

DATABASE FOR SIGN ON

HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE



Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 27 February 1996

LOCATION: Council Chambers

TIME: 9:30am

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*COT OF TRUCK WASH - BEHN PL? GARDENING
FLEXI TIME, PENRITH
CAR LOVERS NOT REVICING/SEWER*

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

Your Ref:

Our Ref:

22 February 1996

HAWKESBURY CITY COUNCIL



George Street, Windsor NSW 2756
Phone (045) 60 4444
DX 8601 Windsor
Facsimile (045) 60 4400

Mr C Daley
Director Asset Services & Recreation
Hawkesbury City Council
WINDSOR NSW 2756

Dear Mr Daley

A meeting of the GENERAL PURPOSE COMMITTEE will be held in the Council Chambers, Windsor, on TUESDAY 27 FEBRUARY, 1996, commencing at 9.30am and your attendance would be appreciated.

Yours faithfully

G M McCully
General Manager

How Council Operates...

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

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

The Ordinary Meeting of Council meets on the second Tuesday of each month at 7.30pm. Two weeks before the Ordinary Meeting, the General Purpose Committee meets at 9.00am to consider activities in the areas of works, finance, and planning and development. Both of these meetings are open to the public.

Meeting Procedure...

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

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

Public Participation...

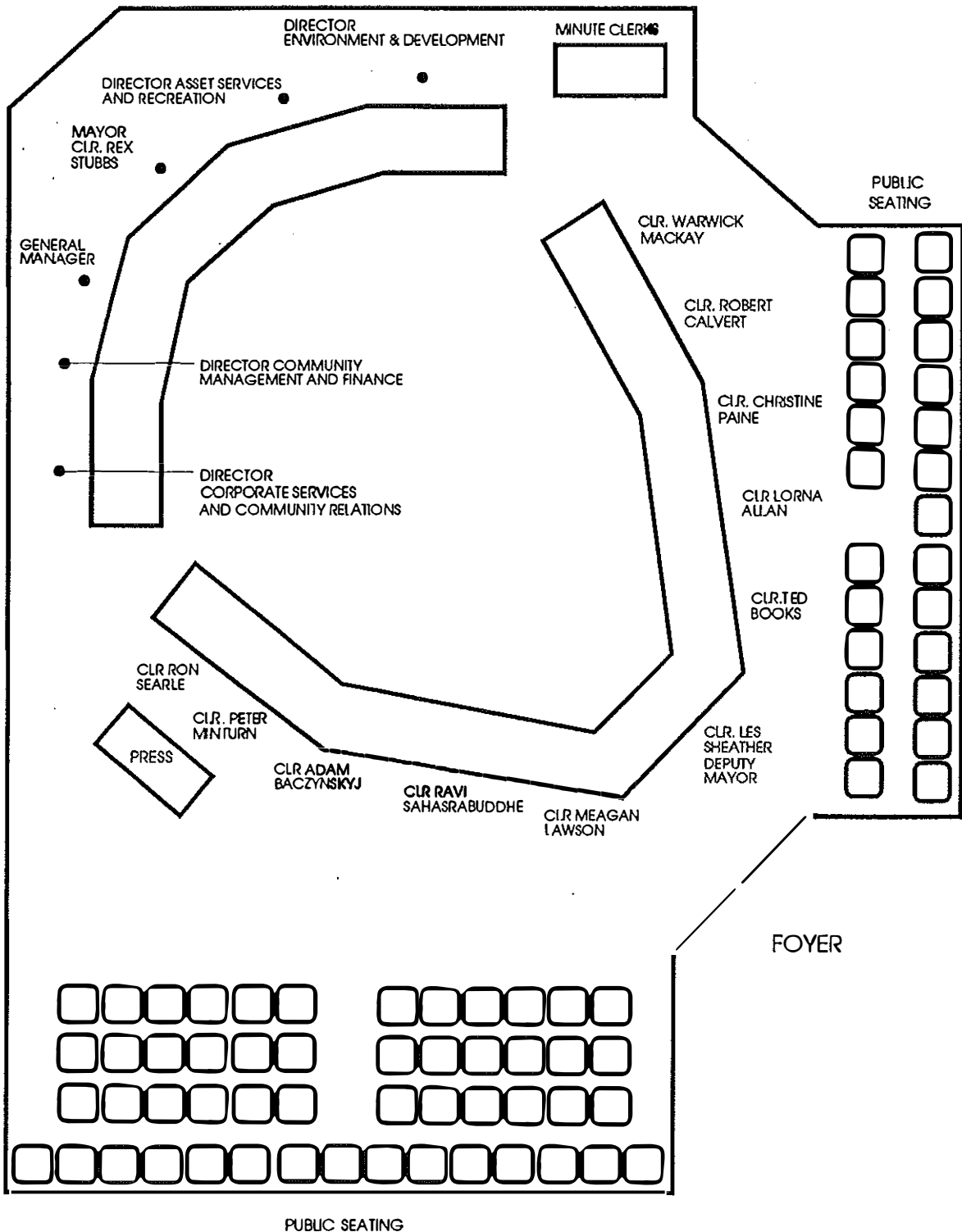
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

Residents are encouraged to attend the Ordinary Meeting to observe the proceedings of the meeting from the public gallery. There will be provision following the break in the meeting at around 9.15/9.30pm for members of the public to ask questions of Council.

A Point of Interest...

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

COUNCIL CHAMBERS



GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 27 February 1996

AGENDA

- **APOLOGIES.** *ADAM*
WISAWICK
- **CONFIRMATION OF MINUTES.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

10/1/93

HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE



Where People Make the Difference!

BUSINESS PAPER MINUTES

DATE OF MEETING: 30 January 1996

LOCATION: Council Chambers

TIME: 9:30am

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 30 January 1996, commencing at 9.30am.

PRESENT: Councillor R P Stubbs, Mayor and Councillors L Allan, H J M Books, R G Calvert, M E Lawson, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle, and L C Sheather.

Apologies for absence were received from Councillors A W Baczynskyj and W J Mackay.

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

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

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

1. ROAD FUNDING (GG021/010 PT03; 2342/R PT03)

THAT THE INFORMATION be received.

2. NATIONAL DEFENCE HEADQUARTERS (P2343/5 PT01)

THAT THE COUNCIL endorse the action and support the principle of the establishment of the Australian Defence Forces Operational Headquarters in the district and that this matter be referred to the Hawkesbury Local Economic Development Board for its input.

SECTION 1 - ENVIRONMENT

98: TWO LOT SUBDIVISION TO SEVER EXISTING DWELLINGS UNDER STATE ENVIRONMENTAL PLANNING POLICY NO.1 - LOT 16 DP 192412 No.1 MADDENS ROAD, NORTH RICHMOND (SA0134/95PT01/EVD)

Mr Glenn Falson, applicant, addressed the Committee.

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A SITE INSPECTION be carried out.

The Committee inspected the site at 12.10pm. Members present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, H J M Books, R G Calvert, M E Lawson, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

THE APPLICATION NOT be supported with reasons to be provided to the Ordinary Meeting.

99: SUBDIVISION TO CREATE TWO LOTS - LOT 50 DP818731 NO. 143 PITT TOWN ROAD, McGRATHS HILL (SA120/95/EVD)

Mr Glenn Falson, applicant, addressed the Committee.

- A. THAT THE SEPP1 objection not be supported.
- B. The application to subdivide be refused for the following reasons:-
 - 1. Lot 1 does not comply with the minimum area of 2ha (two) required by Clause 11(2)(c) of HLEP 1989.
 - 2. Approval of the application could set an undesirable precedent.
 - 3. The use of proposed Lot 2 would be extremely restricted and could adversely affect the amenity of the area.
- C. The objectors be informed.

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100: BOUNDARY ADJUSTMENT SUBDIVISION - LOT 26 DP630497 AND LOT 2 DP716112 - FAIREY ROAD SOUTH WINDSOR (SA116/95/EVD)

THAT APPLICATION BE approved subject to the following conditions:-

1. 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.
2. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
3. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the Linen plan.
4. The construction of vehicular access, free of cost to Council, to each lot in this subdivision, such construction to be to the requirements of the Director Asset Services & Recreation. The maximum grade shall not exceed 1 : 6.
5. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
6. Payment of a linen release fee of \$180.00 (one hundred and eighty). This amount is valid until 30 June 1996.
7. The subdivision shall be in general accordance with the submitted plan.

101: USE OF EXISTING DWELLING - FOR A PROFESSIONAL AND COMMERCIAL CHAMBERS - FOR A DENTIST - LOT 12 DP709025 NO. 23 - COLONIAL DRIVE, BLIGH PARK (DA277/95/EVD)

THAT:

A. The application be approved subject to the following conditions:-

1. The existing driveway between the existing garage and Colonial Drive to be constructed full width 2.6m (two point six) wide for stacked parking for 2 (two) vehicles and shall be constructed of pavers/earth toned coloured concrete or the like.

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2. Details of storage and disposal of medical waste shall be submitted and approved prior to the use commencing.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia for any internal alteration or additions to the existing building.
4. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
5. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
6. 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.
7. Operating hours shall be limited to 8.00am to 7.00pm Mondays to Fridays and 8.00am to 1.00pm Saturdays. Any alteration of these hours will require the approval of the Director Environment and Development.
8. The development shall be carried out in accordance with Plan No. 15395.

102: SUBDIVISION TO CREATE SIX ALLOTMENTS - LOT 317 DP751665 - AND PART OF DUKE ROAD, KING ROAD, WILBERFORCE (SA109/95/EVD)

Mr Glenn Falson was available to answer questions.

THAT A DEFERRED commencement consent be issued subject to the following conditions:

- A. The applicant satisfying Council that:

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1. A suitable area exists on each of the proposed Lots for the erection of a dwelling on land at or above RL12.9 AHD as at the 6 April 1984. In this regard a detail survey plan is to be submitted which identifies current levels and areas of fill including natural surface levels under the fill.
2. That section of Duke Road included in the subdivision Lots is closed and ownership transferred to the then owner of Lot 317. Note this does not constitute any approval by Council to close the road or to sell the land.
3. The submission of a detailed design of the drainage works to demonstrate that the drainage of the area including surcharge from the upstream catchment, flooding of King Road and flooding or scouring of the downstream land is not adversely affected. Particular regard is to be paid to a building site on Lot 5 clear of any surcharge path.
- B. Upon satisfying the requirements above consent be granted subject to the following:
 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 cables for telephones through the subdivision.
 4. Payment of a cash contribution of \$13,096.00 (thirteen thousand and ninety six dollars) for recreational buildings, park improvements and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
 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 proposed Lots 2 to 5 to King Road together with any such works as are necessary to make this construction effective.
 6. The construction of Council's standard layback vehicular crossing to the lots in accordance with Council's standard plan.

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7. Piping of existing watercourses within the property and the creation of necessary easements free of cost to Council. The works shall include connection to the end of the pipelines in Duke Road and the culvert in King Road including all necessary pits.
8. The provision of interallotment drainage covering lots 1 to 5 and the creation of necessary easements free of cost to Council.
9. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of nutrients, litter, vegetative debris or other water borne pollutants. Details shall be submitted and approved prior to any works commencing.
10. The proposed right of carriageway and easement for services on lot 3, 4 and 5 being deleted to maximise the area available for erection of a dwelling.
11. Access to the house sites on Lots 2, 3, 4 and 5 being via 1.75m (one point seven five) wide reciprocal right of carriageways (total 3.5 (three point five) wide) about the common boundaries of Lots 2 and 3 and Lots 4 and 5. The construction of a 2.5 (two point five) metre wide and 150 (one hundred and fifty) mm thick concrete pavement reinforced with F82 (eighty two) mesh over the full length of the reciprocal right of carriageways together with the construction of Council's standard residential footway and layback vehicular crossing also reinforced with F82 (eight two) mesh.
12. 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 Director Engineering Operations.
13. A design checking and inspection fee of \$250.00 (two hundred and fifty), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1996.
14. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
15. Payment of a linen release fee of \$300 (three hundred dollars). This amount is valid until 30 June 1996.
16. The subdivision shall be in general accordance with the submitted plan dated 14 August 1995, except where amended by conditions of consent.
17. The minimum area of Lot 1 being 1215m² (one thousand two hundred and fifteen) as required by the letter of Toby Fiander and Associates dated 22 November 1995.

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18. The creation of a restriction on the use of land requiring that any dwelling erected on the land be connected to an aerated treatment system including buffer tanks substantially in accordance with report number 1599/1 dated 19 October 1995 by Toby Fiander and Associates as amended by letter dated 22 November 1995 held on Council File SA0109/95. The restriction as to user is to also prohibit development on the disposal areas and require their maintenance in accordance with the Fiander report.
19. No filling shall be carried out on the site unless separately approved by Council. This requirement does not apply to works necessary to backfill the pipeline through the site.
20. A surcharge path sufficient to carry the 1:100 year surcharge flow to be provided over the pipeline required by condition 7 above.

103: DRAFT LOCAL ENVIRONMENTAL PLAN - VARIOUS LOTS AT VERMONT - PITT TOWN - AMENDMENT NO. 52 (LEP12/95/EVD)

- A. THAT THE LOCAL environmental plan be forwarded to the Department of Urban Affairs and Planning for final gazettal.
- B. There be a further report to Council concerning the extension of the adjoining areas from Fernadell Orchard to the Cleary property in Hall Street.

104: SUBDIVISION TO CREATE THREE ALLOTMENTS WITH BUILDING ENTITLEMENTS PLUS A FOURTH COMMUNITY LOT - LOT 18, DP30468, NO. 26 CLIFF ROAD, FREEMANS REACH (SA0106/95 PT01/EVD)

Mr John Taylor, the applicant and Mr Glenn Falson, for the applicant, addressed the Committee.

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That the application under State Environmental Planning Policy No. 1 for a community title subdivision of the land to create 3 (three) building lots and 1 (one) community lot be approved with appropriate conditions.

105: DRAFT DEVELOPMENT CONTROL PLAN - INDUSTRIAL DEVELOPMENT (DCP2/95/EVD)

THAT COUNCIL:-

1. Make the Development Control Plan - Industrial Development DCP 2/95 as publicly exhibited in accordance with Clause 20 (1)(a) of the Environmental Planning and Assessment Regulations, 1994, subject to the deletion of the word "professional" in Item 13(b).
2. Give notice of its decision in a local newspaper, within 14 days of the decision, in accordance with Clause 20(2) of the Environmental Planning and Assessment Regulations, 1994 and
3. the Development Control Plan - Industrial Development DCP 2/95 be endorsed with Council's decision and the date the Plan becomes effective.

106: DRAFT LOCAL ENVIRONMENTAL PLAN - AMENDMENT TO HERITAGE ITEM (14) "HOBARTVILLE" - LOT 1, 2, 3, DP596558 AND LOT 209 AND LOT 210 DP260361 - WILLIAM COX DRIVE AND INALLS LANE (LEP5/95/EVD)

1. COUNCIL PREPARE A Draft Local Environmental Plan to correct an anomaly in Schedule 1 by deleting Lots 205-208, 211, 213 DP260361 and insert Lot 1, 2, 3 DP596558 and Lot 209 and Lot 210 DP260361.

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107: WASTE MINIMISATION - INTRODUCTION OF AN OPTIONAL 140 LITRE WASTE CART INSTEAD OF THE CURRENT 240 LITRE WASTE CART SERVICE (GW010/023/EVD)

1. THAT COUNCIL offer an optional 140 litre waste (one hundred and forty) cart service commencing 1 July 1996 at 60% of the applicable (240 litre) (two hundred and forty) garbage charge.
2. The cost of acquiring and distributing the 140 litre (one hundred and forty) waste carts be funded from the \$2 (two) million to establish the upgraded South Windsor Waste Depot with this cost being recouped by an increase in the overall garbage charge.
3. The 140 litre (one hundred and forty) waste carts be displayed at suitable locations to enable residents to gain an appreciation of their capacity.

108: ERECTION OF 17 HOUSES - SUBDIVISION LOT 14 DP848917 (PROPOSED ERINA PLACE) - MILEHAM STREET, SOUTH WINDSOR (SA6/94/EVD)

- A. THE APPLICANT be informed that approval will not be given to the erection of resited dwellings on the site.
- B. Council will consider a development application for the erection of new dwellings on the site provided the application is supported by a justifiable SEPP 1 objection. The application is to include:
 - (i) Plans of at least 10 (ten) different house designs to suit the proposed Lots
 - (ii) Houses to provide a minimum habitable floor height of RL16.00 AHD
 - (iii) Construction materials to be capable of withstanding immersion in water for lengthy periods
 - (iv) Conceptual landscaping plan to reduce the bulky appearance of the buildings
 - (v) A suitable SEPP1 objection

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- C. The application will be considered on its merits at the time of the application and any approval issued will be conditional upon registration of the subdivision plan creating separate Lots prior to the commencement of any building. Further any approval will include a condition that no more than 2(two) similar designs be erected on the site.

