

Hawkesbury City Council

general purpose committee business paper

INSPECTIONS

1. 128 FRANCIS ST
2. TILMUNDA
3. PRESTONVILLE

date of meeting: 24 september 1996

location: council chambers

time: to commence at the
conclusion of the
special meeting



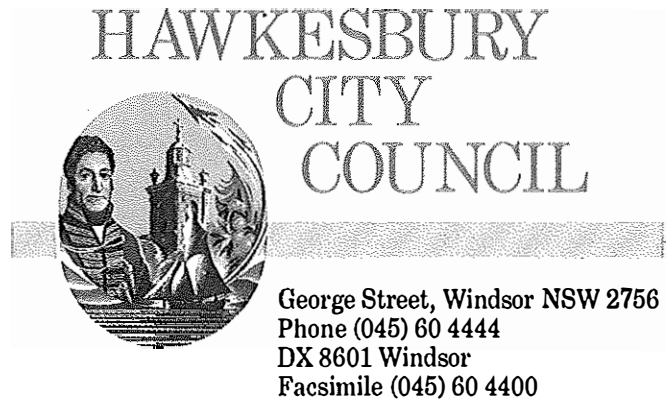
mission statement

"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:

19 September 1996



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, 24 SEPTEMBER 1996, commencing at the conclusion of the Special Meeting 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...

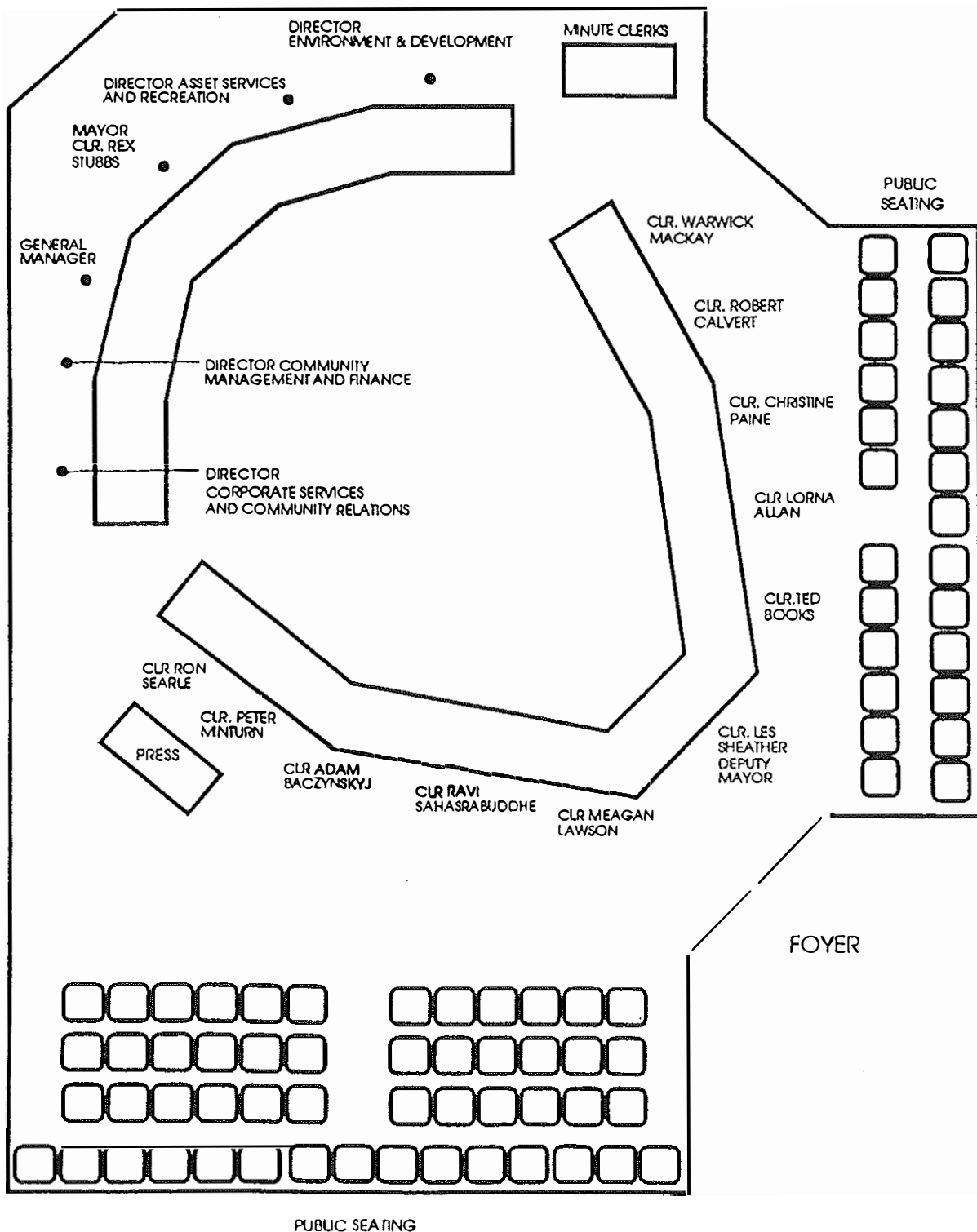
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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: [Meeting Date]

