promotional program is currently being developed by the Management company for the Indoor Sports Stadium and the Swimming Complex at South Windsor. Important to the success of that promotional program is the naming of the Centres that in short identifies locality, type of sporting activity and has an appealing description.

Council resolved in 13 December, 1994, to initiate a suitable competition to provide a promotional trading name and logo for the recently approved Indoor Stadium and Indoor Swimming Centre. This competition was conducted early in the year and little response was received and subsequently, a further competition was undertaken. The suggestions put forward resulting from the competition are as follows:-

Suggestion	Supporting Comments
Indoor Sports Stadium -	
Hawkesbury City Indoor Sports Stadium	Identifies Locality
Hit, Run & Bounce Supa Centre	Sounds like a new, modern and well equipped centre, which it will be and gives a good idea of what it contains.
Stewart Street Sweat Shop	Catchy to encourage the young kids to "Be In It".
Gosper Indoor Sports Stadium	Thomas Gosper arrived on second fleet ship "Surprise" 1790. Direct descendant Kevan Gosper, Gold Medallist Vancouver 1954, Silver Medallist, Melbourne 1956 and many other sporting achievements.
Hawkesbury Multi-Functional Indoor Sports Stadium	Associated with region and indicates various potential uses for the Stadium.
Green Hills Sports Stadium	Windsor area was first called Green Hills in 1794.
Hawkesbury Ball Park	The Centre will house many ball games and Park sounds a relaxed name as well as a place of competition.
Hawkesbury Bat 'n Ball Centre	Name reflects popular image of sport in the community and is representative of the types of activities the Centre is involved in. Name might also appeal to younger members of the community.

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Macquarie Towns Indoor Sports Stadium

Macquarie Towns is not used very much in the area - nice for a change.

Hawkesbury Nett's Leisure Centre

Nett - meaning left after all deductions, clear profit for all ratepayers. Leisure - freedom from occupation, sparetime.

Indoor Sports Stadium

Only logical name for it.

Swimming Centre -

Hawkesbury City Swimming Centre

Identifies locality.

Hawkesbury Water Hole

Fun name

Hawkesbury Trunks 'n Togs

Fun name

Hawkesbury Splash & Sweat

If a stranger saw it, would understand what the Centre is. Name makes it sound new and modern.

Cavanough Swimming Centre

Owen Cavanough, seaman aboard First Fleet ship "Sirius", settled in Hawkesbury in 1796.

Hawkesbury Pioneer's Memorial Aquatic Centre

Remembering pioneers who were unable to swim and would have benefited from the new Centre.

Mathew Everingham Swimming Centre

Pioneer to Hawkesbury on "Scarborough" First Fleet ship, settled at Sackville Reach in 1802.

Sarah Stubbs Swimming Centre

Immigrated with husband on "Coromandel" in 1802.

Swimming Plus

Far more than a swimming centre.

Hawkesbury Rage

Catchy new name known to young ones. Contains "raging river".

Windsor Water Works

Associated with area and suggests place of fun and excitement and all water activities.

Greenway Swimming Centre

Francis Greenway, Architect, designed St. Matthews Church, Court House & Hawkesbury District Hospital.

Hawkesbury Floating Heart

Aquatic plant

Hawkesbury White Beech

Rainforest tree

Hawkesbury Heron

Water bird

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Hawkesbury rail	Water Bird
Hawkesbury Wood Duck	Water bird
Hawkesbury Wader	Water bird
Hawkesbury Aquadome	Aqua for all water activities and dome suggests place of pleasure and all-encompassing.
Hawkesbury Swim 'n Gym Centre	Reflects the two main activities of centre.
Macquarie Towns Swimming & Water Sport Centre	Macquarie Towns is not used very much in the area - nice for a change.
Hawkesbury Water Wonderland	Emotion excited by amazing or unusual things. Promotion of the area as a water wonderland may help local industries.
Aquasplash	Aqua - sounds catchy and splash - people are enjoying themselves.

Leisure Australia, the managing corporation, has independently and of its own volition, run a naming competition amongst all its staff nation-wide as suggestions for the names of the two Centres on the basis that they are easily identifiable in the community and will be of promotional asset to the Centres. Of the ninety suggestions received from the staff, Leisure Australia has suggested the following for the Indoor Sports Stadium in priority:-

- . Hawkesbury Arena
- . Hawkesbury Sports House
- . Hawkesbury Halls

In relation to the Swimming Centre, there was overwhelming support for the name of Hawkesbury Oasis and the Manager has strongly preferred this option on the basis that no other aquatic centre in NSW has a similar centre bearing the same name.

The Manager has indicated that following the determination by Council of the names of the Centres, they will develop logos which will be used in all advertising, signage, uniforms etc for the promotion of the Centres.

RECOMMENDATION:

The indoor stadium be named "Hawkesbury Arena" and the swimming complex be named "Hawkesbury Oasis".