109: WARRAGAMBA DAM - PUBLIC MEETING HELD ON 20 DECEMBER 1995 -
SIGNAGE TO ADVERTISE THE BENEFITS OF A FLOOD MITIGATION DAM
COMPARED TO THE PROPOSED SPILLWAY
(GC180/006PT02/EVD)

THAT THE BUDGET for 1995/96 be varied to permit the expenditure of \$10,000 (ten thousand dollars) on the erection of 12 (twelve) signs to publicise the impact of not proceeding with the 23 (twenty three) metre raising of the existing dam for flood mitigation purposes.

110: CONTROL OF BROTHELS - DISORDERLY HOUSES AMENDMENT ACT 1995
(GL010/002PT07 & GC070/005PT10/EVD)

THAT THE INFORMATION concerning the Disorderly Houses Amendment Act 1995 be received.

111: SECTION 102 MODIFICATION - AGED PERSONS HOUSING DEVELOPMENT
FOR 71 UNITS - KING ROAD, WILBERFORCE - APPLICANT: G FALSON &
ASSOCIATES (DA0236/93PT02/EVD)

Mr Falson was available to answer questions.

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THE "DEFERRED COMMENCEMENT" consent to the establishment of an aged persons housing development comprising 71 (seventy-one) residential units be amended to provide as follows:

- A. (a) The applicant is to satisfy Council that:
- i an overall water cycle study showing feasibility of disposal of effluent, including the impact of the proposal on the water balance of the area and water quality of the Hawkesbury-Nepean River;
 - ii a financial analysis of the ability of the proposed development to sustain water and sewerage services, including ongoing revenue to meet the true cost of the services provided and minimisation of financial risk. This analysis is to be conducted by a suitably qualified person.
- (b) the investigations set out in (a) above are to be completed by 14 May 1996.
- (c) as the number of garages are not square to the driveway, adequate car parking and manoeuvrability can be provided.

All the conditions to be satisfied upon compliance with the above remain unaltered.

- B. The applicant be advised that the requirements of (a)(i) have been completed to Council's satisfaction.

112: DRAFT LOCAL ENVIRONMENTAL PLAN - ERECTION OF A DWELLING - LOT 1 DP 824014 - OFF COROMANDEL ROAD EBENEZER - FALSON AND ASSOCIATES (LEP1/96, P814/3 PT01/EVD)

Mr Glenn Falson was available to answer questions.

1. Council support the preparation of a draft local environmental plan to allow the erection of a dwelling house on Lot 1 DP824014 off Coromandel Road, Ebenezer.

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2. A suitable clause be included in the draft plan requiring suitable access be provided to Lot 1 DP824014,
3. Council resolve that, due to the minor nature of the proposal, an environmental study is not required,
4. Council exercise its delegation under Section 65 and 69 of the Environmental Planning and Assessment Act, 1979.

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SECTION 2 - INFRASTRUCTURE

14: MAJOR RESCUE EXERCISE - 4 FEBRUARY 1996 - MR R BOTTLES - ST JOHN AMBULANCE OF AUSTRALIA - HAWKESBURY DIVISION (1652/R/PT01/ENG)

THAT THE ACTION be endorsed.

15: ADVERTISING ON BUS SHELTER (0207/R PT02/ENG)

THAT APPROVAL BE given to "The Outstretched Hand Foundation" to utilise the bus shelter at the intersection of Bells Line of Road and Berambing Crescent, Berambing for advertising purposes, subject to the Foundation undertaking the landscaping and maintenance of the shelter and immediate surrounds.

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SECTION 3 - ORGANISATION AND RESOURCES

20: MONTHLY FINANCIAL STATEMENTS - NOVEMBER 1995 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

21: MONTHLY FINANCIAL STATEMENTS - DECEMBER 1995 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

22: ALCOHOL-FREE ZONES (GP 070/001 PT04/CSV)

THAT THE OPERATION of the following Alcohol-free Zones be extended, in accordance with the Local Government Amendment (Alcohol-free Zones) Act 1995, until December 1997.

1. The block having as its boundaries Francis Street West Market Street, Windsor Street and Bosworth Street, Richmond including the Coles car park.
2. East Market Street, Richmond between Francis Street and Windsor Street.
3. Toxana Street, Richmond between Francis Street and Windsor Street.
4. Windsor Street, Richmond between East Market Street and Windsor Street.
5. West Market Street, Richmond between Lennox Street and March Street.

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6. The block having its boundaries East Market Street, Windsor Street, West Market Street, and March Street Richmond.
7. East Market Street, Richmond between March Street and Lennox Street.
8. Woodhills car park, Richmond.
9. Bells Line of Road, North Richmond - area known as State Bank Plaza car park adjoining Pitt Lane.
10. Windsor Mall, Windsor.
11. Golden Valley Drive, Glossodia in front of the Shopping Centre including carpark and access road.
12. Eldon Street, Pitt Town between Grenville Street and Chatham Street.

23: LEASING OF WILBERFORCE SHOPPING CENTRE (GC283/066 PT02/CSV)

That;

1. Council lease Shop 11 - Wilberforce Shopping Centre to Messrs T and S Khan, as a Takeaway, for a lease period of 2 (two) x 3 (three) years at a rental of \$13, 560 (thirteen thousand five hundred and sixty) for the first year of the term to be reviewed annually in accordance with the CPI for Sydney and to include a contribution of 6.7% to Council rates and 8.4% to Centre outgoings.
2. Council lease Shop 3 - Wilberforce Shopping Centre to Mr RJ McCarthy, Edlan No 54 Pty Ltd, as a Liquor Shop, for a lease period of 5 (five) years at a rental of \$13,520 (thirteen thousand five hundred and twenty) for the first year of the term to be reviewed annually in accordance with the CPI for Sydney and to include a contribution of 6.7% to Council rates and 8.3% to Centre outgoings.
3. All necessary documents be completed under the Seal of Council.

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The Committee then adjourned at 11.45am for inspections.

QUESTIONS WITHOUT NOTICE:

- ME* 1. Councillor Minturn referred to the potholes and dust from the roadworks being carried out in Toxana and Francis Streets, Richmond.
- ME* 2. Councillor Minturn referred to the slippage in Redbank Road on the uphill side of the small creek.
3. Councillor Sahasrabuddhe referred to the drainage works being carried out in March Street and asked when it was expected that these works would be finished and if it is proposed to continue the work to Paget Street.

The Director Asset Services & Recreation advised that it is part of the major Richmond drainage scheme, a pit still has to be built at the intersection of Toxana and Windsor Streets and it is proposed that the work will be finished in March.

4. Councillor Sheather sought advice on the present situation in relation to Graham Price Mushrooms.

The Director Environment & Development advised that a Draft Deed for Graham Price to sign has been prepared. Graham Price is in Canada at the present time and is due to return next Monday. He has spoken to Bruce Brown and indicated to him the urgency for the Deed to be signed. Graham Price's Solicitors have some objections relating to some of the principles of the Deed; it is conditional upon the rezoning of the land and a few other minor matters. It will be necessary to hold a meeting about the deed, otherwise this would necessitate stopping the rezoning application from proceeding.

Councillor Sheather stated that the odour has been very bad over the last three weeks and asked if they are doing anything different to create this problem.

The Director Environment & Development stated that the major reasons were the climatic conditions and the high humidity.

- Dave* 5. Councillor Sheather asked if the dirt section of Stannix Park Road could be graded as there were deep washouts caused by the rain.

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6. Councillor Sheather stated that with the information supplied on the Corporate Planning Workshop, there were three areas in which it states that additional information will be supplied with the document and this has not been done.

The General Manager advised that additional information would be supplied following completion of the interviews between the Councillors and Mentor Consulting. He undertook to investigate the whereabouts of the other documents.

7. Councillor Books stated that there was a discharge from one of the properties at the rear of his residence in the laneway between George and Church Streets, South Windsor coming out of the stormwater pipe from a property on the top side of Glenroy Cottage and asked if this could be investigated.

8. Councillor Books asked if the trees that have been vandalised or lost in McQuade Park could be replaced.

The Director Asset Services & Recreation advised that this could be done.

9. Councillor Allan asked about the need for repainting pedestrian crossings, in particular the one near St Monica's School.

The Director Asset Services & Recreation advised that that particular crossing had been removed when the traffic lights had been installed because of a light controlled crossing at that point.

10. Councillor Allan asked if Council had put forward any projects to the Federal Members, or the elected ones, for consideration.

The General Manager advised that discussions have been held with the Federal Member and other representatives regarding the Glossodia/Freemans Reach/Wilberforce Sewerage and a number of regional development organisational objectives including food processing and handling, National Defence Headquarters, tourism project for the National Parks & Wildlife Service's Office, and environmental management projects which included the management operation of the Council's waste management facilities.

11. Councillor Allan stated that Council does not seem to get the Minutes of the Tourism Board Meetings and asked if these could be included in Council's Business Paper.

12. Councillor Allan sought advice on the latest information relating to the Nurses' home and the demolition of that building.

This is Page 18 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30 January 1996.

The Mayor advised that Council has had correspondence from Mr Hamilton who has indicated that he is prepared to have further discussions with Council. Mr Hamilton has been on holidays, having returned yesterday, and will be making contact in the near future.

13. Councillor Calvert advised that he had received representations from people in Tizzana Road regarding a right-of-way reserve to the river near the Tizzana Winery. It is a neighbourhood dispute and one of the neighbours has fenced the access off and denied the people access to the river. He asked if this could be investigated and if it is a right-of-way to a community reserve, could it be signposted as such.

Councillor Paine asked if she could be involved in this matter, and suggested that Councillors Sheather and Calvert also be involved.

- Jim* 14. Councillor Searle referred to a letter that had been forwarded to the RTA last year requesting the implementation of a median strip from Pitt Lane down to the bridge at North Richmond to stop vehicles turning right into the BP Service Station and out of the bottle shop, and asked if a reply had been received.

The Director Asset Services & Recreation advised that he was not aware of any reply and undertook to follow the matter up.

- Good Doneau* 15. Councillor Searle referred to the cycleways program that was put on hold because of legal problems. All the cycle emblems were to have been blacked out. He stated that there are quite a few that have not been blacked out.

The Director Asset Services & Recreation advised that this work is being carried out by the RTA. He asked Councillor Searle to advise him of the locations and undertook to follow the matter up.

16. Councillor Searle stated that in Windsor Street between Pitt Street and Bourke Street there seems to be an illegal car yard business operating in one of the premises. He asked if this could be investigated.

The Director Environment & Development advised that there is a problem there and that some action has been taken.

17. Councillor Searle stated that there have been complaints about the problem with the movement of traffic into the mobile phone business at the corner of Pitt and Windsor Streets, Richmond. He sought advice regarding the conditions of consent regarding egress and access to the property and asked if this could be reported to him.

GENERAL PURPOSE COMMITTEE

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18. Councillor Paine referred to problems with dogs invading private properties and attacking people around the Terrace Road, Freemans Reach area and asked if Council had received any complaints.

The Director Environment & Development advised that there had not been any complaints about that particular issue.

Councillor Paine asked if the Dog Policy was still on the agenda for the Corporate Planning Workshop meeting this weekend.

The General Manager advised that a list of items was not available as yet.

The meeting terminated at 1.20pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 27 February, 1996.

.....
Mayor

This is Page 20 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 30 January 1996.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE



Mayoral Minutes

GENERAL PURPOSE COMMITTEE - MAYORAL MINUTE

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GENERAL PURPOSE COMMITTEE MEETING
Mayoral Minute

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General Purpose Committee Meeting - 27 February 1996

STAFFING

✓ 1. CONCERNED CITIZENS COMMITTEE - 24 HR ~~MANNING~~ - RICHMOND POLICE STATION GP040/001 PT02

Council has been invited to appoint a representative on the Concerned Citizens Committee for the 24 hour Manning of Richmond Police Station. Currently there are six members on the Committee - George Rhodes, Pat Clerke, John Nicholson, Ron Knott, Anne Lyell and Dawn Hunt.

The Committee meets once a month on a Friday evening at the Richmond Ex-Servicemen's Club. The next meeting is scheduled to be held on Friday 1 March at 7.00pm.

It is recommended that Council nominate a representative on the Committee.

Chk Allow

Councillor Rex Stubbs
Mayor

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

GENERAL PURPOSE COMMITTEE



SECTION 1 ENVIRONMENT

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GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 27 February 1996

Item: 112

ITEM: 112

HAWKESBURY SPORTS STADIUM

FILE NUMBER:

P1950/213 PT08, DA233/94/EVD/ENG

L.A.
T.O.
C.P.
R.S.
R.S.

REPORT:

ELIZABETH O'BRIEN
Research Officer
TOTAL ENVIRONMENT CENTRE

As reported to the Ordinary Meeting of Council on 13th February, 1996, a meeting of the Management Committees of the Greenhills Child Care Centre and Stimulus was held and it was indicated at that meeting a desire to address Council regarding the proposed construction of an access road to the Stadium, west of their buildings. Since this meeting, there has been numerous letters from both the Stimulus Early Intervention Group and Greenhills Child Care Centre objecting to the proposal on numerous grounds, including increased lead levels, increased noise, increase in crime/vandalism, danger of additional traffic at the intersection of Ham and Stewart Streets and the cost of the proposal.

As previously reported to Council, the estimated cost of constructing the alternate access from the Ham Street, Stewart Street, Drummond Street intersection, following a line generally between the tennis courts and the western side of both the Greenhills Child Care Centre and Stimulus Centre is \$85,000 and the provision of a roundabout at the intersection, which it is considered essential for both traffic flow and traffic calming reasons, is \$50,000, making a total project cost of \$135,000. An alternate proposal where the driveway would be located to the west of the existing tennis courts, then following the Ham Street road alignment (through the Park) to the intersection of Stewart and Drummond Streets was suggested. The estimated cost of this proposal is \$125,000 plus the provision of the roundabout at \$50,000, a total of \$175,000 (\$40,000 additional to the first proposal).

A proposal has been put forward by a parent, that a further option may be to construct a new access point opposite Cunningham Place, including a roundabout. Whilst this proposal does have merit, as the headlights of vehicles exiting at this point would be shining directly down Cunningham Place, however, as the vehicles turn left into Stewart Street, the lights would then shine onto the corner house and to a lesser extent, Mr. Donnelly's house next door. This is not dissimilar to the current position where the headlights from the cars exiting the Centre tend to light the boundary between two properties and Mr. Donnelly's double garage, but when they turn left into Stewart Street, shine more directly onto his house. There would also be conflict between buses and cars accessing the Centre via the new driveway, due to two right angle turns which would need to be negotiated both entering and leaving the centre. Of additional concern is that the main access way and turning circle in the Stadium has been constructed with a thicker pavement to allow for access by heavy vehicles, whereas the general parking area has only been designed for use by cars. The end result would be the possibility of the section of roadway between the proposed new access the existing one failing earlier than its design life.

It should also be noted that the current situation with regard to the entrance to the Stadium is not dissimilar to any "T" intersection where houses are built opposite the approach to the "T". Some examples are Kentucky Drive/Golden Valley Drive, West Market Street/Francis Street, Tebbutt Street/The Terrace, Alexander Street/Colonial Drive, Griffith Road/Andrew Thompson Drive and the access to the Bligh Park Neighbourhood Centre/Tennis Courts/Shops with Sirius Crescent.

With regard to the existing driveway and the problem of access by buses, it is the responsibility of the builder to rectify this matter and the builder has been notified of the problem. It is considered that the location of the existing driveway, whilst not being ideal, is satisfactory and should remain in its present location. It is further considered that the roundabout proposed at the intersection of Stewart Street, Ham Street and Drummond Street, should be implemented, as both a traffic calming device for Stewart Street and facilitating ingress/egress to the industrial area via Ham Street.

With regard to the operating hours, the Board, at its meeting of 1 February 1996, has requested the Manager to provide a detailed report on the operating hours of the Hawkesbury Indoor Stadium with consideration to be given to the impact on the operational finances, level of income and the effect on the adjoining residents.

Consideration was also given to surveying the residents to determine the impact of the current hours of operation.

A further report will be presented to Council following the Board's consideration of the matter.

RECOMMENDATION:

That no further action be taken regarding the relocation of the access to the Indoor Sports Stadium at this stage and the roundabout at the intersection of Stewart/Ham/Drummond Streets be implemented at an estimated cost of \$50,000 (fifty thousand).

