

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 25 June 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 25 June 1996, commencing at 9.30am.

PRESENT: Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, 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.

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

Councillor Calvert arrived at the meeting at 10.00am.

RESOLVED on the motion of Councillor Books and seconded by Councillor Lawson that the apology be accepted.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Sahasrabuddhe that the Minutes of the General Purpose Committee Meeting held on the 28 May 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTES

1. SPORTS COUNCIL - ALLOCATION OF CAPITAL FUNDS GR030/030 PT03

THAT THE SPORTS COUNCIL be allocated \$245,000 (two hundred & forty five thousand) for capital works, with these funds coming from the \$165,000 (one hundred and sixty five thousand) allocated for traffic facilities in West Market Street Richmond and \$80,000 (eighty thousand) for the relocation of the driveway at the Indoor Sports Stadium. Further, that the Sports Council be advised that these funds are for capital works only and that it be requested to advise priorities for its expenditure.

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SECTION 1 - ENVIRONMENT

161: 1. EXHIBITION OF DRAFT LOCAL ENVIRONMENTAL PLAN - "THE ISLANDS", HERMITAGE ROAD, KURRAJONG - PROPOSED 32 LOT COMMUNITY TITLE SUBDIVISION ON LITTLE ISLAND - PROPOSED LIMITS ON DEVELOPMENT
2. APPLICATION FOR A DEFERRED COMMENCEMENT (IN PRINCIPLE) APPROVAL FOR EQUESTRIAN FACILITIES ON MIDDLE ISLAND. (LEP02/96; LEP03/96; LEP04/96; SA065/94; DA065/95/EVD; SA 052/96/EVD)

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

Ms Barbara Jagoe and Ms Celestine Everingham, objectors, addressed the Committee.

A. THAT DRAFT local environmental plan 2/96 to permit a 32 (thirty two) lot community title subdivision, 30 (thirty) lots with building entitlements, on part of Lot 182 DP 701978 (Little Island), Hermitage Road, Kurrajong, be referred to the Department of Urban Affairs and Planning for final gazettal. Further that draft local environmental plan 2/96 be amended to prohibit the further subdivision of the "The Islands" being Lot 181 DP 701978 (Middle Island), Lot 182 DP 701978 (Little Island) and Lot 1 DP 184741 (Big Island).

B. That draft local environmental plan 3/96 be amended to retain the existing Environmental Protection Scenic 7(d) zone generally over those parts of the "The Islands" labelled:-

2. *Rural Residential Development*
3. *Equestrian & Tourist Facilities*
4. *Passive Recreation*

on the overall concept plan for "The Islands" prepared by McKinlay Morgan & Associates Pty Ltd and dated 31 March 1995.

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- C. That draft local environmental plan 3/96 be amended to apply the Environment Protection 7(e) zone to those parts of the "The Islands" generally labelled as 1. *Scenic Reserve* on the overall concept plan for "The Islands" prepared by McKinlay Morgan & Associates Pty Ltd and dated 31 March 1995 incorporating minor changes recommended by the National Parks and Wildlife Service to include native vegetation and not just trees in the removal prohibition and to require development consent for dwellings and to allow fencing and conservation management works with consent.
- D. That a deferred commencement development approval be issued for the equestrian facility excluding the bunkhouse accommodation subject to compliance with the following deferred commencement conditions:-
- . a waste management plan being submitted which demonstrates the removal of manure from the stable complexes off site or alternatively its land application by a manure spreader at a rate which will not result in pollution of surrounding creeks.
 - . submission of detailed plans for the equestrian facility showing the location of arenas, stabling (including elevations), manager's residence (including elevations), and the other infrastructure referred to in the application.
 - . submission of evidence from the Department of Land and Water Conservation of approval for the licence to extract water for the proposed equestrian facility and irrigation system.
 - . no camping on site to be undertaken without the separate consent of Council.

Upon compliance with the deferred commencement conditions that development consent be issued under delegated authority subject to appropriate conditions.