AGENDA

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



Hawkesbury City Council

general purpose committee business paper minutes

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GENERAL PURPOSE COMMITTEE

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 27 August 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, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

Apologies for absence were received from Councillors W J Mackay and M E Lawson.

RESOLVED on the motion of Councillor Books and seconded by Councillor Paine that the apologies 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 30 July 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

21: RETAIL CENTRE WITH BASEMENT PARKING PROPOSAL - LOT 2 RESUBDIVISION OF LOT 1 DP811602 GEORGE, BAKER & MACQUARIE STREETS, WINDSOR (DA63/96/EVD)

Mr Ray Robertson and Mr Don Knott, on behalf of the applicant, addressed the Committee.

A. THAT COUNCIL RESOLVE as follows:-

1. To prepare a draft local environmental plan to rezone the proposed road Reservation 9(b) between Kable Street and Baker Street, Windsor, to:-
 - a. Special Uses 5(a) Masonic Lodge in respect of part; and
 - b. General Business 3(a) for the balance of the reservation between the area of lot to Baker Street.
2. To exercise its delegation in respect of Sections 65 and 69 of the Environmental Planning and Assessment Act 1979.

This is Page 2 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27 August 1996.

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3. In view of the minor nature of the proposal, an environmental study is not required.
 4. To undertake consultation, in respect of Section 62 of the Environmental Planning and Assessment Act 1979, with the Roads and Traffic Authority, Sydney Water, Integral Energy and Telstra.
 5. If there are no submissions made on the exhibited plan and the final local environmental plan is substantially the same as the exhibited plan, the Council give delegated authority to the Director of Environment and Development to proceed with the plan and forward the plan to the Department of Urban Affairs and Planning for gazettal.
- B. That Development Application 63/96 for a single storey retail/commercial building and associated car parking for 67 vehicles, on Lot 3, resubdivision of Lot 1 DP811602 George Street, Baker Street and Macquarie Street, Windsor, be approved subject to the following conditions:-
1. The development shall be carried out in accordance with Plan No. DA01B dated 15 July 1996 and Plan No. DA012A-DA015A dated 16 July 1996.
 2. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
 3. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
 4. Submission of a building application, plans and specifications complying with the Building Code of Australia.
 5. 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.
 6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 7. Provision of toilets in accordance with the requirements of the Building Code of Australia.

This is Page 3 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27 August 1996.