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN227NAX.E09

**** END OF ITEM 112 ****

ITEM: 113

REZONING APPLICATION AND DEVELOPMENT APPLICATION FOR A COMMERCIAL DEVELOPMENT IN 2 STAGES COMPRISING, SUPERMARKET, SERVICE STATION/CONVENIENCE STORE FAST FOOD OUTLET CAR WASH, PARKING AREAS AND ASSOCIATED FACILITIES - LOT 1 AND 2 DP 630616, PART LOT 1 DP 421574, LOTS 4 AND 5 DP 546025, PART LOT A DP 410572, LOT 3 DP 710657 AND LOT 2 DP777592 - MACQUARIE STREET, GEORGE STREET AND MILEHAM STREET, SOUTH WINDSOR

FILE NUMBER: DA 278/95 LEP22/95/EVD

Applicant:	Fabcot Pty Ltd
Applicants Reps:	Scott Carver Pty Ltd
Owner:	Fabcot Pty Ltd, Baneswa Pty Ltd, BP Australia Ltd, JF and A Duffy
Stat. Provisions:	Hawkesbury LEP 1989
Area:	2.0158ha
Zone:	Residential 2(a) and Open Space 6(b) Proposed Recreation
Advertising:	14 days to adjoining owners and in Hawkesbury Gazette
Date Received:	11 December 1995

Key Issues:

- ◆ Existing use rights
- ◆ Zone objectives
- ◆ Parking and disabled parking
- ◆ Loading and unloading areas
- ◆ Pedestrian access
- ◆ Access
- ◆ Drainage
- ◆ Services
- ◆ Visual amenity
- ◆ Residential amenity
- ◆ Economic considerations

Action:

- * Not support preparation of a draft local environmental plan
- * Refuse development application

REPORT:

PROPOSAL
General

The application proposes the following:-

- (a) A development application comprising 2 stages as detailed below.
- (i) Stage 1 involves the development of the portion of the site for which existing use rights are claimed being lot 1 and 2 DP 630616 (saw mill site) Macquarie Street and part lot 1 DP421574 (commercial purposes) George Street, South Windsor. Stage 1 involves the following:-
- * A supermarket facility of total floorspace of approximately 3,672m²,
 - * A service station with ancillary retail/convenience store, floorspace of approximately 168m², and
 - * A fast food restaurant of total floor space of 210m² providing some 26 seats, with provision for a drive-through lane.
 - * Parking for 227 cars.

The proposed fast food outlet and convenience store are proposed in the same structure, although being separate entities.

- (ii) Stage 2 is proposed on residentially zoned land for which no exiting use rights are claimed and a deferred commencement consent is requested, being dependent on a rezoning of the total site from Residential 2(a) and Open Space 6(b) Proposed Recreation to General Business 3(a).

The additional lands involved in Stage 2 are part lot 1 DP 421574, lots 4 and 5 DP 546025 George Street, part lot A DP 410572 Macquarie Street, lot 3 DP 710657 and lot 2 DP 777592 Mileham Street, South Windsor. Stage 2 involves the following:-

- * Car wash facility
 - * Relocating main road access to service station/fast food outlet
 - * Provision of additional parking for 136 cars including access from Mileham Street
- (b) A rezoning application for the total site from Residential 2(a) and Open Space 6(b) Proposed Recreation under Hawkesbury LEP 1989 to General Business 3(a). The development of Stage 2 is dependent upon the rezoning taking place.

External Appearance

The application states in part as follows:-

The main features of the Woolworths development:

- * *a system of architectural, graphic and interior treatments which reflect local and market characteristics while retaining a strong corporate identity,*
- * *the identity graphics for the centre relate to the Woolworths chain yet give the centre a local identity,*
- * *Graphics which allude to the nostalgia of traditional grocery shopping while exuding the assurance of corporate strength,*
- * *external signage which presents a highly visible roadside identity while adding to the human scale and interest of the development from a pedestrian perspective, and*
- * *clean architectural forms and finishes with warm colours.*
- * *a statuesque yet welcoming entrance.*

Woolworths have shown their ability to maintain an identifiable corporate image while subtly altering design elements to reflect the inherent character of the particular location."

The development is one storey in height with a mezzanine plant room above giving a total height of approximately 8.10 metres. A tower at the front of the building is approximately 12.5 metres high.

Setbacks

The buildings are proposed to be located a minimum of 2 metres from the south east boundaries, 31 metres from the south west boundary and a minimum of 15m from Macquarie Street. The petrol pump roofing is set back approx. 14m from the south eastern boundary of the site.

Landscaping

Landscaping areas are provided along the Macquarie Street frontage and within the parking areas. No landscaping buffer is provided to adjoining residential lots.

Parking

Stage 1 proposes 227 parking spaces and stage 2 provides for 363 parking spaces. Each space is 5.5m x 2.5m with 6.5m wide aisles (minimum). There are 6 disabled spaces provided with the development.

Access

Stage 1

- (a) Ingress/egress on Macquarie Street for service station/convenience store.
- (b) Ingress/egress opposite supermarket and provided with a roundabout at the intersection of Macquarie Street and George Street.

- (c) Ingress/egress on George Street at south western end of the site for delivery vehicles and employees/customers. This access proposed left in and left out only for trucks.

Stage 2

- (a) Roundabout access and south western access the same as for stage 1.
- (b) Service station ingress/egress relocated to the south west.
- (c) New ingress/egress opposite car wash facility.
- (d) New access off Mileham Street.

Loading and Unloading Areas

A loading dock is provided for the supermarket on the south western end of the building and a 17m diameter truck turning circle is provided in front of the dock to allow trucks to turn around. Access to and from the loading docks is through the parking area.

A unloading area is provided at the rear of the service station/fast food restaurant and access to and from this area is through the parking areas.

Traffic

An assessment of the traffic and car parking implications of the proposed development has been undertaken by Colston Budd Hunt and Twiney Pty Ltd as part of the development application.

Overall it is concluded that provision of the main access to the site via a roundabout at the intersection of George and May Streets is satisfactory.

According to Colston, Budd Hunt and Twiney, the intersection of George and Macquarie Streets incorporating the centre access in the roundabout results in an average of 38 seconds per vehicle for the longest delayed movement, level of service C. This is a satisfactory level of service and better than occurs today.

They conclude that, subject to the upgrading of the intersection of Macquarie and George Streets, the road network can satisfactorily cater for the traffic generated by the development.

Economic Considerations

The application includes an Economic Report prepared by Jebb Holland Dimasi Pty Ltd and the following are the main conclusions drawn from the analysis in this report:-

- (1) *The proposed 'stand alone' Woolworths supermarket on the Old Sawmill site in South Windsor would serve Windsor and the adjoining townships, in the North-Western Sydney LGA of Hawkesbury. This trade area has a growing population, currently totalling around 55,000 people.*
- (2) *It is proposed to construct a new Woolworths supermarket on the Old Sawmill site located on George Street in South Windsor. The new Woolworths store would be 3,672 sq.m in Gross Leasable Area (GLA), with the development including a new carpark area.*

Calculations show that there is currently a deficiency of around 5,750 sq.m of supermarket floorspace in the trade area. Thus adequate market scope exists for the successful introduction of a new supermarket to the area on top of a new Woolworths store at Richmond.

- (3) The total turnover potential for the new store is projected to be \$20.9 million by 1997.*
- (4) It is considered that the construction of the new Woolworths supermarket could be expected to have some impact on competing supermarket facilities throughout the region. However, it is our view that such impact is likely to be no more than normal additional competition in an area where existing supermarkets and grocery stores are trading particularly successfully.*
- (5) The construction of the new store however would also result in a number of very important positive benefits to the local region and the Hawkesbury economy. It is estimated that approximately 200 new construction jobs would be created during the construction period, and some \$6 million would be spent on the store's construction. In addition, multiplier effects throughout the broader economy would result in a further 350 new jobs during this period related directly to the additional construction employment.*
- (6) Furthermore, the new Woolworths store once completed would employ an additional 200 people directly, largely orientated to youth employment. This additional direct employment in the retail industry would clearly benefit the Hawkesbury Region in general and the Windsor area in particular, and would also result in further multiplier effects leading to an estimated 206 additional jobs in the broader economy.*
- (7) Supermarkets and grocery stores through the Windsor Region trade at particularly successful levels as compared with other cities and regions throughout New South Wales, whilst Council's independent Economic and Employment Development Study expressed the view that anecdotal evidence suggests that food store prices in the Hawkesbury area are significantly above the Sydney average. Additional competition, particularly in the form of a modern new supermarket, must clearly have the potential to result in substantial benefits to the region's residents in terms of choice, range and pricing for food and groceries shopping.*
- (8) The proposed store would generate substantial additional rate revenue for both local and state government.*

Drainage

A drainage report has been prepared by Costin Structural Pty Ltd and concludes are follows:-

A review has been completed of the stormwater drainage for the proposed South Windsor Service and Retail Centre, Macquarie Street Windsor.

The site is located within the catchment of Rickaby's Creek which drains into the Hawkesbury River.

Erosion and sediment controls will be utilised during construction to prevent sediment leaving the site. During operation, a stormwater retention system will hold water, and restrict site discharge rates to current runoff levels which will prevent overloading of the existing downstream drainage. Potential pollution sources on the service station site will be separated from the stormwater drainage system. It is intended to review the use of collected stormwater as irrigation water for the developed site landscaped areas.

With the proposed site drainage being designed to suit the local conditions, and the controls adopted during construction and operation, the proposed development will have minimal hydraulic and water quality impact on the Rickaby's Creek and Hawkesbury River system.

ALTERNATIVE SITES

A report, entitled "Alternative Site Analysis", prepared by Scott Carver Pty Ltd was submitted with the application, and considered 15 alternative sites. The report generally considered for each site, site characteristics, traffic impact, visibility, access and parking, relationship of locality and existing centre, development concept and where appropriate, relationship to heritage items.

The following are the conclusions for each site assessment:-

Site 1 - corner of Stewart and Ham Street

Although the Council requested we consider this site, we found at the time of inspection in March, that sporting facilities were under construction.

Site 2 - Holland's Paddock

It is considered that the site does not lend itself to commercial development as proposed, given the poor location of the site at the rear of the town centre. The unsuitability of the site is amplified by the proximity of the site to the Hawkesbury River, and the fact that the site is a low point of the land, increasing the likelihood of flooding.

In addition, the poor access arrangements, adverse impact on traffic flow through the town centre, and the need to replace existing car parking spaces results in the site being unfit for development of the scale and nature as proposed.

Site 3 - Macquarie Street

Although the Council requested that we consider this site, we found at the time of our inspection in March, that a Hospital was under construction.

Note: The Hospital is being constructed on the adjacent site, not on the nominated alternative site.

Site 4 - Macquarie Street/Richmond Road/Mileham Street

Due to the location of the site relatively close to the town centre, its development for commercial purposes would have traffic implications, attracting vehicles and pedestrians from the town centre, raising safety concerns in relation to these vehicles and pedestrians traversing Macquarie Street. In addition, the introduction of increased traffic in Mileham Street would adversely impact upon residential amenity.

Further, the site is too small to allow the provision of adequate parking, affecting the viability of the supermarket development. It could also be expected that some parking could spill over into residential streets.

In addition, it would be expected that the proposed development would detract from the heritage items surrounding the development, as these items would not be incorporated into the site.

Site 5 - Richmond Road/Brabyn Street/Cox Street

Due to the location of the site relatively close to the town centre, the development of this site for commercial purposes would have traffic implications, attracting vehicles and pedestrians from the town centre, raising safety concerns in relation to these vehicles and pedestrians traversing Richmond Road. In addition, the introduction of increased traffic in Cox and Brabyn Streets would impact upon residential amenity.

Further, it would be expected that the proposed development would not relate well to the surrounding heritage items. It must also be recognised that the presence of these heritage items eliminates the possibility of any future expansion of the development.

Site 6 - Fairey Road/Argyle Street

Development of the site for commercial purposes could not be expected to be successful, given the isolation and lack of association of the site with any population catchment.

Site 7 - Macquarie Street/Baker Street/Kable Street

Although this site would have been good visibility, being located in the town centre and on Macquarie Street, the site is too small to accommodate supermarket development and could therefore not be considered as a legitimate site.

Site 8 - Macquarie Street/George Street/Campbell Street

Architecturally we believe the site would be a successful supermarket. However, Woolworths have advised that the land acquisition costs are too high for the development to succeed financially.

Site 9 - Former Technical College Site/Mileham/Drummond Street

The subject site is well located in terms of its relationship to the South Windsor population catchment.

However, the poor location of the site relative to major traffic routes will affect visibility of the development, thereby affecting the long term viability of the development.

In addition, the proposed development would most likely have an adverse traffic impact on residential properties in Mileham Street.

Site 10 - Ham Street/Stewart Street

The subject site is well located in terms of its relationship to the South Windsor population catchment. However, the poor location of the site relative to major traffic routes will affect visibility of the development, thereby affecting the long term viability of the development.

Site 11 - Hawkesbury Valley Motors Site

This site would not be suitable for supermarket development due to the combination of the poor access arrangements, substandard parking provisions, the adverse impact on heritage items, and the steep topography of the site.

We have been advised by Woolworths that the significant costs which would need to be incurred to address these issues would affect the financial viability of the development, regardless of the exposure which the development may receive due to its advantageous location.

Site 12 - Former Hawkesbury Hospital Site

The site is generally unsuitable for supermarket development due to the constrained nature of the site which includes a number of heritage items, the topography of the site, the lack of parking available on the site, and the difficulties in obtaining adequate access for service vehicles.

Site 13 - Rifle Range Road/East of Collith Avenue

The subject site is well located in terms of its relationship to the recently growing population catchment which surrounds the site.

It is likely however, that the proposed development would have an adverse traffic impact on residential amenity on Rifle Range Road.

Site 14 - Rifle Range Road/Corner Collith Avenue

The subject site is well located in terms of its relationship to the recently growing population catchment which surrounds the site.

It is likely however, that the proposed development would have an adverse traffic impact on residential amenity on Rifle Range Road and Collith Avenue.

Site 15 - Rifle Range Road/Corner Colonial Drive

Although the site has good location and adequate access, it would appear that the potential for future expansion would be difficult due to the constrained nature of the site.

It is likely however, that the proposed development would have an adverse traffic impact on residential amenity on Rifle Range Road and Colonial Drive.

STATUTORY SITUATIONHawkesbury Local Environmental Plan 1989

The site is zoned as Residential 2(a) and Open Space 6(b) Proposed Recreation under the above plan and a supermarket, service station/convenience shop, fast food restaurant and car wash are prohibited uses in land use tables for these zones. The objectives of the zones are as follows:-

Zone 2(a)

- (a) To provide for housing and associated facilities in locations of high amenity and accessibility;
- (b) to enable development for purposes other than residential only if it is compatible with the character of the living area and has a domestic scale and character; and
- (c) to ensure that development does not create unreasonable demands, in the present or in the future, for provision or extension of public amenities or services.

Zone 6(b)

- (a) To identify land which is suitable for future public recreation use and which can be brought into public ownership generally as a consequence of development contributions from residential development;
- (b) to provide additional land to meet the objectives specified in respect of land within Zone No 6(a);
- (c) to ensure that there is provision for adequate open space areas to meet the needs of all residents and provide opportunities to enhance the total environmental quality of the City of Hawkesbury;
- (d) to set aside certain lands (being lands that the Council proposes to acquire) for the purposes of active and passive recreation; and
- (e) to restrict development on lands which will be required for future open space purposes.

Clause 18 (1) of the plan states:-

18. (1) The Council shall not consent to any development on land to which this plan applies unless arrangements satisfactory to the Council have been made for the provision of the land of water, sewerage, drainage and electricity services.

Clause 22 (1) of the plan states in relation to development adjoining main or arterial roads:-

22. (1) If land to which this plan applies has frontage to a main or arterial road, a building shall be set back from the nearest alignment of the road at such distance as may be determined by the Council having regard to

- (a) the nature, scale and function of the building;
- (b) the maximisation of sight distances for drivers using the road, including visibility of points of access to the road; and
- (c) the minimisation of distractions to drivers using the road; and
- (d) any possible need to alter the road alignment in the future.

The Council is the public authority responsible for the acquisition of land zoned 6(b), under Clause 31 of the Plan and is required to acquire the land upon demand from the owner. Clause 31(5) states that, until the land is acquired by the Council, development for any purpose may, with the consent of the Council, be carried out on the land. In considering any development of the reserved land the Council shall take into consideration:-

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

Development Control Plan No 2 Parking Policy 1994

The Council's Parking Policy requires the following:-

Supermarkets	1 space per 30m ² of gross floor area
Fast Food Restaurants	1 space per 6m ² of service area or 1 space per 3 seats whichever is the greatest number of spaces plus 1 space per 2 employees
Service Station	6 spaces per work bay plus 1 space per 20m ² ancillary retail floor space
Car Wash	6 spaces per bay

Each space is required to be 2.6m x 5.5m with minimum 6.7m aisles. The following off street parking spaces are therefore required:-

Supermarket	123 spaces
Fast Food Restaurant	38 spaces
Service Station	9 spaces
Car Wash	6 spaces

TOTAL 176 spaces

Stage 1 provides 227 spaces and stage 2 a total of 363 spaces.

Roads and Traffic Authority's Guidelines

The Authority's Guidelines give the following parking requirements:-

Supermarket - 6.1 spaces per 100m² of gross leasable floor area

Service Station/Convenience Store - 6 spaces per work bay plus 5 spaces per 100m² gross floor area.