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.F14

**** END OF ITEM 218 ****

ITEM: 219 HEAVY VEHICLE NATIONAL ALTERNATIVE COMPLIANCE
ACCREDITATION SCHEME**FILE NUMBER:** GT230/005 PT02/ENG

REPORT:

In October, 1994, State and Federal Transport Ministers gave in-principle support for a National Heavy Vehicle Accreditation Scheme covering:-

- . Fatigue Management
- . Mass Management
- . Roadworthiness

The Scheme is proposed as a voluntary alternative to conventional enforcement, allowing operators to use their own management systems to demonstrate compliance with regulatory standards. The system is based on "good practice" programs within companies, with minimum interference from government and maximum assurance to the community that safety and environmental protection are well catered for.

Queensland Transport and the Road Transport forum commenced development of the Fatigue Management Program in early 1994. The aim is to reduce or maintain the level of fatigue related crashes and/or improve or maintain the level of business efficiency by managing fatigue in alternative ways to the prescriptive driving hours/log books system. The program includes driver behaviour; driver working hours; driver health and wellbeing and fatigue management education.

Vicroads is working with industry representatives to develop the Mass Management module, which is essentially a documented system that produces objective evidence that the mass limits applicable to a vehicle are being complied with.

The NSW Roads & Traffic Authority is developing the Roadworthiness module with substantial input from the Road Transport Forum and are currently looking for operators interested in participating in a pilot scheme and seeking expressions of interest for conducting systems audits.

Correspondence has recently been received from an Organisation called the Highway Safety Action Group of NSW Inc., urging Council to voice disapproval to the local State Member of Parliament, with regard to the Alternative Compliance Accreditation Scheme before it is too late. The groups suggest Council should reject the proposal as *"potentially trucks will be able to load to any limit causing untold damage to local roads costing Councils mammoth maintenance, and bigger heavier trucks pose greater threats to community road safety."*

Some examples of what is proposed is outlined:-

- . *Only random safety checks will apply to accredited operators;*
- . *Accredited operators will be permitted to pass checking stations;*

- . *Discriminate against small operators who cannot afford to enter the "voluntary" scheme, they will have to pay additional levies and suffer time delays at checking stations, making it almost impossible to compete with large companies, eventually eliminating small operators from the industry;*
- . *The one tonne tolerance for overloading will become the accepted weight of loads, increasing all loads to that limit;*
- . *Accredited operators will receive multiple warnings before they lose their accreditation which seems to be the worst penalty.*

Whilst self-accreditation is seen as an effective way of reducing costs in an industry, providing the auditing systems are in place to ensure that the industry is complying with accepted standards and regulations, there is some concern due to the problems which have been encountered in the heavy vehicle industry over many years and the nature of the industry itself, whereby maximising loads and minimising travel times ensures profitability for operators.

It is felt that Council should be open-minded regarding this scheme, however, voice concern to the local member, seeking assurance that the pilot schemes which are proposed are fully reported and appropriate auditing processes be in place prior to the full implementation of the scheme, so as to provide continuing protection for the community and road infrastructure.

RECOMMENDATION:

The support of the local member be sought to ensure that the pilot schemes for heavy vehicle alternative compliance accreditation are fully reported and appropriate auditing processes are in place prior to full implementation of the scheme.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.E08

****** END OF ITEM 219 ******

ITEM: 220**BLIGH PARK NORTH - LANDOWNER FORUM HELD ON 27 APRIL 1995 - DRAFT LOCAL ENVIRONMENTAL PLAN****FILE NUMBER:** LEP016/93/EVD**REPORT:****Landowner Forum Held on 27 April 1995**

On 27 April 1995 a landowner forum was held in the Council Chambers. The purpose of the meeting was to provide property owners in the area with an opportunity to have a real involvement and say in the planning of the residential release which will provide in the order of 725 lots and about 800 dwellings.

A target residential density of between 12 to 15 dwellings per hectare is aimed for. This would require that on a net residential density basis (local roads and residential areas only), the average lot size would range between 450m² to 600m². Opportunities will be provided for innovative medium density development with the final dwelling yield being largely dependent upon the rate of medium density uptake.

At the landowners forum Mr Garth McKenzie, from McKenzie Land Planning Services, provided advice as to the planning principles which were to be adopted in the preparation of a Draft Development Control Plan. A valuer, Mr Kent Wood, then provided a briefing on the valuation process and an indicative englobo land value for land over 17.3 metres, the floor height standard required by the Department of Planning.

The response provided by the landowners was unanimous in support of a rezoning and that this should be undertaken as soon as possible. There was some criticism of Council for the delay in the rezoning of the area, however, as the matter was stalled by the Department of Planning for 5 years because of the change in the 1:100 year flood level, this was not entirely warranted. Council only received advice that the Department would allow the rezoning to proceed at a 17.3 metre floor level in mid-December 1994.

Other comments made at the forum included the following:-

- . Lot sizes in Bligh Park are too small.
- . The opportunity exists for innovative medium density development.
- . There should be no requirement for filling by allowing elevated floors.