General Manager

Mayor

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8. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code. Use of shops for a Refreshment Room would require lodgement of a separate development application with Council.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. Any internal or external alterations being the subject of a separate building application.
11. Application being made under the Local Government Act for the demolition of the existing building. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.
12. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
13. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
14. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times. All ingress and egress to be in a forward direction and adequately sign posted to this effect.
15. Parking shall be provided for 62 (sixty two) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
16. (i) Payment of an amount of \$49,000 (forty nine thousand dollars) to Council being the contribution in lieu of 5 (five) car parking spaces not provided on the site based on \$9,800 (nine thousand eight hundred dollars) per space. This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to release of building approval.

This is Page 4 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27 August 1996.

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- (ii) Alternatively, amended plans submitted which reduce the amount of floor space so that car parking complies with the rate of 4.5 (four point five) spaces per 100m² (one hundred) of gross leaseable floor area.

Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.

17. Provision on-site of a minimum of 3 (three) disabled car parking spaces.
18. Servicing of the shops shall only be carried out during off-peak traffic periods along Macquarie Street.
19. The provision of a clearly displayed sign at the Macquarie Street entry, stating "Service Vehicles/Tenant Parking Access ONLY".
20. Semi-trailer access to the loading dock off Macquarie Street is prohibited.
21. Access drive off Macquarie Street being clearly displayed as "Single Lane Driveway" and "No Passing".
22. The developer shall undertake an archaeological assessment of the site to determine the potential for archaeological significance. The assessment to be provided prior to the issuing of any Building Approval. Building Application conditions may, in response to this assessment, include the necessity for partial open archaeology or a watching brief and recording, during construction based on the results of the assessment.
23. Separate approval being sought for materials, finishes and colours prior to release of Building Application.
24. As part of the Building Application details of an accessible loading dock of sufficient width shall be provided adjacent to Shops 9 and 10.
25. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building approval.
26. Payment of a sewer headworks contribution to Council of \$5,184 (five thousand one hundred and eighty four dollars). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.

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27. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site to Baker Street.
28. The provision of conduit/ducts under new driveways to the requirements of Integral Energy, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Integral Energy.
29. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
30. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
31. Council must be consulted regarding acceptable discharge limits to the sewerage system. A Trade Waste Agreement must be entered into with Council prior to discharge of trade waste from the premises. A Trade Waste Agreement Application must be submitted and assessed prior to the issue of the building approval.
32. The sewer line located under the proposed building is to be excavated, renewed as necessary and concrete encased to the requirements of the Director of Asset Services and Recreation.
33. A new sewer manhole is to be constructed on the existing sewer line immediately to the south of the proposed shops.
34. The reconstruction of the footway area fronting Baker Street with brick paving to match that existing in the George Street Mall.
35. The reconstruction of the pavement area at the rear of the site. Details to be submitted for approval with the Building Application.

22: TOURIST FACILITY - DESIGNATED DEVELOPMENT - LOT 1 DP614232 & LOT 2 DP565168 NOS. 1165-1177 BELLS LINE OF ROAD, KURRAJONG HEIGHTS (DA0334/94 PT02/EVD)

Dr Steven Larkin, on behalf of the applicant and joint owner of the property, addressed the Committee.

This is Page 6 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27 August 1996.

General Manager

Mayor

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THAT THE APPLICATION be determined under delegated authority subject to the submission of a geotechnical report.

23: OUTDOOR ADVENTURE EDUCATION PROPOSAL - LOT 2 DP581458 NO. 333 WHEELBARROW RIDGE ROAD, COLO HEIGHTS (DA76/96/EVD)

Mr Bob Klein, applicant, addressed the Committee.

Mrs Barbara Stanners and Mr Don Shaddick on behalf of his client Mr Jones, objectors, addressed the Committee.

THAT THE APPLICATION be refused and the reasons for refusal be reported to the Ordinary Meeting.