Drive-in takeaway food outlets - 1 space per 2 seats + queuing areas.

Car wash - 5 in queue area and 3 at exit.

On the above criteria 246 spaces are required, not including the queueing areas.

The Act and Regulations

Existing Use Rights

Stage 1 of the development application relies on existing uses rights for the sawmill site, lots 1 and 2 DP 630616, and commercial purposes on part lot 1 DP 421574. The Land and Environment Court handed down a decision in favour of BP Australia for a 24 hour service station and convenience store on lots 1 and 2 DP 630616 (sawmill site). In regard to the other lot, south of lots 1 and 2, no approvals could be found for any commercial uses in Council's records. The applicant was requested to address this matter and submit supporting evidence to justify existing use rights for this site which is zoned part 2(a) and part 6(b).

A copy of a legal advice has been received from Corrs Chambers Westgarth in respect of part lot 1 DP421574 George Street. The advice relies on the approved use of the sheds for a mushroom growing farm in 1961 which continued up until 1981 and was curtailed because of the illness of the proprietor. Since 1981, the advice states that the sheds have been used for a variety of commercial uses but no Council approvals have been produced. The advice states that Council was aware of the activities on the site.

The zoning history of the site is as follows:-

1951	County of Cumberland Planning Scheme	Living area
1973	Windsor Planning Scheme	Residential 2(a) and 2(d)
1984	Hawkesbury LEP 1984	Residential 2(a) and Open Space 6(b) Proposed Recreation
1989	Hawkesbury LEP 1989	Residential 2(a) and Open Space 6(b) Proposed Recreation

The sheds are located on the 2(a) zone land under HLEP 1984 and HLEP 1989.

The development approval for the mushroom growing sheds in 1961 cannot be located and it is likely the sheds were approved on a building application. It is accepted that the sheds were approved for this use as "agriculture" was an allowable use in the living area zone under the County Scheme and the mushroom farm continued as an allowable use under the Windsor Planning Scheme.

There is no record of any Council approval for any commercial activities in the sheds after 1981 and under the zoning of Residential 2(a) and 2(d) of the Windsor Planning Scheme, commercial premises, industries other than home industries, shops and warehouses were prohibited.

Existing use rights relate to non-conforming uses and, as the mushroom growing farm was a conforming use, any change of use must also have been a conforming use. The commercial activities stated in the advice would have been prohibited under the Windsor Planning Scheme and subsequent LEP's and could not have been approved by Council in the residential zone.

In conclusion, it has not been established that any existing use rights exist for part lot 1 DP421574.

Heads of Consideration

The existing use rights provisions in the Act and Regulation enable Council to consider a change of use, rebuilding etc but when determining an application the merits of the application must also be assessed using the heads of consideration under Section 90(1) of the Act.

"Deferred Commencement" Consent

Section 91AA of the Act states as follows:

91AA (1) A development consent may be granted subject to a condition that the consent is not to operate until the applicant satisfies the consent authority as to any matter specified in the condition. Nothing in this Act prevents a person from doing such things as may be necessary to comply with the condition.

(2) *Such a consent must be clearly identified as a "deferred commencement" consent (whether by the use of that expression or by reference to this section or otherwise).*

(3) *A "deferred commencement" consent must clearly distinguish conditions concerning matters as to which the consent authority must be satisfied before the consent can operate from any other conditions.*

(4) *A consent authority may specify the period in which the applicant must produce evidence to the consent authority sufficient to enable it to be satisfied as to those matters.*

(5) *The applicant may produce evidence to the consent authority sufficient to enable it to be satisfied as to those matters and, if the consent authority has specified a period for the purpose, the evidence must be produced within that period.*

(6) *If the applicant produces evidence in accordance with this section, the consent authority must notify the applicant whether or not it is satisfied as to the relevant matters. If the consent authority has not notified the applicant within the period of 28 days after the applicant's evidence is produced to it, the consent authority is, for the purposes only of section 97, taken to have notified the applicant that it is not satisfied as to those matters on the date on which that period expires.*

There is doubt whether an applicant can submit a development application requesting a "deferred commencement" consent, the option seems to be with the consent authority (Council) if circumstances are such that the necessary requirements cannot be met with the initial application.

The "deferred commencement" consent is requested to enable the rezoning application to be processed over the total site. The local environment plan process involving the Council, Department of Urban Affairs and Planning and the Minister may not be a matter that the applicant can "satisfy" (subclause (5) above) and therefore the "deferred commencement" consent may not be appropriate.

Draft local environmental plan

The Council's support is required to prepare the draft local environmental plan to rezone the total site from Residential 2(a) and Open Space 6(b) Proposed Recreation under Hawkesbury LEP 1989 to General Business 3(a).

To support the proposal Council must be in agreement that the proposed development is suitable and appropriate for the site and the area generally and must be sure that the proposed open space rezoned land is no longer required for the South Windsor area.

The proposed rezoning is contrary to the following Section 117(2) directions:-

G3 Reservations

(i) Local open space

Draft local environmental plans shall not substantially reduce existing reservations or zonings of land for public open space as distinct from private open space. The extent of any such reduction shall be considered from the point of view of the total area and the quality of existing land reserved or rezoned for public open space within the whole of the council's area as at 1 September 1980.

G19 Public recreation zones

- (1) *This direction applies to land reserved or zoned for public recreation purposes other than land reserved or dedicated under the National Parks and Wildlife Act 1974, as an Aboriginal area, historic site, national park, nature reserve, state game reserve or state recreation area.*
- (2) *Except where the Council can satisfy the director that any particular provision or area should be varied having regard to the provisions of s 5 of the Environmental Planning and Assessment Act 1979, in respect of land to which this direction applies, draft local environmental plans shall, subject to cl (3), provide that:*
 - (a) *the only development which may be carried out on that land without consent are works for the purpose of gardening, landscaping and bushfire hazard control;*
 - (b) *in respect of development which may only be carried out with development consent, consent shall not be granted unless consideration has been given to:*
 - (i) *the need for the proposed development on that land;*
 - (ii) *the impact of the proposed development on the existing or likely future use of the land; and*
 - (iii) *the need to retain the land for its existing or likely future use.*
- (3) *Where land is reserved for public recreation purposes, and has not been acquired by Council or such other public authority for whom the land is reserved, nothing in cl (2) of this direction restricts the provisions which can be inserted in a draft local environmental plan relating to the carrying out of development on that land until it is acquired by the council or other public authority.*

Council is also required to consider the relevant Regional Environmental Plans and State Environmental Planning Policies and, in this regard, the following are relevant:-

State Environmental Planning Policy No 11 - Traffic Generating Developments

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban Land)

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River

COMMUNITY RESPONSE

The receipt of the application was advised to adjoining owners, the Windsor and Richmond Chambers of Commerce, Coles, Big Country Developments Pty Ltd and was advertised in the Hawkesbury Gazette.

The following responses were received:

17 individual letters of objections

13 same letters of objection

64 "yellow" letters of objection

Petition signed by 4 persons

Petition signed by 26 South Windsor business proprietors

Objection from Windsor and District Chamber of Commerce

Objection from Big Country Developments Pty Ltd

Objection from AT Cocks and Partners Pty Ltd on behalf of Coles Myer Properties Holdings Ltd and Kinnington Pty Ltd

1 letter of support

6 "yellow" letters changed to be letters of support.

The submission from residents came from those surrounding the site and from residents of South Windsor, Windsor and Bligh Park.

The following is a summary of the concerns given in the letters of objections received:-

- extension of natural daylight by artificial means;
- increase noise pollution in a residential area;
- no earth mounding for noise, night lights and visual protection;
- 2m high masonry traffic fence required to residential properties;
- noise from air conditioning units and refrigeration motors;
- devalue properties adjoining the proposal;
- no need for another supermarket;
- exit to Mileham Street will give more traffic to Mileham Street;
- vision limited at Mileham Street entry/exit;
- pollution from fumes for surrounding residents;
- entry should be to main road only;
- Mileham Street used as by-pass road now Collith Avenue has been closed;

- visibility Ham & Mileham Street non-existent;
- no thought given to pedestrians to centre;
- hazardous to young children in area from increased traffic;
- shopping centre should be in Bligh Park;
- supermarket should be in Windsor Town Centre;
- Hollands Paddock or Old Hawkesbury Valley Motor site should have new supermarket;
- detract from rural/natural setting of Windsor;
- adversely affect viability of existing businesses and existing shopping centres;
- add to existing peak hour congestion;
- fragmentation of retail centres not in the interests of the community, both business and customers;
- expose adjoining properties to vandalism and unacceptable behaviour;
- proposal accentuates the use of the motor car;
- isolated from main residential areas;
- site better suited for medium density housing;
- development could create traffic problems;
- no social benefit likely from proposal;
- exploitation of existing use rights;
- enough fast food outlets in the area already.

The petition signed by 26 South Windsor property owners and business proprietors, headed "South Windsor Development Committee", stated as follows:-

"We the undersigned property owners and business proprietors of the South Windsor Retail area oppose the above development application on the following grounds.

1. *South Windsor retail sector has provided the South Windsor and later the Bligh Park community with retail services over a large number of years at a time when it was often (because of population numbers) not viable to existing retailers but also at a time when Woolworths felt the area was not viable to operate in.*

2. *During this time Council has accepted rates at a higher rating level than the property that is the subject of this development application on the basis that it was the commercial sector for the area.*
3. *The proposed development is a blatant attempt by a multi-national to usurp the retail trade from our area and relocate it at the subject site.*
4. *Fragmentation of the retail sector of the South Windsor/Bligh Park area will cause extreme hardship for existing businesses who have served the community over a long period and will lead to the uprooting of families.*
5. *It is not numbers on a balance sheet that are at stake for the small business that would be affected by the location of Woolworths at the subject site, but rather personal livelihoods and family homes.*

We should stress that we do not oppose Woolworths being in the area, and would welcome them should they establish their business in the area bounded by George, Argyle, Macquarie and Campbell Streets, and providing suitable traffic and pedestrian flow is available to the existing retail sector. If Woolworths was located within the South Windsor shopping centre it would serve to re-enforce the existing shopping centre, rather than further fragment it."

The objection from Windsor and Richmond Chamber of Commerce states as follows:-

- "A) *Objection to the siting of the proposed Woolworths Supermarket outside the Windsor CBD area.*
- B) *Objection to above development REZONING application over Lots 1. & 2 DP630616, Lots 4 & 5 DP546025, Pt Lot 1 DP421574, Lot 2 DP777592, Lot 3 DP710657 and Pt Lot A DP410572 Macquarie Street, George Street and Mileham Street, South Windsor.*

Preamble

In 1972/73 a business survey of the township of Windsor and Richmond found that there was very little economic difference between them with at that time Windsor having perhaps the better food situation. Since that time several developments have to a greater and lesser degree impacted on the Windsor C.B.D.

The Coles development at Richmond, trading areas of South Windsor, North Richmond, Bligh Park, Glossodia etc. It could well be argued that the greatest negative effect on Windsor's economic status was the decision to close George Street and The Terrace to build the Windsor Mall. Subsequently a more enlightened Council reopened. The Terrace some four years ago to allow traffic to circulate around the Windsor C.B.D.

After completion of the Mall there was a significant move by Woolworths/ Girvan Bros. to build this supermarket across Hollands Car Park as their policy at that time was to compete with and add to the existing C.B.D.

Our objection is based on:

- 1. The disastrous trading impact on Windsor C.B.D. The D.A. very cleverly only states (or understates) the impact on other supermarkets. It ignores the impact on general trading within the C.B.D.*
- 2. The stand alone development deprives the consumer of competitive, comparison shopping such as would occur at the Hollands site especially between Coles and Woolworths.*
- 3. Hollands site offers a wonderful opportunity for consolidation of the Windsor C.B.D. The sawmill site offers further fragmentation of existing centres. It is noted that it is approximately 2.8kms from Windsor centre the focus of local commercial and retail activity in the area.*
- 4. Constructed with the C.B.D. there is a much greater potential for nett increased employment as a result of business stimulus and security.*
- 5. Growth figures quoted in the D.A. are dubious. To achieve anything like that figure all opportunities for residential development on high ground such as the sawmill site should be exploited.*
- 6. Flooding at the Hollands site is of no real significance. There is very little business activity at this point in time in Windsor during flood times wherever the business is situated.*

Conclusion

Although the developers will go "all out" to convince Council to approve this stand alone site, it is evident that if this development is allowed outside the C.B.D. area that it will destroy Windsor as a shopping centre generally.

It has been ascertained that the supermarket will fit on the Hollands site giving consumers competitive, comparison shopping between two large supermarkets and like local stores. Ironically just a few years ago this was the only favoured site by Woolworths.

The Chamber seeks the support of Council to allow Windsor not only to survive but to PROGRESS. It is confident that it has the support of the State Minister in this regard."

Consultation with Government Agencies

The application was referred to the following:-

Prospect Electricity
Sydney Water
Trans Grid

The application was also referred through the Road and Traffic Authority, to the Sydney Regional Development Advisory Committee since the proposed development falls within Schedule 1 of the State Environmental Planning Policy No.11 - Traffic Generating Developments. The Committee was held on 24th January, 1996, and was attended by Council. The Minutes of the Committee are as follows:-

"The Committee raises no objections to the proposal subject to Council consideration of the following:

1. *The provision of parking on site to be to Council's satisfaction.*
2. *The construction of a roundabout at the entrance to the proposed development is not favoured as the development will generate significant pedestrian movements. The installation of traffic signals to control all movements in the favoured option. These signals should provide for two through lanes in both directions of Macquarie Street, a right turn lane northbound and a left turn lane southbound into the development. The existing left slip lane in George Street should also be controlled.*
3. *Access to the service station should be reduced to ingress only via a slip lane of minimum length of 30 metres. The egress driveway should be eliminated with all vehicles exiting the site through the traffic signal controlled intersections.*
4. *A central median will be required in George/Macquarie Streets along the full frontage of the site.*

All work required in Macquarie/George Streets including road works and installation of traffic signals is to be carried out at no cost to the Roads and Traffic Authority (RTA). It should be noted that a plan checking fee and lodgement of a performance bond will be required prior to the release of the final approved construction plans by the RTA. A maintenance component will also be required for the installation of the traffic control signals.

5. *Internal conflict will occur at the main entrance. This area should be redesigned to cater for a satisfactory queuing area at the signals exiting the site.*
6. *The mixing of delivery vehicles and public, vehicles and pedestrians is not favoured and preferably should be separated to reduce conflict and likely accidents.*
7. *Insufficient queuing area is provided for in the drive through restaurant. The drive through capacity should be 10 car lengths without unreasonably disrupting any other internal operations.*
8. *Loading bays to the proposed restaurant should be to Council's satisfaction. Plans at a larger scale should be supplied for more detailed consideration.*
9. *Service station filling points should be shown and consideration given to access by articulated vehicles delivering fuel to the service station.*

10. *The car wash holding area should hold at least 5 cars and the finishing area at least 3 cars.*
11. *Separate development applications should be lodged for the service station and fast food restaurant.*
12. *Concern is expressed with the number of access points to the site from Macquarie Street and accordingly access for cars should be restricted to a single entry to the service station left in with all remaining access being via the proposed traffic signals. A separate entrance for service vehicles could be considered provided it does not conflict with existing car park. If these vehicles must still pass through a car park then the car park should be restricted to staff only.*

In addition to these points the Council representative does have some concerns with access to Mileham Street. This should be addressed by Council."

The applicant has been forwarded a copy of the above minutes as, to comply with the requirements, a redesign of some aspects of the layout would be required.

Trans Grid have replied by letter dated 16th January, 1996, and have advised that the transmission line easement is the responsibility of Prospect Electricity.

No reply has been received from Prospect Electricity or Sydney Water.

ENVIRONMENTAL ASSESSMENT

Existing use rights

The Council acknowledges existing use rights for a sawmill/timber yard on Lots 1 and 2, DP630616 Macquarie Street and a change of use and rebuilding are permitted under the Act and Regulations provided the merits of the proposal are acceptable on the site and for the area generally.

No existing use rights have been proven for the balance of the Stage 1 site, that is Part Lot 1, DP421574 George Street and, therefore, the use of this land for commercial purposes is prohibited under the provisions of Hawkesbury LEP 1989.

Zone Objectives

The proposed development is contrary to the objectives of the 2(a) and 6(b) zone as contained in Hawkesbury LEP 1989.

Parking and Disabled Parking

The number of parking spaces conform to the Council's Parking Policy and the Roads and Traffic Guidelines, however, the parking space sizes of 2.5m x 5.5m and aisle widths of 6.5m do not conform to Council's Parking Policy of 2.6m x 5.5m and 6.7m aisle widths. The plans could no doubt be amended to conform to these standards with a slight reduction in the number of spaces.

In regard to disabled parking spaces, Council has adopted an access code which requires 5% of car spaces to be for the disabled. This therefore means that, for Stage 1, 12 spaces are required and, for Stage 2, a total of 19 spaces are required. The plans could be adjusted to provide the additional space with a slight reduction in the number of overall car parking spaces.