- E. That the applicant be advised that the external road construction requirements which would be required as a condition of approval on a community title subdivision application for Little Island would be as detailed in the report being:-

(proceeding from Bells Line of Road)

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- Forty six percent (46%) of any required land acquisition costs plus forty six percent (46%) of construction costs to achieve widening of Bells Line of Road at the Hermitage Road intersection to improve sight distance for right turning traffic and the provision of a right turn bay. Plans to be submitted and approved by the Roads and Traffic Authority. Plus the following:-
- Land acquisition costs plus construction to achieve localised widening of Hermitage Road opposite No 90 to increase the pavement width by a maximum of approximately 1.5m (one point five) tapering away either side of the bend. Plans to be submitted and approved by Council.
- Land acquisition costs plus construction to achieve localised widening at the bend opposite the Douglas Farm Road intersection to increase the pavement width by a maximum of approximately 1.0m (one point zero) tapering away either side of the bend. Plans to be submitted and approved by Council.
- Edge reconstruction adjacent to No.143 Hermitage Road for the frontage of Part Portion 168 DP 751649 (property opposite Douglas Farm Road intersection) being a distance of approximately 400 (four hundred) metres. Work to be done to the satisfaction of the Director Asset Services and Recreation.
- Relocate poles and remove trees close to the road adjacent to No. 144 Hermitage Road for a distance of approximately 400 (four hundred) metres (opposite the edge reconstruction identified above). Work to be done to the satisfaction of the Director Asset Services and Recreation.
- The reconstruction and realignment of the curve outside Lot 1002 DP 848888 (No. 244). Plans to be submitted and approved by Council.
- Construction of Hermitage Road, including a sealed pavement and any necessary drainage from Mountain View Close to the property boundary (note: the road would need to be constructed past this point as a condition of approval for the community title subdivision). The tree in the road reservation at the Mountain View Close intersection should be retained in a traffic island. Plans to be submitted and approved by Council.
- These works be staged in accordance with the AADT for both developments.

Or, alternatively, at the discretion of Council

- One hundred percent (100%) of the required land acquisition costs plus one hundred percent (100%) of the construction costs to achieve widening of Bells

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Line of Road at the Hermitage Road intersection to improve sight distance for right turning traffic and the provision of a right turn bay. Plans to be submitted and approved by the Roads and Traffic Authority. Plus the following:-

- Construction of Hermitage Road, including a sealed pavement and any necessary drainage from Mountain View Close to the property boundary (note: the road would need to be constructed past his point as a condition

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General Manager

Mayor

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- F. That the applicant be requested to withdraw SA052/96 which seeks approval for clearing on Big Island and Middle Island and the subdivision of the whole property into 18 (eighteen) allotments of 40 (forty) hectares or more.

162: PROPOSED TENNIS COURT LIGHTING - PART PORTION 123 PARISH KURRAJONG - "GOLDFINDERS", OLD BELLS LINE OF ROAD, KURRAJONG (ADJACENT TO BRIDGE OVER LITTLE WHEENEY CREEK) (BA277/96/EVD)

Mr Howard Buckett, an objector, addressed the Committee.

Mr Chris Hallam, the owner, addressed the Committee.

THAT A DEFERRED commencement development approval be issued conditional upon the applicant satisfying the Director Environment and Development that there will be no illumination from the tennis court lighting beyond the common boundary between the applicant and objector.

Following satisfaction of this condition, the application be approved under delegated approval subject to the following conditions:-

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1. Tennis court lights to be turned off at 10.30pm.
2. The use of the court is to be limited to private use ie no hiring of the court to the general public.
3. Tallowood trees to be planted at 2 (two) metre intervals.
4. Lights to be used after 9.30pm on 3 (three) nights per week only.
5. That Mr Buckett be able to build an appropriate screen on his place.
6. That this be reported back to Council in 12 (twelve) months.

163: TOWN PLANNING - STRATEGIC WORKS PROGRAM (GT090/001/EVD)

THAT COUNCIL RESOLVE to support in principle a greater priority being given to strategic planning (within the existing budgetary constraints) and to receive a report on a priority list of studies that need to be undertaken along with resourcing and timing considerations.