24: DRAFT LOCAL ENVIRONMENTAL PLAN 4/95 - AMENDMENT NO. 41 - REZONING OF THE RESIDUE ALLOTMENT IN THE SUBDIVISION OF LOTS 4 & 5 DP786671, LOT 7 DP738354, LOTS 80 & 90 DP834019 & LOTS 22, 24, 26-29, 32-41 INCLUSIVE DP17870 - "KEMSLEY DOWNS", GROSE VALE ROAD, NORTH RICHMOND (LEP4/95, LEP4/96/EVD)

1. THAT THE INFORMATION be received.
2. That Council exercise its delegation in respect of Sections 68 & 69 of the Act.
3. That the plan be forwarded to the Minister for Urban Affairs and Planning requesting gazettal of the plan subject to an additional objective being added to the Rural 1(d) zone to retain the holding for some future purpose without fragmentation.
4. The zone boundary to be finalised following submission of a final subdivision plan within 12 (twelve) months.

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25: DRAFT REGIONAL ENVIRONMENTAL PLAN NO. 20 - HAWKESBURY-NEPEAN RIVER 1996 (GT192/001 PT03/EVD)

THAT THE ATTACHED detailed submission to the Department of Urban Affairs and Planning be endorsed.

26: CLASS 1 APPEAL AGAINST COUNCIL'S DECISION - SULTANA - STOCKPILING OF MANURE - LOT 4 DP239897 NO. 137 COMMERCIAL ROAD, VINEYARD (DA154/89/EVD)

THAT THE INFORMATION concerning the legal action in relation to the stockpiling of poultry manure at Commercial Road, Oakville, be received.

27: DRAFT LOCAL ENVIRONMENTAL PLAN TO CREATE 8 RURAL RESIDENTIAL ALLOTMENTS WITH AREAS BETWEEN APPROXIMATELY 6000m² & 2.5ha & A SINGLE RESIDUE ALLOTMENT WITH AN AREA OF APPROXIMATELY 33ha - LOT 2 DP501880 NO. 242 BELLS LINE OF ROAD (K & B JOHNSTON) & LOT 18 DP793094 NO. 83 SLOPES ROAD (O MILLER) - APPLICANT: TEERMAN NEWTON PTY LTD (LEP016/96 PT01/EVD)

Mr Chris Newton, and Mr Keith Johnston, addressed the Committee.

THAT THE DRAFT Local Environmental Plan for the subdivision of Lot 2 DP501880 and Lot 18 DP793094 not be supported.

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General Manager

Mayor

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3: WINDSOR GOLF CLUB - ACCESS FROM MCQUADE AVENUE (P1340/8 PT01/ENG)

THAT APPROVAL BE granted to the Windsor Golf Club Limited to use the public road (Lot 71, DP216270) as access to the Golf Club, subject to:-

1. The construction of an industrial footpath crossing.
2. Provision of a sealed access over the full length of the lot, 3 (three) metres wide, located as close as practical to the southern boundary of the lot.

4: BOWEN MOUNTAIN NATURE RESERVES MANAGEMENT STRATEGY (P1205/5/ENG)

THAT THE BOWEN Mountain Nature Reserves Management Strategy be amended to allow a 21 (twenty one) year licence on the above property for the purpose of vehicular access to residential properties No. 14 and 16 Red Gum Crescent.

5: SERVICE ROAD LINK OVER INDUSTRIAL LAND BETWEEN GROVES AVENUE AND PARK ROAD, MULGRAVE (P2342/90, P2342/100, P2342/105, P2342/115, P2342/120, P2342/130, P2342/135/ENG)

THAT THE INFORMATION be received.

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SECTION 3 - ORGANISATION AND RESOURCES

6: MONTHLY FINANCIAL STATEMENTS - JULY 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

7: SPONSORSHIP OF CLUSTER MUSIC FESTIVAL (GF008/001 PT13/CSV)

THAT COUNCIL MEET the cost of hiring the Windsor Function Centre for the Combined Schools Music Festival, funding is available through Council's Community Relations Budget.

8: RESCUE EXPO '97 (GF008/001 PT13/CSV)

THAT A DONATION of \$2,000 (two thousand dollars) be made as sponsorship of Rescue Expo '97.