Loading and unloading areas

The mixing of customer traffic and delivery vehicles is not favoured and the comments of the Sydney Regional Development Advisory Committee are agreed with.

In particular the access to and from the loading dock area for the supermarket should be separated from customer vehicles movements and customer parking spaces and the area and access designed such that delivery vehicles cannot use other ingress and egress points to and from the site.

Access to and from the rear loading and unloading areas behind the service station/fast food building, are not shown and reversing delivery vehicles through the service station fuel pump area is not desirable.

There are no service station fill points shown and these should be positioned so that fuel tankers can maintain a forward direction at all times.

Queuing areas for car wash and drive through fast food outlet do not comply with RTA guidelines.

Pedestrian Access

No provision has been made to allow pedestrians to cross Macquarie Street/George Street to the site and a roundabout does not 'lend' itself to use by pedestrians. It is agreed that traffic lights at the intersection of Macquarie Street/George Street and the entry/exit point will assist in this regard.

Access to Mileham Street

While Mileham Street is capable of carrying additional traffic, there are concerns about channelling shopping traffic into what is essentially a residential street and, therefore, the amenity of this area could be adversely affected.

There is also the possibility that with the provision of a roundabout or traffic lights, the access to Mileham Street could be used for through traffic as a means of entering the Macquarie Street traffic stream.

Access

In regard to access to the site, the comments of the Sydney Regional Development Advisory Committee (SRDAC) and agreed with and should be supported.

The number of access points is considered excessive and unsatisfactory and should be restricted to the following:-

- (a) northern entry only, left hand turn in only, for car wash facility and service station/fast food outlet;
- (b) central entry and exit at a controlled intersection with sufficient queuing area for exiting vehicles;
- (c) southern entry/exit for delivery vehicles only.

There would also need to be road works undertaken to comply with the SRDAC requirements including a median strip for full frontage of development except at the controlled intersection.

To comply with (c) above it may be necessary to relocate supermarket to the south and provide parking between supermarket and fast food outlet.

Drainage

The drainage of the site basically flows to Woods Road from the rear corner of the site and the drainage lines are not yet constructed. The service station area drains to the corner of Macquarie and Ham Street to an existing pipeline while the 2 battleaxe lots drain to the kerb and gutter in Mileham Street.

Council has not adopted any works program for the drainage to Woods Road and no easements have been acquired. Drainage of the site to Woods Road is, therefore, not possible without the acquisition of easements.

Services

Other than to state upgrading details will be addressed at the building application stage, the development application has not investigated the availability of water, sewer and electrical services. Under Clause 18(i) of Hawkesbury LEP 1989, Council is required to ensure satisfactory arrangements have been made before any consent is given.

Visual amenity

The present visual amenity of the surrounding development to the site is that of residential buildings, sheds and a saw mill/timber yard site.

The visual aspects of the surrounding residents will not be enhanced by the large buildings and extensive sealed surfaces with little buffer landscaping to screen the proposed development.

Residential Amenity

Other than the small part of the site, currently used by the saw mill/timber yard, the site is residential in nature as are the surrounding lands. The residential amenity of the area will be adversely affected by lighting, fumes from vehicles, noise from air conditioning motors, refrigeration motors, delivery trucks and other vehicles and the commercial activities on the site.

There will also be a loss of privacy for the adjoining residents due to the large number of people visiting the site over extended shopping hours.

Economic considerations

In discussions prior to lodgement of the applications, representatives of Woolworths were advised that economic considerations would be the major issue. They were advised that Council would need to be persuaded that there was no alternative to an out of centre location and that their preferred location was superior in comparison to other potential out of centre locations.

As a consequence, Scott Carver on behalf of Woolworths undertook an alternative site analysis which assessed 15 alternative sites including Hollands Paddock and a site in South Windsor bound by George Street, Campbell Street and Macquarie Street, opposite South Windsor shops.

Leyshon Consulting was then engaged to examine the veracity of the financial analysis provided by Woolworths for the alternative sites and to provide some comment on the issue generally.

Leyshon Consulting concluded as follows:-

"As a consequence of the research undertaken, we conclude that the developer of a supermarket of some 3,500 sq.m. in Windsor (or other locations) could afford to pay between \$1.7 and \$2.7 million in land acquisition costs. Where construction costs are above average due to terrain or other factors \$1.6 million represents an upper limit.

Assuming that property acquisition costs provided by Woolworths are accurate, the two alternative sites suggested as suitable for development at South Windsor and the Windsor town centre do not appear feasible. The site proposed in South Windsor adjacent to the existing South Windsor shopping centre is not feasible for development as its acquisition cost would exceed \$4 million. The so-called Hollands Paddock site adjacent to the Windsor town centre is unsuitable for use as a supermarket and is similarly not feasible due to excessive construction costs."

Council will appreciate that the economics of a "stand alone" supermarket is significantly different to a supermarket with supporting specialty shops. In the latter instance, the return provided by specialty shops would enable a higher overall return to be achieved and, as a consequence a higher land acquisition cost.

The proposal put forward by Woolworths for the saw mill site raises a number of important retail policy and planning issues for Hawkesbury in general and Windsor in particular which are summarised in the Leyshon report as follows:-

"...Firstly, if Council is to agree to the proposal the planned store would compete strongly with the two existing supermarkets in Windsor - namely Coles and Franklins. In effect the store would create a new "out-of-centre" retail node albeit limited to the extent that the proposed development does not have supporting specialty retail stores.

The risk associated with approval is that competition from the proposed Woolworths supermarket could be significant enough to marginalise one or both of the existing stores. The closure of even one of these stores inevitably would diminish the strength of the Windsor town centre to some extent.

Secondly, it would be argued that Windsor (as a community) may be better served by the construction of a modern, large supermarket to provide an alternative to the two existing stores. Both existing supermarkets are regarded as outmoded and too small to offer residents a contemporary range of supermarket services. There is also anecdotal evidence that both existing stores are high-priced. To the best of our knowledge, however, there is no conclusive evidence by way of specific price comparison surveys which confirm this belief.

Another important issue is whether there is demand for a third supermarket in Windsor/South Windsor, that is, can the market absorb a third store with an acceptable degree of impact on existing stores. A report prepared on behalf of Woolworths by Jebb Holland Dimasi (JHD) in December, 1995 entitled 'Proposed Woolworths Supermarket - Economic Impact Assessment, Windsor NSW' argues that such demand exists. The JHD analysis assumes that the proposed store achieves sales of \$23.0 million or some \$6,264 per sq.m per annum in 1997.

While we have not been requested to provide a review of the demand for the proposed supermarket, nor its potential impact, there does appear to be capacity for Hawkesbury to absorb additional supermarket floor space based on the analysis presented in the JHD report referred to above. This will only occur, however, with a very substantial decline in average sales in supermarkets in Hawkesbury from \$10,049 per sq.m per annum in 1994-95 to \$6,297 per sq.m per annum in 1997; a decline of -37.6% as outlined in TABLE 6 (page 14) of the JHD report.

In the context of this brief report we are unable to comment on what the actual outcome is likely to be with respect to existing supermarkets in Windsor in particular or whether their operations would be threatened if average sales levels declined from their current levels."

The issues raised by Leyshon Consulting indicate the scope of the issue. There would be little disagreement with the proposition that the existing level of supermarket provision for Windsor residents is inadequate both in terms of the range of products and also prices. However, an approval of a supermarket at a new "out-of-centre" location has potential to significantly affect the overall viability of the Windsor and South Windsor shopping centres.

Any approval for an "out-of-centre" location may result in the existing supermarket traders in Windsor seeking relocation to remain competitive. If this was the case, there would be serious negative economic impacts on Windsor.

The issue is compounded by the lack of a desirable site for a supermarket in Windsor. The Hollands Paddock site has been nominated by the Windsor Chamber of Commerce as the most desirable location for a new supermarket. However, the land has relatively poor access, no exposure and has a level of approximately 12 metres A.H.D. and is therefore subject to flooding. Whilst it may be physically possible to construct a supermarket on the site, current indications are that it is unlikely. If a supermarket was to be constructed on the site there would be a number of urban design issues including the height of the building and truck access to the loading dock.

With the exception of the Hollands Paddock site, detailed investigation indicates that there are no alternative sites in the Windsor CBD large enough to accommodate contemporary supermarkets with a floor space of 3600 - 4000 square metres.

It is also likely that Windsor will be adversely impacted by the development of supermarkets in Richmond, being a secondary trade area. In addition to the Woolworths in the Richmond Market Place, there has been an enquiry from another supermarket chain concerning the establishment of a supermarket on existing zoned business land in the Richmond Town Centre.

Depending upon the quantum and rate of further residential development in the Windsor area, the issue is likely to remain. Even if Council ultimately supports an "out-of-centre" supermarket as the only means of providing an improved range of services and price competition to the existing supermarkets, there are a number of alternative sites to the 'Saw Mill' site which should be evaluated.

Considering the competing interests, an "out-of-centre" supermarket should not be supported at this stage. There are a number of variables which will affect the issue in the medium term including:-

- the development of Bligh Park North;
- the possibility of a supermarket supported by specialty shops in either the existing Windsor or South Windsor Shopping Centres;
- the intentions of the existing supermarket chains in Windsor, Coles and Franklins.

Therefore, the approval of an "out-of-centre" supermarket is, at this stage, premature.

RECOMMENDATION:

That:-

- (a) Council not support the preparation of a Draft Local Environmental Plan to rezone Lots 4 and 5, DP546025, Lots 1 and 2, DP630616, Lot 3, DP710657, Lot 2, DP777592, Part Lot 1, DP421574 and Part Lot A, DP410572 from Residential 2(a) and Open Space 6(b) Proposed Recreation under Hawkesbury Local Environmental Plan 1989 to General Business 3(a).
- (b) Council refuse the development application for Stage 1 and 2 involving the erection of a supermarket, service station/convenience store, fast food restaurant, carwash, parking areas and other associated facilities for the following reasons:-
 - 1. Existing use rights for the site of Stage 1 has not been proven, therefore, a change of use and rebuilding cannot be considered under the provisions of the Environmental Planning and Assessment Act 1979 and Regulations 1994.
 - 2. The use of a "deferred commencement" consent for Stage 2 is not appropriate as the reason for the deferred commencement, the rezoning of the site, cannot be achieved by the applicant.
 - 3. The proposed development is prohibited in the existing Residential 2(a) and Open Space 6(b) Proposed Recreation zones of the site under the Hawkesbury Local Environmental Plan 1989.
 - 4. The proposed development is contrary to the objectives of the Residential 2(a) and Open Space 6(b) Proposed Recreation zones as contained in Hawkesbury Local Environmental Plan 1989.
 - 5. The parking space dimensions, parking area aisle widths and provision of disabled persons parking spaces do not conform to Council's policies.
 - 6. Loading and unloading areas and access ways are not satisfactorily located to ensure that conflict will not occur between delivering vehicles and customers vehicles.
 - 7. No provision has been made for pedestrian access across Macquarie Street/George Street.
 - 8. Access to and from Mileham Street could adversely affect the residential amenity of Mileham Street and the residents adjoining and adjacent to the access.
 - 9. Access to the site from George Street/Macquarie Street is not satisfactory and is contrary to the recommendations of the Sydney Regional Development Advisory Committee.
 - 10. Disposal of stormwater drainage to Woods Road from the site is not available.

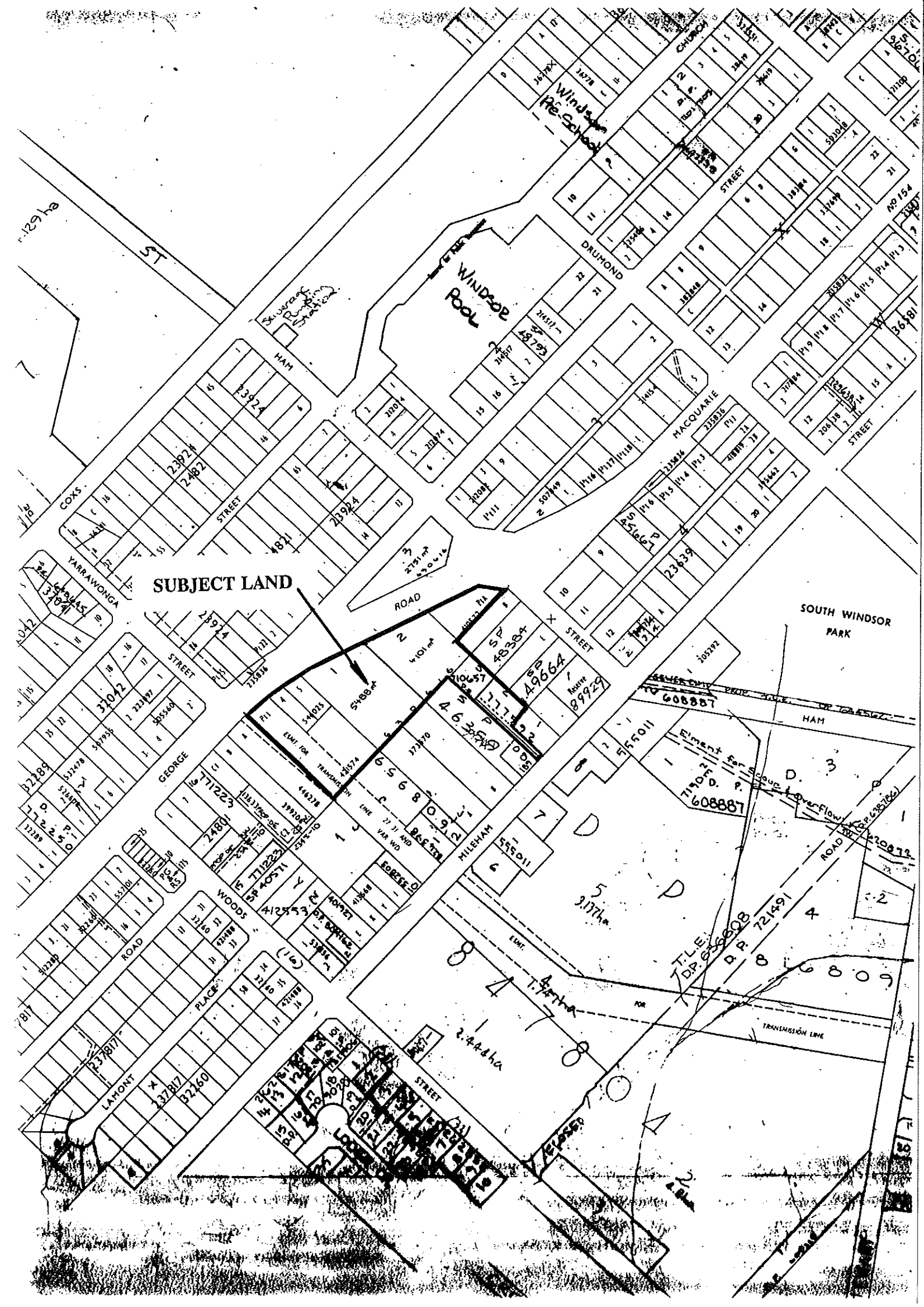
11. Details have not been provided on the availability of water, sewerage and electricity for the proposed development.
12. The proposed development will adversely affect the visual amenity of the surrounding residents.
13. The proposed development is out of character with development on the site and on the surrounding lands.
14. The proposed development could adversely affect the residential amenity of the adjoining residents and the area surrounding the site.
15. Due to the likely adverse impact, the proposed development is not in the public's interest.
16. The approval of an "out of centre" supermarket will have an adverse economic and social impact on the existing Windsor and South Windsor shopping centres.

ATTACHMENTS:

AT-1 Locality Plan.

FN:EN227NAX.V02

**** END OF ITEM 113 ****



ITEM: 114 ✓

HOME ACTIVITY - COMPUTER CONSULTANT - LOT 1011
DP834694 NO. 9 WIRANDA COURT, WINDSOR DOWNS

FILE NUMBER: DA291/95/EVD

Applicant: Macpherson
Applicants Reps: Not Known
Owner: P Morgan & I R Macpherson
Stat. Provisions: Hawkesbury LEP 1989
Area: Rural 1(b)
Zone: 1.478ha
Advertising: 14 days to adjoining owners, 7 submissions received
Date Received: 21 December 1995

Key Issues:

- ◆ Traffic
- ◆ Home Activity Definition
- ◆ Subdivision Covenants
- ◆ Amenity

Action:

Approval

REPORT:

Proposal

Application is to use the lounge room of the existing dwelling for a computer consultant with hours of operation of 9.00am to 5.30pm Monday to Friday and only the two residents of the dwelling are engaged in the home activity. The application states as follows:-

"The development application is in relation to my work as a computer consultant.

I utilise one room in my dwelling for the primary use of incoming and outgoing telephone calls. Including data transfer work and customer liaison over the telephone. General office administration in relation to accounting requirements are also undertaken.