It is anticipated that a Draft DCP will be completed within 6 weeks for referral back to another landowner forum. Currently, Mr McKenzie is finalising the location of the High School with the Department of School Education and also the final road pattern.

Given the relatively advanced progress with the Draft DCP it is appropriate that the LEP proceed to achieve gazettal in 1995.

Draft Local Environmental Plan

A Draft Local Environmental Plan for the Bligh Park North area was prepared in 1989.

However, given the new requirements of the Department of Planning, it is recommended that there be some variations to the 1989 draft plan. A revised draft plan has been prepared and is on display for this meeting.

The suggested changes to the 1989 draft plan are as follows:

- . Deletion of all land east of Fairey Road, which is a requirement of the Department of Planning.
- . Fixing a minimum level for residential subdivision of 15.3 metres, being 2 metres below the required floor height standard of 17.3 metres.
- . Fixing a habitable floor level of 17.3 metres which is a requirement of the Department of Planning.
- . Zoning all properties which contain land with a level of at least 15.3 metres, Residential 2(a).

These proposed changes will provide the Draft LEP with the necessary flexibility for the development to proceed in the minimum time.

The proposed Draft DCP will provide the detail necessary to guide the development. The most significant issue is filling versus non filling of land between 15.3 metres and 17.3 metres with the preferred option, at this stage, being compulsory filling between 15.3 metres and 16.3 metres only.

This option minimises filling requirements to manageable volumes and also allows the retention of existing land forms and vegetation. The other option of total filling to 17.3 metres would result in a "billiard table" effect with large scale earthworks changing land form and vegetation. Conversely, no filling would mean that around 40% of the dwellings would need to be 2-storey with non habitable ground floors and, consequently, little flexibility in building styles.

Accordingly, it is recommended that Council resolve to support the amended Draft LEP and that it be referred to the Department of Planning for a Section 65 Certificate.

RECOMMENDATION:

1. The information concerning the landowners forum be received.
2. Council resolve to support the amended Draft Local Environmental Plan and forward it to the Department of Planning for a Section 65 Certificate.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NBX.V16

****** END OF ITEM 220 ******

ORDINARY

Section 5 Reports for Information

ORDINARY MEETINGMeeting Date: **9 May 1995**Item: **221****ITEM: 221** REPORTS REQUESTED BY COUNCIL - STATUS AS AT 9 MAY 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 May GPC
11 Oct 94	Joint venture Prospect Electricity/Council DMEO	Lighting walkway/cycleway - Ham Common	Report May 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	Draft noise report going to Consultative Committee
	Footpath DMEO	Western side of Bandon Road From Retirement Village to Vineyard Railway Station	Report May GPC
	King and Sackville Roads DMEO	Likely upgrading	Report May GPC
	Declared Wetlands under REP20 DMED	Provisions - Hawkesbury River County Council and Department of Planning - use of herbicides	Awaiting advice

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **221**

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NCX.G06

****** END OF ITEM 221 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **222**

ITEM: 222 LIBRARY WEEK—MAY 7-13

FILE NUMBER: GC030/024 PT01/CSV

REPORT:

During Library Week the library is promoting the technology it has available for public use. The theme "*Destination Information*" will be explored by activities such as:-

- CD-ROM workshops
- Homework help programs
- Display of non-book material available

FOHL (Friends Of Hawkesbury Library) are also supporting the promotion by assisting the library staff in conducting OPAC training for adults.

The Land Title Search business venture will also be launched during the week.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NCX.C10

****** END OF ITEM 222 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **223**

ITEM: 223 HERITAGE WEEK ACTIVITIES IN LIBRARY

FILE NUMBER: GC030/030 PT02/CSV

REPORT:

During Heritage Week, April 2-9, the library conducted a 1-day workshop for family historians. This was held in the Tebbutt Room on Tuesday, 4th April from 9.00am-4.00pm.

The program was made up of 1-hour lectures by various speakers and covered topics such as:-

- Organising your family records
- Computers in genealogy
- Registry of Births, Deaths & Marriages
- Family histories and life stories

The day was a huge success with 70 people in attendance. In response to the workshop we have so far received 12 letters of appreciation as well as expressions of interest to repeat the workshop.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NCX.C11

****** END OF ITEM 223 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **224**

ITEM: 224

REPLACEMENT OF STOLEN WASTE CARTS

FILE NUMBER:

GW010/017/PT04/EVD

REPORT:

At the General Purpose Committee meeting of 1 February 1994, the policy for replacement of stolen waste carts and recycling tubs was altered to reflect a more equitable approach whereby carts and tubs would be replaced at no charge provided that staff were satisfied that the emptied cart or tub had not been left out empty for an undue period.

At that time the annual theft rate was 0.74% of the waste carts in use. Since the change in policy the rate has increased slightly to 0.79% which is considered acceptable. Sixteen percent of stolen carts have been replaced at Council's expense.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509NCX.V09

******* END OF ITEM 224 *******

ORDINARY

Section 6 Other Reports

**ORDINARY
MEETING**

Meeting Filename: OR090595.BIN

END OF BUSINESS PAPER