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle asked if the graffiti on the walls of the toilet block in Kurrajong Village could be cleaned off. He also advised that the Kurrajong Small Business Forum had asked if steel doors with padlocks similar to those installed in McMahon's Park could be installed.

The Director Asset Services & Recreation stated that it would be necessary to arrange for someone to open and close the doors.

2. Councillor Minturn asked the present position regarding the Councillors' computers.

The General Manager advised that it was anticipated that they would be available in November.

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3. Councillor Baczynskyj asked if the mowing contractor for Bensons Lane had been appointed.

The Director Community Management & Finance advised that the contractor had been appointed some two or three months ago along with the contractor for the mowing services, and was the same contractor as previously appointed.

4. Councillor Sahasrabuddhe submitted a photograph of the carpark behind Orange Grove Mall taken at night showing inadequate lighting.

The Director Asset Services & Recreation advised that he had requested Integral Energy to go ahead with the lighting of the carpark.

5. Councillor Sahasrabuddhe asked if there are any plans for the toilet block at Richmond near Richmond Park.

The Director Asset Services & Recreation advised that tenders would soon be called for the construction of the toilet block.

6. Councillor Books referred to his previous request regarding noise from the Abattoirs.

The Director Environment & Development stated that an Environmental Health Surveyor was carrying out noise readings on the compressor.

7. Councillor Books advised that he had received representations from residents in North Richmond about the young people using the Reserve in the North Richmond area as a BMX track and asked something could be done for the young people.

The General Manager advised that this had been reported to the Councillors in detail in last week's Newsletter. There has been some discussions with the young people and the landowners regarding the provision of a BMX track.

8. Councillor Allan advised that she had received a phone call on Sunday morning about one of the University students being attacked in Richmond Park. Apparently the lights were not on. She asked if a letter could be forwarded from Council to the University, as apparently there have been a number of incidents over the last twelve months, giving an assurance that Council is looking into the matter and that the students are not being targeted.

The Mayor suggested that Councillor Allan take the matter up after the meeting.

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9. Councillor Paine asked for a report on the clearing of property at 78 Cabbage Tree Road, Grose Vale.
10. Councillor Paine stated that some cattle had died near South Creek and that there had been some talk that they had died from something that came from Council's sewerage treatment works.

The General Manager advised that as far as he was aware it was caused by herbicides being discharged into South Creek. There were similar reports of animal deaths at St Marys. The Environment Protection Authority will be providing a report on the matter.

11. Councillor Baczynskyj referred to the problems being experienced with the additional figure "9" being added to Sydney calls.

The General Manager advised that Council's switchboard will require an additional chip to be installed to enable the system to work.

The meeting terminated at 12.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 24 September 1996.

.....
Mayor



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c o m m i t t e e

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GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 24 September 1996

Item: 29

ITEM: 29*SITE INSPECTOR*14 LOT SUBDIVISION PROPOSAL - 'PRESTONVILLE'
CLARENDON**FILE NUMBER:** SA55/96/EVD

Applicant: Bowdens
Applicants Reps: Not known
Owner: Elf Farm Supplies Pty Ltd (Mr R. Tolson)
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 55 ha (approximately)
Zone: Rural 1(c)
Advertising: 14 days to adjoining owners - no submissions.
Date Received: 30 April 1996. SEPP1 Objection submitted July 1996. Noise report submitted in August.

Key Issues:

- ◆ SEPP1 submission
- ◆ Noise
- ◆ Flooding
- ◆ Access

Action:

1. Support SEPP1 submission
 2. Deferred Commencement Consent
-

REPORT:**1. Introduction**

The proposal involves a 14 lot subdivision of land known as 'Prestonville' at Clarendon. The site is located opposite the access road to the RAAF Base (Percival Street) off Richmond Road on the southern side of the railway line (see Appendix 1 for location plan and Appendix 2 for the plan of subdivision).

2. SEPP1 Submission

The proposal involves twelve 1ha allotments and two lots of 19.85ha and 23.51ha respectively. The Rural 1(c) Zone has a minimum allotment size of 2ha and consequently a SEPP1 submission accompanied the application in support of the twelve 1ha allotments.