164: TELECOMMUNICATIONS TOWER - 99 GROSE VALE ROAD, NORTH RICHMOND (P722/435/EVD)

1. THAT HASSELL Pty Ltd be advised that Council opposes the construction of the telecommunications tower on the grounds that the tower will be visually obtrusive and that insufficient information has been provided regarding the unsuitability of alternative sites.
2. That Hassell Pty Ltd be notified of the recommendation of the General Purpose Committee prior to consideration at the Ordinary Meeting on 9 July 1996.

165: ST ALBANS MARKET - LOT 11 DP844973 WHARF STREET, ST ALBANS - AMENDMENT TO HLEP 1989 (P2321/85/EVD)

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1. THAT A draft Local Environmental Plan be prepared to amend HLEP 1989 by inserting a clause on temporary use of non-residential land.
2. St Albans markets be advised that Council raises no objections to the conducting of a Sunday market on the third Sunday of each month, subject to the requirements of the Director, Environment and Development.

166: SYDNEY WATER - WATER SUPPLY TO DEVELOPMENT WITHIN HAWKESBURY LOCAL GOVERNMENT AREA (GW020/007/EVD)

1. COUNCIL ADOPT a priority of water allocation based on existing zoned areas prior to rezoning additional areas.
2. That initially Council agree to the provision of reticulated water to any development which has received subdivision or development approval.
3. A report be brought forward on the impact on the current rezonings on the future allocation of available water connections.
4. A report be brought forward on the investigation of a Residential Strategy for the Council.
5. Sydney Water and DUAP be advised that Council is establishing a procedure of water allocation and intends to conduct a residential strategy for future residential growth.
6. Council invite Sydney Water to address Council.

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167: BLIGH PARK NORTH - PROPOSED RESIDENTIAL DEVELOPMENT - ADVICE FROM THE DEPARTMENT OF URBAN AFFAIRS AND PLANNING (LEP016/93 PT03/EVD)

Councillor Calvert declared an interest in this matter as his parents live in the district.

Mr Trevor Devine, objector, addressed the Committee.

THAT A MEETING be convened with property owners in the Bligh Park North area to discuss other land use options including rural residential development.

168: REZONING PART LOT 453 DP749371 THORLEY STREET, GEORGE STREET, COLONIAL DRIVE AND WETHERILL CRESCENT, BLIGH PARK, SOUTH WINDSOR (LEP8/95/EVD)

1. THAT NO action be taken pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979.
2. That Council use its delegation to furnish the Section 69 report to the Minister.
3. That the application be referred to the Department of Urban Affairs and Planning for gazettal.

169: AMENDMENT OF DEVELOPMENT CONSENT TO PERMIT THE ERECTION OF AN ADDITIONAL 15 UNITS - APPROVED AGED PERSONS HOUSING DEVELOPMENT FOR 71 UNITS - KING ROAD, WILBERFORCE - GARY WHITE PROPERTY CENTRE (DA236/93; DA175/95/EVD)

THAT THE APPLICATION to amend DA236/93 by the inclusion of an additional 15 units generally in accordance with the amended layout prepared by R & P Collis Drafting Services, Issue E, and dated 15 April 1996 be approved subject to:

- A. Compliance with the conditions of development consent in Council's letter of 21 September 1994.

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- B. A revised water cycle study being submitted demonstrating the 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.
- C. That the applicant be advised that Lot 1 DP516593 is not included in either the development application or development approval and that any development of Lot 1 DP516593 will require the separate consent of Council.

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SECTION 2 - INFRASTRUCTURE

23: TENDERS FOR PLANT HIRE (GT020/323 PT01/ENG)

THAT THE SCHEDULE list for the hire of plant on a comprehensive basis for the period 1 July 1996 to 30 June 1997 be adopted.

24: MACQUARIE STREET ROAD CLOSURE (1341/R PT03/ENG)

AN ON SITE inspection be carried out.

The Committee inspected the site at 3.05 pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor, and Councillors L Allan, A W Baczynskyj, H J M Books, R G Calvert, M E Lawson, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

1. THAT THE MATTER be referred to the Local Traffic Committee with advice that Council would prefer an option other than closure.
2. That residents be invited to address the Local Traffic Committee.