No effect is generated on drainage, sunlight, privacy and no smoke, noise or irregular waste (normal house hold waste only) is generated.

Occasional customer visits are anticipated but with dual entry from both Wiranda and Nutwood Court no access issues are anticipated as these visits are very rarely more often than one customer not even as often as weekly.

I utilise a courier for external activity, ie. document or client data transfers that equates to an occasional morning visit but a regular afternoon visit."

Statutory Situation

The site is zoned as Rural 1(b) and a home activity is an allowable use in the 1(b) zone. A home activity is defined as follows:-

"home activity" means any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain in a building or a room or a number of rooms forming part of, attached to or on the same parcel of land as a dwelling-house or in a dwelling in a residential flat building where:-

- (a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and*
- (b) the activity or pursuit does not -*
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) involve exposure to view from any public place of any unsightly matter;*
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling; or*
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 metre by 0.6 metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*

Clause 34 of Hawkesbury LEP 1989 "overrides" any covenant, agreement or instrument imposing restrictions on any development permissible under the Plan.

Community Response

The proposal was advised to adjoining owners and seven submissions have been received, six from residents of the area and one from the Windsor Downs Home Owners' Association. The plan enclosed with the report shows the location of the residents objections.

The following is a summary of the concerns expressed in the objections:-

- contrary to subdivision covenants;

- proposal not a home activity as defined;
- business has five to six people as employees on the site 8.30am - 9.30am to 5.30pm - 7.00pm Monday to Friday;
- six to eight telephone lines into house;
- lounge room used as office and overlooks adjoining yards;
- parking area overlooks adjoining yards;
- couriers visit site two in the morning and two in the afternoon plus one employee who comes and goes all day;
- couriers drive too fast down cul-de-sac;
- traffic movements hazardous to children who live in cul-de-sac;
- contrary to peace and quiet of the area, the reasons people moved to Windsor Downs;
- invasion of privacy;
- mail and callers come to wrong addresses, looking for Ingan Pty Ltd;
- business better located in a commercial area;
- any future expansion would cause more problems; and
- business been operating for six months without approval.

Home Activity Definition

From the application and site inspections, there is no direct evidence that the proposal does not conform to the definition of a home activity as contained in Hawkesbury Local Environmental Plan 1989. Domestic staff have been observed on occasions (babysitter and housekeeper) but there was no conclusive evidence they were involved in the computer consultancy.

Traffic

Traffic is not considered a problem. Sight distance is adequate along the road and shared access is at the intersection of Wiranda Court and Sanctuary Drive.

Subdivision Covenants

There are covenants on the land that exclude professions, businesses, trades or commercial activities, however, Clause 34 of the planning instrument "override" these restrictions for any allowable development.

Amenity

On the basis that the application is restricted to a home activity, the amenity of the area is not likely to be adversely affected.

RECOMMENDATION:

That approval be granted subject to the following conditions:-

1. All waste paper to be recycled and not disposed of to a landfill site.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia for any alterations or additions to the existing dwelling.
3. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
4. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for consideration and approval.
5. No retail sale of goods is to be made on the subject premises.
6. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
7. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
8. Operating hours shall be limited to 9.00am to 5.30pm Mondays to Fridays. Any alteration of these hours will require the approval of the Director Environment and Development.
9. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:

the activity or pursuit does not -
 - (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) *involve exposure to view from any public place of any unsightly matter;*
 - (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 27 February 1996

Item: 114

- (iv) involve the employment of persons other than residents of the dwelling house or dwelling;
- (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident thereof)."

ATTACHMENTS:

AT-1 Locality Plan.

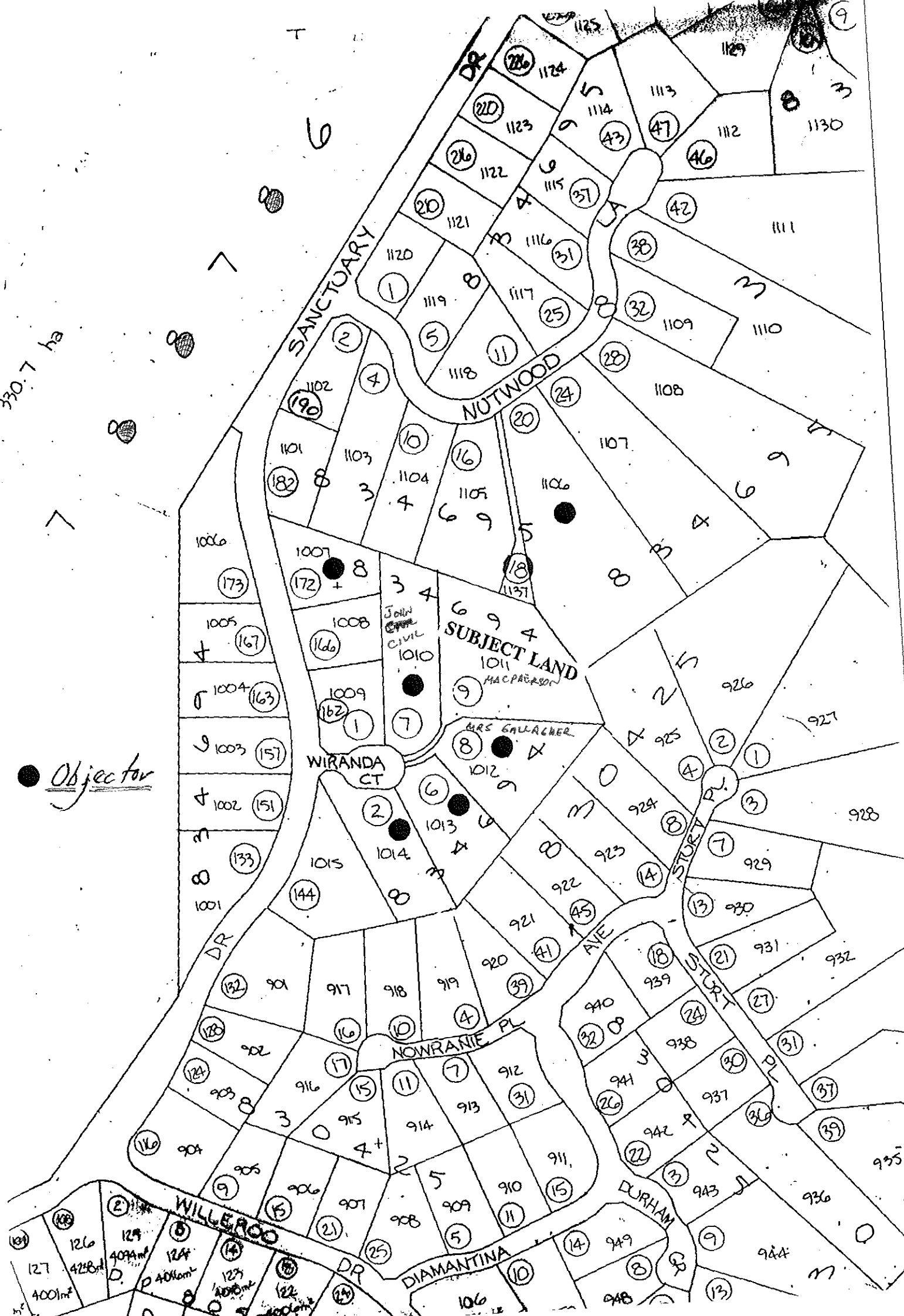
FN:EN227NAX.V05

**** END OF ITEM 114 ****

MACHERION
MY UNDERSTANDING THAT IT WAS
ONLY BEING USED ON AN
INFREQUENT BASIS
NOT DESIRABLE TO BE
USED ON REGULAR
BASIS

330.7 ha

● Objector



ITEM: 115

USE OF EXISTING DWELLING - PROFESSIONAL &
COMMERCIAL CHAMBERS - DENTIST - LOT 12 DP709025 NO.
23 COLONIAL DRIVE, BLIGH PARK

FILE NUMBER: DA277/95/EVD

Applicant: A J Dean & Associates
Applicants Reps: Not Known
Owner: S T M M Haege & J Bambrick
Stat. Provisions: Hawkesbury LEP 1989
Area: 618.0 sqm
Zone: Residential 2(a)
Advertising: 14 days to adjoining owners, 1 objection & petition received
Date Received: 7 December 1995

Key Issues:

- ◆ Traffic
- ◆ Parking
- ◆ Noise

Action:

Approval

REPORT:

Proposal

Application is to use the existing dwelling for a professional and commercial chamber for a dentist. The whole dwelling will be used and no residential component is retained. The development will involve one dentist and a receptionist with parking provided as 3 stacked spaces in a garage (1) and 2 on the driveway. The driveway is tracks only and there is a full width concrete footpath crossing.

The hours of operation and 8.00am to 7.00pm Monday to Friday and 8.00am to 1.00pm Saturday.

Site Characteristics

The sites contains a 3 bedroom BV single storey dwelling with attached single garage. The land is level and contains one large tree in the front yard and several larges trees in the rear yard. The road in front of the site is constructed and sealed full width with kerb and guttering on both sides. Sight distance from the driveway in both directions along Colonial Drive is good.

Statutory Situation

The site is zoned as Residential 2(a) and a professional and commercial chamber is an allowable use with Council's consent. A dentist is a professional qualified practitioner as defined in Schedule 2 of HLEP1989.

Council D.C.P. Parking Policy requires 3 spaces per professional.

Community Response

The receipt of the application was advised to adjoining owners and one objection and a petition signed by 5 residents were received. The letter, endorsed by the petition signatures, states as follows:-

"The referred development, in a predominantly residential area, is causing concern to us, as next door occupants, and others with whom we have discussed the matter.

From our study of the proposal, it is apparent that some considerable disruption to the calm and orderly environment of the street is inevitable. Having lived here for over ten years, in what we considered to be an ideal retirement area, we are concerned at the introduction of what would appear to be a totally unnecessary commercial enterprise.

There are three dental practices already in the development area, and the necessity for a fourth must be open to question.

Specifically, our objections to the development are as follows:-

- The parking of cars on the adjoining driveway will restrict visibility when we are reversing from our property.
- The available parking will inevitably lead to on-street parking, causing further obstruction, and also noise nuisance.
- Stack parking is possibly the least effective type of parking, leading to much "shunting" of cars, bearing in mind that up to twenty patients per day may be attending.
- There will almost certainly be a trade sign erected, which will further denigrate the environmental aspect.
- When we moved into Colonial Drive we were assured that it was a residential area, and this move to commercial, particularly in such close proximity, is distinctly unwelcome.
- The proposed development will certainly lower the value of our property and render future selling more difficult".

Environmental Assessment

Parking

The application proposes to use the existing garage for the dentist, one space in front of the garage for the receptionist and the space in the driveway, closest to the street, for a patient. There are two spaces at the kerb, in front of the site, that could also be used by patients.

The laundry at the rear of the garage and the rear wall behind the garage/laundry could be removed to provide a drivethrough garage and parking located in the rear yard. This is considered excessive, as most patients are likely to park at the kerb, and not warranted for this application.

Traffic

Traffic generated from a one dentist practice would be low and at the most 2 patient vehicles would be at the site at any one time.

Sight distance at the driveway and in front of the site is good in both directions and traffic movements to and from the site is not likely to create a traffic hazard for other road uses.

Noise

Noise generated by the development would be restricted to the movement of vehicles and, due to the low traffic generation expected any noise would "blend" with the existing traffic noise along Colonial Drive.

ADDITIONAL INFORMATION

Council at its Ordinary meeting on 13 February 1996, deferred the above application for a further report on the parking for the proposed development.

The development application proposed the provision of three stacked spaces being the garage for the dentist or receptionist, one space in the driveway in front of the garage, for the dentist or receptionist and one space in the driveway, adjacent to the front boundary, for a customer vehicle. The Council's Parking Policy requires three spaces per professional.

The parking options available on the site for the proposal are as follows:-

1. the three stacked spaces as proposed;
2. removal of the rear wall of the garage and removal of laundry to provide a drive through garage and provide three spaces in the rear yard; or
3. remove the existing tree in the front yard and provide two spaces in the front yard with access off the driveway and use the garage for the third space.

The provision of parking for (2) and (3) above would involve the construction of the parking spaces and access and would introduce expanses of sealed areas in this residential area.

In regard to (2) above, the alteration to the building would restrict its conversion back to a dwelling if the professional use ceases in the future and it is unlikely that patients would use the rear parking area, rather parking in the driveway or at the kerb.

There are other professional chambers in the area and on-site and on-street parking do not seem to effect traffic movements generally along Colonial Drive.

The three stacked spaces as proposed are considered compatible with the existing residential area and should be supported for this application.

RECOMMENDATION:

That the application be approved in accordance with the above report and subject to conditions as listed:-

1. The existing driveway between the existing garage and Colonial Drive to be constructed full width 2.6m (two point six) wide for stacked parking for 2 (two) vehicles and shall be constructed of pavers/earth toned coloured concrete or the like.
2. Details of storage and disposal of medical waste shall be submitted and approved prior to the use commencing.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia for any internal alteration or additions to the existing building.
4. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
5. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
6. 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.
7. Operating hours shall be limited to 8.00am to 7.00pm Mondays to Fridays and 8.00am to 1.00pm Saturdays. Any alteration of these hours will require the approval of the Director Environment and Development.
8. The development shall be carried out in accordance with Plan No. 15395.

ATTACHMENTS:

AT-1 Site Plan & Locality Plan.

FN:EN227NAX.V06

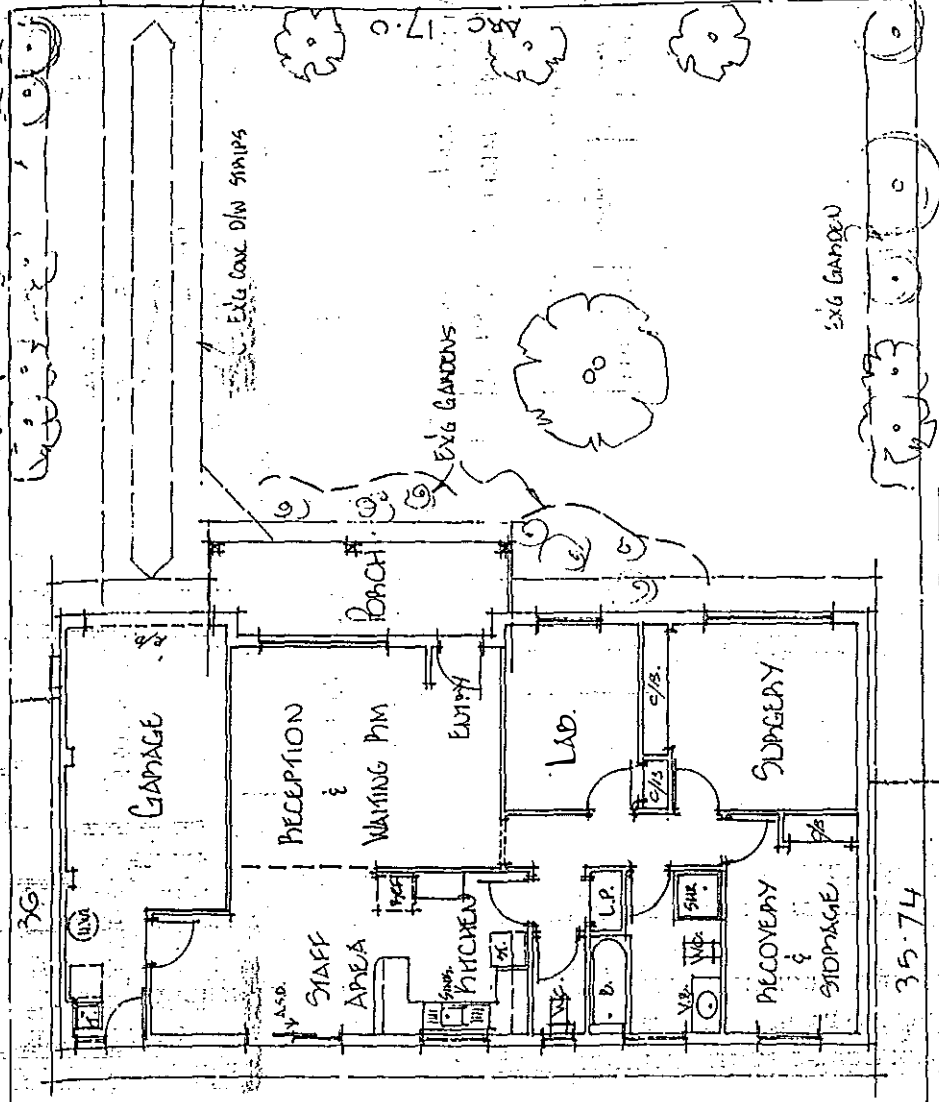
****** END OF ITEM 115 ******

NORTH

Lot 12
D.P. 709025
618.1 m²

DRIVE

COLONIAL



13

35.74

EX & H/P GARAGE

EX COTTAGE TILE ROOF N° 25

DATE	REVISION	BY

PROPOSED HOME OCCUPATION			
At: N° 23 COLONIAL DRIVE, BUGH PARK.			
A.J. DEAN & ASSOCIATES ~ P/0051 677519			
DRAWN	CHECKED	SCALE	DRAWING NO.
A.J. & J.A. Deane		1:100	15395

SITE & FLOOR PLAN 1:100

Objector

12.40 pm

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 27 February 1996

Item: 116

ITEM: 116

FLOODPLAIN PLANNING

FILE NUMBER:

GC180/006PT02/EVD

*Brian Keegan stated he
lives in his present location
at McEwan's Hill before the
876 flood of 1978*

REPORT:

12.45 pm " BEEN BACK IN HAWKESBURY SINCE 1971/72 "

At Council's meeting on 12 December 1995 it was resolved that a report be brought forward reviewing Council's floor height standard, medium density housing policy and policy on urban rezonings.