The application and SEPP1 submission is supported because:

- the *potential* lot yield for the site is 28 x 2ha allotments and the proposal only involves 14 allotments (a substantial part of the site is subject to flooding and therefore not capable of development) and the proposal is consistent with this while maximising the remaining land for other rural uses;
- the proposal is consistent with the principles of Council's Draft LEP for "lot averaging";
- each proposed allotment has an area suitable for construction of a dwelling;
- the site is capable of obtaining flood free access;
- the lots can be fully serviced with reticulated water and sewer;
- the residue lot (the application proposes two residue lots, the recommendation proposes a condition on the consent restricting the subdivision to one residue lot) is capable of other rural activities such as grazing; and
- the proposal is consistent with the Zone and underlying standard objectives.

3. Planning Assessment

The relevant issues relating to the planning assessment of this application relate to aircraft noise, flooding, access and rural character.

3.1 Aircraft Noise

Clause 37 of Council's principal LEP(HLEP1989) relates to the protection of development from aircraft noise. This site lies between the 20 and 30 ANEF contour lines and therefore in considering this subdivision, Council needs to be satisfied that dwellings can be located on each of the proposed allotments so that it complies with Australian Standard AS2021.

In this respect the applicant submitted a "Noise Intrusion Control Report" by Day Design Pty Ltd (consulting acoustical engineers) in support of the proposal. The report not only relates to aircraft noise, but also road traffic and railway noise sources. The report concludes that the site is suitable for residential development subject to the construction of a sound barrier wall along the southern side of the railway and noise barrier construction of residences. These measures are detailed in the proposed conditions.

Flooding

A significant part of the site lies below the existing Floor Height Standard of 16m AHD. However, all of the allotments are either wholly above the standard, or, in the case of the residue lot, have a building platform above the floor height standard (FHS).

In relation to flood free access, the proposed access road to Richmond Road lies below the FHS and is therefore subject to flooding. In order to provide access during periods of flood, the owner has gained an in principle agreement with the adjacent landowner, the Hawkesbury Race Club, to gain access for future residents of this area during

periods of flood. It is proposed to issue a "deferred commencement" consent subject to satisfactory arrangements being made with the adjoining landowner in the form of a right of way.

3.3 Access

Access to the subdivision is proposed via a new intersection with Richmond Road and Percival Street. The applicant proposes to construct a roundabout which will improve the existing intersection's performance.

RECOMMENDATION:

- A. That Council support the SEPP1 submission.
- B. That Council seek the concurrence of the Department of Urban Affairs and Planning (DUAP) to approve the application.
- C. That, subject to Council receiving DUAP's concurrence, Council issue a "Deferred Commencement" consent subject to:
 - Legal flood free access being gained over adjoining land in the form of a right of way or some other similar legal method.
 - Consent being provided from the SRA for the access road for the subdivision to cross SRA land.
 - Consent being provided from the RTA for the proposed intersection on Richmond Road.
 - The submission of a study of the existing sewerage system in the area identifying any upgrading required to Council's system as a consequence of this and likely development showing that the system is adequate or able to be economically upgraded.
- D. That the following conditions apply to the consent:

Approved Plans

1. To confirm and clarify the terms of Council's approval, the development shall be carried out in accordance with the approved, stamped plans (prepared by Bowdens, numbered 17337A/01 and dated drawn 27.3.96) submitted with SA55/96.

Note: Modifications to the approved plans will require the lodgement and consideration by Council of a separate application.

Contributions

2. Payment of a cash contribution of \$52,250 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.

Amendments to Plan of Subdivision

3. In order to ensure the residue land is left in as large an allotment as possible for agricultural viability in accordance with the principles of lot averaging, either allotment 7 or 14 be reduced in size to 2ha with the remaining land consolidated into the other allotment.
4. In order to ensure a large enough platform is provided for a building platform for lot 14 the eastern boundary of lot 13 be moved 15m to the west and the remaining boundaries of the allotment be adjusted to a minimum of 1 ha in area.