SECTION 3 - ORGANISATION AND RESOURCES

44: COMPULSORY ACQUISITION OF CAR PARK LAND - BAKER STREET, WINDSOR. (P731/140 PT06/CSV)

THAT THE INFORMATION concerning the compulsory acquisition of the car park land off Baker Street, Windsor, owned by Nevitoro Pty Ltd be received.

45: RICHMOND SWIMMING CENTRE SITE (TP080/001 PT04/CSV)

1. THAT A PLAN of Subdivision be prepared for the Richmond Swimming Centre site in East Market Street, Richmond ie Lot 2 DP202288, excising an area of 8,400m² (eight thousand four hundred) which adjoins properties fronting Hereford Street. Further, that following the preparation of the Plan of Subdivision:-
 - (i) A Local Environmental Plan be prepared to change the zoning of the newly created lot to Residential 2(a);
 - (ii) A Local Environmental Plan be prepared to reclassify the newly created lot as 'operational';
 - (iii) Subject to (i) and (ii) being approved, a development application be lodged for the construction of up to 28 (twenty eight) 2 (two) storey townhouses on the site; and
 - (iv) Once all approvals are obtained, expressions of interest be invited for the sale, ground lease or joint development of the site.
2. That relevant Swimming Clubs/Associations and the Sports Council be advised of Council's decision.
3. A report on the overall swimming pool planning needs for Richmond and North Richmond be brought forward to Council.

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46: AUSTRALIAN PIONEER VILLAGE - FINANCIAL REVIEW (GC283/107 PT04/CSV)

See Item 51.

47: YOUTH ART ENCOURAGEMENT AWARD - ST MONICA'S EXHIBITION (GF008/001 PT13/CSV)

A DONATION OF \$500 (five hundred dollars) be forwarded to the organisers of "Everything Artistic" to support a Youth Art Encouragement Award and that Hawkesbury City Council be acknowledged as a sponsor of this event.

48: UPCOMING CULTURAL EVENTS (GC130/032/CSV)

THAT A 'MUSIC In The Park' event be supported, incorporating a performance by the SBS Youth Orchestra to be staged in McQuade Park 8th December 1996.

That an allocation of \$4,000 (four thousand dollars) be made to support 'Carnivale' activities in Richmond during September as outlined in this report.

49: MONTHLY FINANCIAL STATEMENTS - MAY 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

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50: HAWKESBURY SPORTS COUNCIL INC - TENDERS FOR MOWING CONTRACT (GR030/030 PT04/FNC/FNC)

1. Option 2 submitted by James Enterprises Pty Ltd, in the amount of \$79,716 (seventy nine thousand seven hundred and sixteen dollars) per annum, being for Areas 1 - 4 as defined in the Tender Specification, be accepted for a period of 2 (two) years, with an option of 2 (two) years, and variation each year in accordance with the consumer price index for the Sydney Region, all groups, and
2. Option 3 submitted by G.D. & S.D. Hodgen, in the amount of \$31,351.95 (thirty one thousand three hundred and fifty one dollars & ninety five cents) per annum, being Area 5 as defined in the Tender Specification, be accepted for a period of 2 (two) years, with an option of 2 (two) years, and variation each year in accordance with the consumer price index for the Sydney Region.

51. AUSTRALIAN PIONEER VILLAGE - FINANCIAL REVIEW GC283/107 PT04/CSV

Item 46 was dealt with in conjunction with Item 51.

Mr B McKinlay addressed the Committee.

THAT COUNCIL INVITE expressions of interest for the management, lease or purchase of the facility with the current Management Committee being invited to continue its operations for a further 6 (six) months on the basis as outlined in this report.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Minturn asked if it is possible to place a bin in front of the CWA Hall at Kurrajong.
2. Councillor Baczynskyj asked how much did the 1867 signs cost and why was Hawkesbury City Council not acknowledged on the signs.

The Director Environment & Development advised that he did not have a final costing but the figure was approximately half of the original estimate due to variations in the types of materials used and the survey technique. There was no particular reason why Council was not acknowledged. The sign was done in consultation with the DAMIT Committee and the design had been changed a number of times.

3. Councillor Baczynskyj asked where in Council's documents does it explain the procedures for motions of urgency.

The Mayor advised it is contained within the Council's Code of Meeting Practice which is derived from the Local Government Act.