It was reported to Council's General Purpose Committee meeting on 28 November 1995 that as part of the dam safety investigations for Warragamba Dam, it has been determined by Australian and overseas experts that the 1:100 year flood is significantly higher than that previously estimated. The 1:100 flood is now estimated 17.3 metres above sea level in Windsor compared to the adopted floor height standard (and previously estimated 1:100 flood) of 16 metres.

In maintaining a floor height standard below the 1:100 year standard, Hawkesbury City Council now has a less strict planning standard than the other adjoining Councils most affected by flooding from the Hawkesbury-Nepean. Both Penrith and Blacktown Councils require flood levels to be at least 500 millimetres above the 1:100 year standard. If this standard was to apply in the City of Hawkesbury, the floor level requirement in Windsor would be 17.8 metres which is 1.8 metres higher than the standard currently applied.

Arguably, the floor height standard for development in the City of Hawkesbury should even exceed that applying in Penrith and Blacktown local government areas. Because of the well publicised "bathtub" effect, there is generally a greater variation between the 1:100 flood, the highest known flood level, and the PMF (probably maximum flood) in Hawkesbury than in either Blacktown or Penrith. The "bathtub" effect is a reference to the nature of flooding in the Hawkesbury as gorge country downstream of Windsor restricts the escape of flood waters acting as a bath plug. Flood waters enter the floodplain around Windsor faster than they can escape. At Penrith there is a difference of 2 metres between the 1:50 year flood and the 1:200 year flood, whilst in Windsor the difference is 3 metres. Secondly, and perhaps more importantly, the floodplain in the City of Hawkesbury is wider and evacuation routes can be cut by flooding at relatively low levels requiring earlier and more rapid evacuation.

The benefits of a stricter floodplain planning standard are a reduction in economic costs of flooding and intangible damages such as loss of personal effects.

A survey of insurance companies providing home and contents cover confirms that insurance is not available for mainstream flooding. The insurance companies contacted were AAMI, AMP, NRMA, Mercantile, FAI and GIO. It would seem that the reason insurance is not provided for mainstream flooding is not so much the risk involved but rather the potential liability for insurance companies. Whereas, in some instances the risk of bushfire may be equivalent to that of flooding, the potential loss of property would not be as significant as that occurring from mainstream flooding.

Whilst any increased floor height standard would reduce economic and social costs, it is unlikely to have a significant effect on evacuation planning and personal safety. An increased floor height standard would improve evacuation planning and personal safety to the extent that it prevented further development on the floodplain. This is a consequence of Windsor and McGraths Hill being isolated by flood events below the 1 in 100 flood.

The major cause for concern with an increase in the floor height standard is the attitude of home finance institutions and any effect which their policies may have on property values.

A survey of home finance institutions active in the Hawkesbury indicates that there are no definitive policies on their provision of finance for flood liable property. Their attitude is determined mainly by the opinion of professional valuers. Whilst there is a two way relationship between finance and property valuation, it would seem from the survey conducted that the market influences bank finance far more than bank finance influences the market.

The following table indicates the attitude of the particular institutions:

HOME FINANCE INSTITUTIONS - POLICIES ON LENDING FOR FLOOD LIABLE PROPERTY

Financial Institution	Lending Policy
Prospect Credit Union	Rely on opinion of local valuers. If more than 80% of property value is required by mortgage, decision is made by the insurers not the lending institution.
St George Bank	Rely on opinion of valuers. Generally if the living area is above the 1 in 50 year flood level, they are happy to lend. Will sometimes lend on 1 in 20. They have been guided by Council policy.
Advance Bank	Will lend if the floor level is above the 1 in 50 flood frequency level. If more than 80% of the property valuation is required they will refer to mortgage insurers.
Westpac Bank	Do not have a policy for lending on flood liable land. Rely on opinion of valuer. Depends in part on lending ratio. If more than 80% of property valuation required then would be referred to mortgage insurers.
Commonwealth Bank	Has to be above the 1 in 50 year flood level. For flood affected land if more than 75% of property valuation is required then application would be referred to head office. Rely on opinion of valuers.

National Bank	No specific policy, but handle on merits basis. Finance depends on factors such as owner equity. Use the 1 in 50 year flood level as a guideline, however depending on the amount of finance required, may still approve if below this level and owners are aware of circumstances. They were aware that the whole of Bligh Park is in effect flood liable.
ANZ Bank	No policy. Rely on advice from valuers.
Aussie Home Loans	Rely on advice from local valuer. Have given loans down to the 1 in 50 year flood level but depends on the "strength" of the loan.

A second issue with a proposal to increase floor height standards is the removal of building entitlements or more commonly an increase in construction costs for vacant land.

Since the report to Council in November 1995, a number of property owners have secured building entitlements for the existing 16 metre floor height standard by way of staged and deferred commencement building approvals. Under Hawkesbury Local Environmental Plan 1989, Council permits the erection of a dwelling provided the land has a level not less than 3 metres below the floor height standard of 16 metres, i.e., the land must have a level of 13 metres at Windsor. Any building application would then be conditioned to require the habitable floor at 16 metres resulting in a two storey house with a non-habitable ground floor. If Council were to increase the floor height standard to the current 1:100 year flood frequency level of 17.3 metres, the minimum existing ground level would increase from 13 metres to 14.3 metres.

There will be instances where an increase in the floor height standard will remove a building entitlement. However, more commonly it will result in an increase in building costs as a consequence of the additional floor height. The total economic cost of an increase in the floor height standard is difficult to derive as it effects not only existing vacant land but also developed land which may have potential for redevelopment. A relatively small increase such as that required to achieve the 1:100 year flood level of 17.3 metres at Windsor is unlikely to have a significant economic cost given the level difference.

The opportunity is available for Council to consider the use of variable standards, e.g. for existing vacant zoned residential land, medium density housing and rezonings. Council's approach in the past has been to use a consistent policy without distinguishing between different circumstances or land uses. Accordingly, it is recommended that such an approach continue.

On balance it is recommended that Council's floor height standard revert to the new estimated 1:100 year flood frequency level with the other provisions in the LEP unchanged. The minimum ground level requirement for a dwelling on vacant land would then be 14.3 metres in Windsor with the habitable floor at 17.3 metres. As a consequence of an amendment to Clause 25 to refer only to habitable floor levels, there would be no floor level requirement for industrial development. In the past industrial floor space has been permitted at levels down to 13 metres.

It should be acknowledged that in recent rezonings the Department of Urban Affairs and Planning has insisted on a floor height standard of 17.3 metres rather than 16 metres. This has been imposed for the local environmental plans for Bligh Park North and the rezoning of part of Graham Price Mushroom Composting on the corner of Pitt Town Road and Wolseley Road. In effect, these requirements on local environmental plans have introduced a stricter floodplain planning standard. An increase in the floor height standard to the 1:100 year floor frequency level would provide a uniform floodplain planning standard.

RECOMMENDATION:

Council prepare a Draft Local Environmental Plan to amend Hawkesbury Local Environmental Plan 1989 to revert to the estimated 1:100 year flood frequency level as the floor level requirement for any habitable rooms and the surface level requirement for the subdivision of rural land.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN227NBX.V07

**** END OF ITEM 116 ****

GENERAL PURPOSE COMMITTEE



SECTION 2 INFRASTRUCTURE

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE**Table of Contents**

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17:	CAR PARKING - RICHMOND PRE-SCHOOL/RICHMOND NURSING HOME/SENIOR CITIZENS CENTRE PP1343/822 PT02, P1343/820 PT02, P1343/834 PT02/ENG	5

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ITEM: 16

RESTRICTION PROPOSAL - CROWN ROAD RESERVE OFF
TIZZANA ROAD, EBENEZER

FILE NUMBER: P2006/250 PT02/CSV

REPORT:

At its Ordinary Meeting on 14 February, 1995, Council resolved to object to the closure of a Crown Reserve Road through Lot 9, DP.227211 off Tizzana Road, Ebenezer. This application was made by an adjoining property owner to the Department of Land and Water Conservation. That Department subsequently advised that it had refused the application and, as a consequence, the road is available for access to the river at all times to the general public.

A number of adjoining property owners have made representations to members of Council relating to problems being experienced by people utilising the river bank area for water skiing. The residents state that often several boats and 20 to 40 people may congregate on the river bank and regularly occupy their back yard areas which front the river. This creates an enormous impact on their private and general amenity. They have further expressed concern as to the safety of individuals utilising this area for skiing having regard to the busy and hectic movements of speed boats coming and going from the river bank area and the fact that the area is utilised also for swimming and other activities. The residents highlight that they have absolutely no objection to passive water sport, that is swimming and fishing continuing at this location and support free access for this purpose.

Visually the road area blends in with the two adjoining properties and is a well maintained open space area which is a continuation of the adjoining yard areas.

Having regard to the natural amenity enjoyed by the residents they are reluctant to erect fencing at this location and at a recent site inspection a number of options were canvassed. As a result, the residents have asked whether the Council would erect appropriate signage at the entry to the road reserve and on the river embankment indicating that whilst access is permissible to the river for passive water sports, water skiing is prohibited.

It is noted that at the present time, the Council have asked by resolution on 8 August, 1995, that the Crown Reserve Road be transferred to it and this application is currently with the Department of Lands and Water Conservation. The intention is that once the land has been transferred to the Care, Control and Management of the Council, a community committee could then be established to co-operate with Council in determining an appropriate management plan for the area. On the basis of Care, Control and Management being transferred to the Council, there is nothing prohibiting the Council erecting signage restricting certain uses that it feels are not appropriate and, accordingly, the matter is now presented to the Council for consideration.

RECOMMENDATION:

* That appropriate signage as outlined in this report restricting water skiing from the embankment of the Hawkesbury River adjoining the Crown Road Reserve described as being part of Lot 9, DP227211 off Tizzana Road, Ebenezer be erected.

// ALTERED
ATTACHMENTS:

There are no supporting documents for this report.

FN:IN227NAX.C01

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

ITEM: 17**CAR PARKING - RICHMOND PRE-SCHOOL/RICHMOND
NURSING HOME/SENIOR CITIZENS CENTRE****FILE NUMBER:** PP1343/822 PT02, P1343/820 PT02, P1343/834 PT02/ENG**REPORT:**

Representations have been received regarding the lack of parking available at the Senior Citizens Centre, Pre-school and Nursing Home, off March Street at Richmond. Investigations reveal that the car parking areas provided at these centres are fully utilised regularly, with overflow parking occurring on the grassed areas.

There is an area at the rear of the Pre-school which could be formalised into a car parking area, providing approximately fourteen additional car parking spaces at a cost of \$38,000. It is considered that the provision of the additional spaces would alleviate the situation and funding could be made available from the Car Parking Reserve for this purpose.

RECOMMENDATION:

THAT an additional 14 (fourteen) car parking spaces be provided at the rear of the Richmond Pre-school at an estimated cost of \$38,000 (thirty eight thousand) with funds provided from the Car Parking Reserve.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN227NBX.E04

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

GENERAL PURPOSE COMMITTEE



SECTION 3 ORGANISATION & RESOURCES

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES**Table of Contents****Meeting Date: 27 February 1996****Page 2**

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ITEM: 23

COUNCIL'S COMPUTER SYSTEM UPGRADEFILE NUMBER: GC230/002 PT03/CSV

REPORT:

The Council's present mainframe computer configuration is subject to an operating lease which expires in July this year. The term of the lease is for a period of 3 years, this being consistent with the expected operating life of the equipment and further allows the Council to advance with technological changes at a reasonable time frame. Leasing as approved to capital purchase also allows the operating cost to spread the operating cost over the period rather than a significant cost upfront.

Accordingly, tenders were invited for an operating lease of the replacement mainframe configuration being a Hewlett Packard HP3000/959KS200 Server and associated equipment having a total value of \$286,970.28. The Specification provided for the equipment to be leased again for a period of 3 years with leasing payments to be made over the period on a quarterly basis.

In response, ten tenders were received with the cheapest being from Hewlett Packard Australia Limited, providing for quarterly payments in the sum of \$24,630.29 and is now recommended for approval.

RECOMMENDATION:

That the tender from Hewlett Packard Australia Limited to provide an operating lease of the Council's mainframe computer and ancillary equipment for a three year period at quarterly payments of \$24,630.29 (twenty four thousand, six hundred and thirty dollars and twenty nine cents) be accepted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NAX.C01

**** END OF ITEM 23 ****

ITEM: 24 AUSTRALIAN PIONEER VILLAGE - QUARTERLY REVIEW**FILE NUMBER:** GC283/107/CSV**REPORT:**

In accordance with the terms and conditions of the Agreement with the Management Committee for the operation of the Village the Committee have now submitted their quarterly report for the period ending 31st December, 1995, in the following terms:-

"Since the last Review, new attractions have been entertaining visitors to the Pioneer Village. With these additional attractions, new gate charges have applied which have been designed to encourage visitation from the domestic family market in addition to domestic and inbound tourist markets.

To provide facilities for this entertainment and to attract visitors the following improvement works have been carried out:-

1. Enlargement of Shearing Shed now complete, to accommodate 150 people.
2. Construction of Walkway into Native Animal Enclosure.
3. Regrading of Roads, Car Parks and Main Street.
4. Restoration of Picnic Area with Shelter Sheds relocated and painted.
5. Installation of PA System with remote Microphone.

Since the change of Fee Structure, extensive customer surveys have been carried out to test market reaction. In this regard comments are highly favourable with unfavourable comments in the order of 1%.

Visitation during the review period is consistent with last years attendances although a drop off was experienced in group visitation during December due to inclement weather. The customer survey indicates that 90% of people attending are return visitors or referred by a 'friend'.

In regard to Forward Marketing, the intent of the Management Committee has been to develop a "place" and "product" which can be consistently marketed to domestic and inbound markets. A reference is included from Bargo Public School indicating their appreciation of the new Program.

Specialist Consultants have been appointed in regard to -

- i) General Marketing - Initiation and Advice
- ii) Inbound Tourists

The Village attracted International Media coverage on 25th January with "live" transmission to an audience of seven (7) million people in Great Britain by the BBC. The Village staff were overwhelmed when only three days later a couple from Scotland arrived who had seen the transmission and visited due to that exposure. Since that time other visitors have arrived due to that Program.

Attached to this Report is the Financial Statement to 31st January, 1996. Forward projections at this stage, based upon last years attendances indicate expenditure in accordance with Budget and Income in accordance with predictions, although concern is expressed in delays in developing new marketing material based upon the increased attractions.

Provided for Councillors information is the current "kit" at present being mailed to all schools, indicating the current years program.

The Financial Statement indicates payments to Australian Outback Connection and Council should be aware that several management matters are being addressed with this Operator.

It is submitted that a financial structure and attraction have been established at the Pioneer Village to operate in accordance with the Submission made to Council in May, 1995.

In reference to that submission, the Business Plan required the renovation of the Carriage Works as a Function Centre. Whilst priority has been given to completion of the doubling in size of the Shearing Shed, work has continued in regard to the Carriage Works. The building has been cleaned out thoroughly and internal walls dismantled. Cladding of internal walls has commenced with 25% complete and materials in hand to clad 50%. The doors have been re hinged and work is to commence painting the external walls in the near future."

RECOMMENDATION:

That the Quarterly Review of the operation of the Australian Pioneer Village be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NAX.C11

**** END OF ITEM 24 ****

ITEM: 25 MONTHLY FINANCIAL STATEMENTS - JANUARY 1996**FILE NUMBER:** GF011/005 PT04/FNC**REPORT:**A. CASH EXPENDITURE WARRANT No. 1/1996SUMMARY - Accounts Paid

General Fund Nos.	40395 -	41140	4,423,107.24
Trust Fund Nos.	4530 -	4540	1,332,842.92
			5,755,950.16

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

This summary Warrant presented above is fully supported by Vouchers and Invoices which have been duly certified as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Director Community Management and Finance

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

STATEMENT OF BANK BALANCES AS AT 31 JANUARY 1996

GENERAL FUND	CR. 98,270.51
TRUST FUND	CR. 46,197.42

CR. 144,467.93

FORM 2

GENERAL

Balance - Cash Account as at 1 January 1996	CR. 794,818.79
Receipts for period ended 31 January 1996	DR. 6,716,451.68

DR. 5,921,632.89

Payments for period ended 31 January 1996	CR. 6,624,173.28
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CR. 702,540.39

Limit of overdraft arranged with bank	\$800,000.00
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RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Statements have been reconciled in all funds as at 31 January 1996.