Noise Attenuation - Sound Barrier Wall

5. That a 4m high sound barrier wall be constructed along the south side of the railway line in accordance with the recommendation contained within the Noise Report prepared by Day Design Pty Ltd for this site. Details of acoustical design to be submitted with engineering details and the wall is to be constructed prior to the release of the linen plan. Design and construction of the wall is to also take into account landscaping to soften the impact of the wall

Section 88B Instrument

6. A Section 88B Instrument is to be prepared and is to accompany the titles for each allotment, and shall read as follows:

Noise Attenuation of Dwellings

This property lies within the 20 ANEF contour and in accordance with Hawkesbury Local Environmental Plan, 1989, the building has to be built in accordance with the Australian Standard AS2021.

Day Design Pty Ltd, acoustical engineers, have prepared a Noise Report for this area and any dwelling constructed on this site will have to conform with the recommendations of that report. Design features may include double glazing, heavy single glazing, double thickness plasterboard, solid core timber doors fitted with acoustic seals, air conditioning etc.

Environment

7. In order to protect the wetland and Rickaby's Creek, a fence is to be constructed to provide a 40 metres buffer to these areas. Details are to be provided with the engineering design details and constructed prior to the release of the linen plan.
8. A Section 88B instrument is to accompany the allotment fronting the wetlands and Rickaby's Creek stating that no stock are to be kept or allowed to graze

within 40 metres of these areas, and that a fence is to be provided at all times protecting the area.

9. A landscaping plan is to be provided with the engineering details and is to address the access road, entrance point, Rickaby's Creek and woodlot planting on the residue lot. Landscaping to be completed prior to the release of the linen plan.
10. 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.
11. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.

Engineering

12. Compliance with the requirements of the Roads & Traffic Authority.
13. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
14. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
15. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
16. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
17. Payment of a linen release fee of \$660.00. This amount is valid until 30 June 1997.
18. Each allotment created shall have an area of not less than 1 ha with the exception of the residue lot.
19. The creation of a restriction on use of land pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.
20. The construction of a roundabout at the intersection of Richmond Road and the new road to the requirements of the Roads and Traffic Authority including the dedication of any necessary road widening free of cost to Council. Design plans are to be submitted to and approved by the Roads and Traffic Authority and all

fees, contributions and securities required by them lodged.

21. The amplification of the existing sewerage plumbing stations, rising mains and carrier mains between the site and the treatment works as required by Council following assessment of the report required by the deferred commencement condition.
22. Payment of a contribution, to be calculated following full assessment of the needs, towards sewer headworks. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the time of payment.
23. The construction of sewerage reticulation, including junctions, pumping stations, rising mains and carrier mains, to each lot in the subdivision where not already provided.
24. The dedication and full construction of the new roads and the drainage thereof.
25. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the access strip and across the footway to Lot 11 together with any necessary drainage.
26. The creation of easements to drain water over the site of drainage discharge from roads 4m wide and 10m long free of cost to Council.
27. All fill including existing fill must be compacted to 98% standard compaction and verified by the submission of test results for each lot accompanied by a contoured depth of fill plan.

Alternately the creation of a future covenant on each of the filled lots requiring that any dwelling or structure be pierced to a suitable uniform bearing strata on natural ground

28. Street name signs to be provided at the junction of the new road/s.
29. The new road to be named (to be advised).
30. The new road be classified as rural road/s.
31. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
32. A design checking and inspection fee of \$1.20 per metre of sewer reticulation, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1997.
33. A design checking and inspection fee calculated at \$40 per hour covering road, drainage and any sewer pumping station and rising mains must be paid prior to the release of the linen plan. This rate is valid until 30 June 1997.

34. The construction of a turning area and provision of necessary road widening at the end of the new road.
35. The emergency access through the race track to be constructed with an all weather compacted crushed rock pavement unless already constructed to a similar or better standard.