4. Councillor Baczynskyj asked when the Tree Planting Policy is due to come before Council.

The Director Asset Services & Recreation advised that it is currently being formulated and will go to the next General Purpose Committee Meeting.

5. Councillor Ravi asked if any expressions of interest had been received regarding the March Street proposal.

The Director Corporate Services & Community Relations advised that nothing specific had been received to date. The strategy is to continue to advertise with the erection of signage on the site and to look at other options in terms of advertising through property and other journals.

6. Councillor Sheather asked about the use of mobile telephones in the Council Chambers during meetings.

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The General Manager advised that Council had resolved that mobile phones be not allowed to be used in the Council Chambers area during meetings. If necessary, mobile phone numbers can be diverted to another part of the office and messages taken.

7. Councillor Sheather referred to the removal of trees on a property in close proximity to Chapel and Francis Streets where an application had been lodged for a garage. He asked if this could be investigated and dealt with appropriately.

The Director Environment & Development advised that this would be done.

8. Councillor Sheather referred to a drainage problem in King Road/Sackville Road and generally in the built up area of Wilberforce where the water is not being allowed to get off the road, and asked if this could be investigated.

The Director Asset Services & Recreation undertook to have the problem investigated.

9. Councillor Books asked if in future when a Motion of Urgency comes before Council, that it be fully explained to the Councillors that they cannot vote or talk prior to agreeing to such a motion.

The Mayor undertook to arrange for the relevant section of the Code of Meeting Practice to be circulated to the Councillors.

10. Councillor Allan asked if it is too late with the wombat crossing that she had requested to be stopped to allow for some planter boxes to be installed on the site.

The Director Asset Services & Recreation undertook to investigate the request.

11. Councillor Paine asked what is happening about the Police Station site in Forbes Street, Windsor.

The General Manager advised that the land belongs to the Department and there has been no approach made to Council in this regard.

12. Councillor Paine referred to the luncheon on Sunday that was hosted by Council to which The Hon Ron Phillips had been invited, at which three of the Councillors were not introduced to Mr Phillips. She asked at future lunches could they be introduced to the guest of honour.

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13. Councillor Paine asked for an up date on the women's health issues.

The Mayor advised that some agreement had been reached between the Department of Obstetrics, the operators of the new hospital and Wentworth Area Health Service, the majority of those to whom he has spoken are happy with the outcome.

Councillor Paine asked if the Council would be informed of the position in writing.

The Mayor advised that when he is informed in writing, he will be happy to inform the Councillors.

14. Councillor Paine referred to the recent results achieved regarding the Glossodia/Freemans Reach/Wilberforce Sewerage System and suggested that some action be taken with the State Government.

The Mayor asked the General Manager to detail the action already taken in this regard.

The General Manager gave details of the actions taken by Council commencing by the approval of the subdivision in 1960 to the present position with the funding of \$250,000 by the Commonwealth Government to undertake certain works. Both the Member for Hawkesbury and Member for Macquaire had been involved in these discussions.

15. Councillor Calvert asked if any response had been received from Mr Rozzoli or the RTA in regard to Colonial Drive, Rifle Range Road and the intersection at the Corner of George Street and Blacktown Road.

The Director Asset Services & Recreation advised that he had not been in touch with Mr Rozzoli and that nothing had been received from the RTA as yet. He advised that he would be taking the matter up this week.

16. Councillor Books stated that with the announcement of the new Police Station going to Richmond and the Court House is it possible for Council to have discussions with the Department regarding the use of that area between Hayes Bros and East Richmond.

The General Manager advised that the land is owned by the Crown and there is a very substantial drainage cost involved in developing that land.

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MEETING WITH REPRESENTATIVES OF GOVERNMENT AGENCIES -
WARRAGAMBA DAM

Mr D Snape and Mr J Petrie of Sydney Water, and Mr M Geary, Mr A Lowe and Mr J Bodicott of the Department of Land and Water Conservation addressed the Committee on Warragamba Dam, flood mitigation proposals and floodplain management.

The meeting adjourned for an inspection at 2.50pm.

The meeting terminated at 3.40pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 30 July 1996.

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Mayor