L M Weatherstone
Director Community Management and Finance

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank BillsInterest

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest A/C</u>	<u>Amount</u>
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Term Deposits

31 Days	19.02.96	7.55%	Sewerage Fund	2,976,319.84
31 Days	19.02.96	7.55%	General Fund	23,680.16
63 Days	19.02.96	7.57%	Sewerage Fund	1,000,000.00
180 Days	27.02.96	7.75%	Sewerage Fund	1,230,000.00
180 Days	27.02.96	7.75%	General Fund	770,000.00
185 Days	29.02.96	7.83%	General Fund	1,000,000.00
185 Days	04.03.96	7.71%	General Fund	780,000.00
185 Days	04.03.96	7.71%	General Fund	300,000.00
91 Days	15.04.96	7.52%	General Fund	1,140,000.00
91 Days	15.04.96	7.52%	General Fund	660,000.00
365 Days	15.08.96	8.05%	General Fund	850,000.00
547 Days	09.05.97	8.00%	General Fund	800,000.00
547 Days	09.05.97	8.00%	General Fund	200,000.00
594 Days	25.06.97	8.00%	General Fund	1,000,000.00

Australian Treasury Corporation

04.08.97	8.45%	Workers Comp Board	950,000.00
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<u>Short Term Investments</u>	General Fund	9,955,000.00
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~~\$23,635,000.00~~

RESPONSIBLE ACCOUNTING OFFICER

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

L M Weatherstone
Director Community Management and Finance

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NAX.F05

**** END OF ITEM 25 ****

ITEM: 26**BELLBIRD HILL LOOKOUT****FILE NUMBER:**

P243/5425 PT01/CSV

REPORT:

An approach has been received from R & L Solutions to be granted permission to install and maintain coin operated binoculars at the Bellbird Hill Lookout.

The proposal is on the basis of R & L Solutions purchasing, installing and maintaining the binoculars, proposed to be located on the lookout platform and any revenue generated being retained by that Company. A license fee in the amount of \$250 has been negotiated for the initial year of installation, with the fee to be subject to review at the end of the initial twelve (12) month period, following submission of financial returns for the proceeding year. The Company projects at this stage that the binoculars would generate on average \$7 per day in revenue, on the basis of a charge of \$1 per usage.

It is considered that the installation of the binoculars will increase interest and visitation at the lookout, which commands spectacular views of the region and the distant metropolitan area. The support of the Kurrajong - North Richmond Rotary Club, which constructed the viewing platform, is also being sought for the proposal.

RECOMMENDATION:

That permission be granted to R & L Solutions of Kurrajong Heights, to install one set of coin operated binoculars at the Bellbird Hill Lookout, Kurrajong Heights, subject to the following terms and conditions:

- i. The Company meeting the full cost of the purchase, installation and maintenance of the binoculars.
- ii. The Company having \$5 (five) million public liability insurance cover, which also indemnifies the Council in respect of the use of the equipment.
- iii. Payment of an initial license fee of \$250 (two hundred and fifty dollars) per annum, which is to be reviewed annually on the basis of audited financial statements being provided by the Company.
- iv. Support for the proposal being obtained from the Kurrajong - North Richmond Rotary Club.
- v. The arrangement rest on correspondence.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NBX.C02

**** END OF ITEM 26 ****

ITEM: 27 ALCOHOL FREE ZONE CREATION AT McGRATHS HILL**FILE NUMBER:** GP070/001 PT05/CSV**REPORT:**

It is proposed to create an Alcohol Free Zone on the block bounded by Redhouse Crescent, Phillip Place and the Community Centre in McGraths Hill. A map indicating the proposed zone shall be displayed at the meeting.

The creation of the zone has been requested by the local shopkeepers of the McGraths Hill Shopping Centre, as instances of vandalism, littering and breaking of bottles have been reported.

Community consultation has been undertaken with notification of the proposal being advertised in the local paper, and proposals forwarded to the local Police, McGraths Hill Community Centre, Licensee of the Australian Hotel and representative community organisations. Two responses in support of the proposal were received from the McGraths Hill Community Centre and Windsor Police who have expressed commitment in enforcing the zone when established.

The Alcohol Free Zone may only be established to include the roads, footpaths and carpark for a maximum period of three years. It is noted that provision exists for consideration to be given to the re-establishment of the zone when it expires.

It is suggested that the zone be in operation until 31 December 1997, so that it may be considered for renewal at the same time as the other Alcohol Free Zones operating throughout the City of Hawkesbury.

RECOMMENDATION:

That an Alcohol Free Zone be created for the roads, footpaths and carpark of the block bounded by Redhouse Crescent, Phillip Place and the Community Centre in McGraths Hill, for operation until 31 December 1997.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NBX.C06

**** END OF ITEM 27 ****

ITEM: 28

WINDSOR RUGBY LEAGUE COMPLEX - PROCEEDS OF SALE

FILE NUMBER:

GC283/032 PT2/CSV

REPORT:

Council at its Ordinary meeting on 12 December 1995, considered a report in regard to the allocation of the proceeds of the proposed sale of the Windsor Rugby League Complex to Windsor Leagues Club Limited and resolved *"that the information be received" and that the matter be reported to Council at a latter date.*

Subsequently, the original report is reproduced in full as follows for reconsideration:-

"As a result of the Council resolution to reclassify the site known as the Windsor Rugby League Complex on Rifle Range Road, South Windsor, to allow its sale to Windsor Leagues Club Limited, Hawkesbury Sports Council has requested that the proceeds of the sale be made available to them for the maintenance and improvement of active public recreation areas throughout the City.

It is noted that the terms of the sale provide for a contract price of \$200,000, with a mortgage to be secured over the property for a period ten years at an interest rate of 5% per annum. Proceeds from the sale of Council properties are normally placed in accordance with Policy into the property development reserve for the purchase of other income producing properties, including some open space and recreational areas. Subsequently, it is suggested that the proceeds of this sale be placed in accordance with that Policy.

In any event, the sale is not expected to be completed until about mid next year due to the timeframe involved in the reclassification of the land from community to operational.

Recommendation

That the proceeds of the sale of Lot 1 in Deposited Plan 582018 to Windsor Leagues Club Limited be allocated to the property development reserve for the purchase of further recreational facilities."

RECOMMENDATION:

That the proceeds of the sale of Lot 1 in Deposited Plan 582018 to Windsor Leagues Club Limited be allocated to the property development reserve for the purchase of further recreational facilities. (STRUCTURED/ORGANISED)

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NBX.C08

**** END OF ITEM 28 ****

FN:OG227NBX.C08

SECTION B

Page 13

ITEM: 29**LEASING OF SHOP 1 - WILBERFORCE SHOPPING CENTRE****FILE NUMBER:** GC283/139 PT01/CSV**REPORT:**

Expressions of interest have been sought for the leasing of Shop 1 in Wilberforce Shopping Centre, being newly completed premises which comprises an area of 49m².

Two applications from local business concerns were received, an application for a second hand shop dealing in small furniture and appliance items and an application for a health food outlet including a range of related products.

Both applications showed merit, however, with consideration given to the current tenant mix of Wilberforce Shopping Centre it is considered that the health food outlet is suitable as it compliments the sale of perishables and the convenience style shopping that the Centre offers.

It is, therefore, recommended that the application received from Messrs T & J and Mrs L Fowler be accepted. The Fowler family from Ebenezer have been operating a concrete contracting business for the past 20 years and have provided suitable references from their accountant and a creditor with whom they have had a long standing account.

The lease period shall be 3 years with an option for a further term of 3 years at a commencement rental for the first year of \$612.50 per month plus an estimated contribution to outgoings of \$42.50 per month. The rental shall be reviewed annually in accordance with the CPI for Sydney and to market at the end of the initial 3 year period.

RECOMMENDATION:

That:-

1. Shop 1 in Wilberforce Shopping Centre be leased to Messrs T and J and Mrs L Fowler as a health food outlet, for a lease period of 3 x 3 (three by three) years at \$7,350 (seven thousand three hundred and fifty dollars) per annum reviewed annually and to include a contribution of 2.9% (two point nine) to Council Rates and 3.7% (three point seven) to Centre outgoings.
2. All necessary documents be completed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG227NBX.C10

****** END OF ITEM 29 ******

FN:OG227NBX.C10

SECTION B**Page 14**

ITEM: 30 BUSH FIRE ESTIMATES 1996/97**FILE NUMBER:** GF10/44 PT6/FNC**REPORT:**

Estimates for Bush Fire Services for the 1996/97 period are put forward at this time to meet requirements of the Department of Bush Fire Services by 31 March 1996.

The report into the major 1994 fires is proposed to be released on Wednesday the 28 February 1996. At this stage it is understood it will recommend some quite significant changes to the Bush Fire Organisation. These may or may not be adopted by the Bush Fire Organisation.

The Fire Control Officer has submitted two proposals for funding under Bush Fire Services and Council's 1996/97 Budget programs:-

PROPOSAL A which is presented in the attachment recognises:-

- i) contribution of the five year plan to upgrade major equipment
- ii) the "Standards of Fire Cover" survey conducted by the Department of Bush Fire Service in February 1993.

The proposal would allow Council to provide Brigades with considerable major improvements in the form of:-

- a) replacement of three major heavy tankers;
- b) replacement of two light tankers;
- c) replacement of a personnel carrier; and
- d) alterations to a Brigade station to accommodate a heavy tanker.

Provision has been made for station security due to the vulnerability of a number of stations in remote locations and the spate of thefts of Brigade equipment over recent years.

Similarly, funds are provided to allow for the changeover of radio activated paging equipment in use by Brigades due to the move from the present VHF radio network to the GRN System this year.

The cost to Council under this proposal would be \$469,748.

PROPOSAL B provides additional funding requirements to Proposal A with funding from Council to cover the issue of personal safety and wet weather gear for fire crews. The increase requested would be:-

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 27 February 1996

Item: 30

● Boots	\$12,875
● Turnout Jackets	25,373
● Wet Weather Clothing	<u>16,100</u>
	<u>\$54,348</u>

The total cost to Council under this proposal would be \$524,096.

PROPOSAL C is a further option to include the personal safety and wet weather gear as items include in the program for funding from the Department of Bush Fire Services. The increase in cost would be \$6,684 being 12.3% of the request. The total cost under this proposal would be \$476,432.

This proposal also sees the Council providing full funding of \$38,000 to provide a Group Officer vehicle and replace the catering vehicle, \$20,000 for extensions to the Wilberforce Station, \$30,000 for allweather access to the Upper Colo Station, \$12,000 for overalls and blankets, \$6,000 for training equipment, \$3,500 for computer equipment, funding for 5 staff and significant increases to vehicle running expenses and telephone costs.

The allocations from the Department of Bush Fire Services will be reported to Council when they become known following the outcome of the State Budge for 1996/97. If approved by the Department, in full, these will be a commitment from Council of \$476,432, that is \$69,575 or 17.4% over the 1995/96 Budget allocation.

RECOMMENDATION:*DIFFERENT.*

That Proposal C be adopted, including the request for additional funding from the Department of Bush Fire Services for personal safety and wet weather gear. The cost to Council for inclusion with the 1996/97 Estimates be noted at \$476,432 (four hundred and seventy six thousand, four hundred and thirty two dollars).

ATTACHMENTS:

AT-1 Fire Control 1996/97 Estimates

FN:OG227NBX.F09

**** END OF ITEM 30 ****

Fire Control 1996/97 Estimates

Revised Estimates 1995/96	Estimates 1996/97		
	Subsidy DBFS	Council	Total Program

Income

Current Income

Bush Fire Shed Subsidy
Bush Fire Prevention
Bush Fire Equipment

Sub Total

11850.00			
440576.00	234000.00		234000.00
486473.50	734354.00		734354.00
938899.50	968354.00	0.00	968354.00

Capital Income

Transfer from Loan Reserve

Sub Total

Total Income

41050.00			
41050.00	0.00	0.00	0.00
979949.50	968354.00	0.00	968354.00

Expenditure

Current Expenditure

Sundry Expenses - Stations
Sundry Expenses - Vehicles
Sundry Expenses - Pumps
Sundry Expenses - Radios
Sundry Expenses - Petrol
Sundry Expenses - Freight & Cartage
Sundry Expenses - Telephone
Sundry Expenses - Services
Sundry Expenses - Insurance
Sundry Expenses - Training
Sundry Expenses - Emergency
Sundry Expenses - Protective Clothing
Sundry Expenses - Printing & Stationery
Sundry Expenses - Legal
Bush Fire Brigade Field Day
Hire Rotary Aircraft & Earthmoving Equipment
GRN Running Expenses
Conference Expenses
Catering for Major Fires
Fire Control Officers Travel
Fire Mitigation/Hazards Officer
Fire Control Salaries
Fire Control Cleaning
Contribution to Fire Fighting Fund
Contribution Board Fire Commissioners

Sub Total

8000.00	8000.00	10000.00	18000.00
60000.00	60000.00	20000.00	80000.00
5000.00	5000.00	0.00	5000.00
15000.00	15000.00	0.00	15000.00
25000.00	30000.00	0.00	30000.00
500.00			0.00
8000.00	0.00	10000.00	10000.00
10000.00	5000.00	5000.00	10000.00
20000.00	20000.00	0.00	20000.00
7130.00			0.00
10000.00			0.00
12000.00			0.00
15000.00	0.00	15000.00	15000.00
1400.00			0.00
6000.00	0.00	6000.00	6000.00
5000.00	0.00	5000.00	5000.00
10000.00			0.00
1400.00			0.00
0.00	0.00	10000.00	10000.00
350.00			0.00
0.00	29000.00	0.00	29000.00
165668.00	62000.00	93000.00	155000.00
0.00	0.00	9000.00	9000.00
146715.00	0.00	141248.00	141248.00
35040.00	0.00	36000.00	36000.00
567203.00	234000.00	360248.00	594248.00

Capital Expenditure

Unallocated Funds
Reimburse p/y Vehicle Expenses
Photocopier
Computer Equipment
Fax Machine
Radio Equipment
Convert Radios
Vehicles - New
Fire Fighting Equipment
Lower Portland Bush Fire Station
Lower MacDonald reconstruct roof
Blaxland Ridge B/F Station (toilet/shower)
Upper Colo all weather access
Bush Fire Stations - Wilberforce Additions
Bush Fire Station Security
Replace Obsolete Equipment
- 3 Heavy Tankers
- 2 Light Tankers
- 1 Personnel Carrier
Provision of Group Officer Vehicle
Replace Catering Vehicle
FCO Vehicle
Miscellaneous Equipment -
- Hose, Helmets, Tools
Protective Clothing
- Overalls, Woollen Blankets
Training Equipment
Trf to Reserve Bush Fire

Sub Total

Total Expenditure

510.00			
45196.00			
7000.00			
3800.00	0.00	3500.00	3500.00
600.00			
	50000.00	0.00	50000.00
150000.00			
448000.00			
66473.50			
51340.00			
30000.00			
5000.00			
5000.00			
	0.00	30000.00	30000.00
	0.00	20000.00	20000.00
	435000.00	0.00	435000.00
	160000.00	0.00	160000.00
	38500.00	0.00	38500.00
	0.00	28000.00	28000.00
	0.00	10000.00	10000.00
	4000.00	0.00	4000.00
	46854.00	0.00	46854.00
	0.00	12000.00	12000.00
	0.00	6000.00	6000.00
812919.50	734354.00	109500.00	843854.00
1380122.50	968354.00	469748.00	1438102.00

Cost to Council

400173.00	0.00	469748.00	469748.00
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**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

END OF BUSINESS PAPER

MINTURN

FOOTPATH KURRAJONG

CONCRETE RD - DROPPING

COST OF SES SHED.

TERRACE - EARTHWORKS

ADMM

FEDERAL PROMISES (SUBMISSIONS)

TRAFFIC LIGHTS COLONIAL DR.

SNEATHA

Fire SIGN / TREE

How Common Road LIFTING

ROUNDABOUT BLACKTOWN RD *

ALLAN

FOUND PODDOLIC

SOUTHI WINOBER PAMPAH } CLEAVED AUST. DOY

PINE

BUSHFIRE TRAINING OFFICER

TOILETS IN TOWN ? POLICE

WETLANDS - SIGN /

BIKEPLAN. MEETING - next WEDNESDAY.

CALVERT

SEWAGE ~~PLANTS~~ PLANTS

BUGH PARK INTERSECTIONS

WETLANDS

ECONOMIC DEV. BOARD MEETING

SEARLE

TOILETS HERITAGE PARK

MEETING - COUNCILLOR DISCUSSIONS