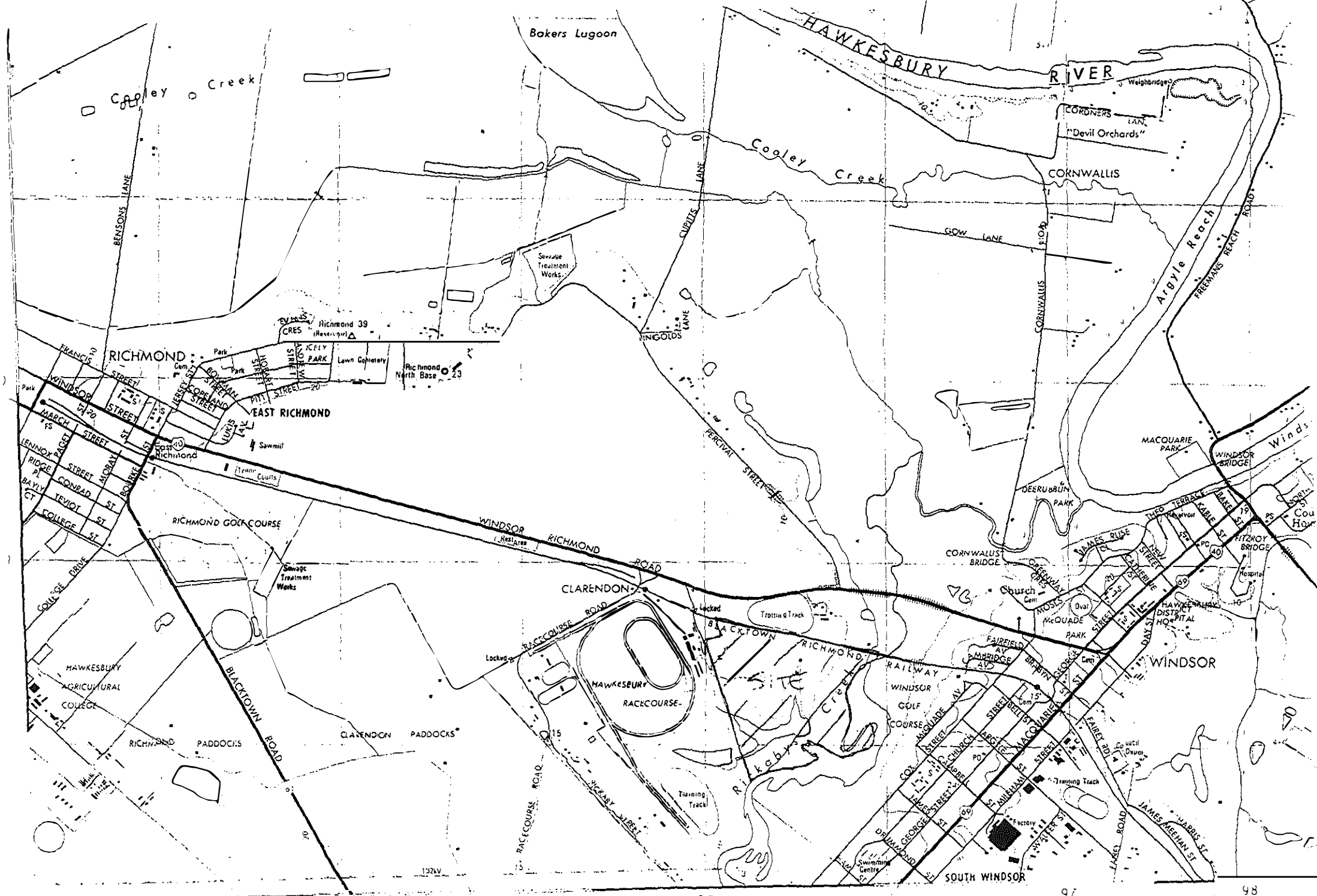
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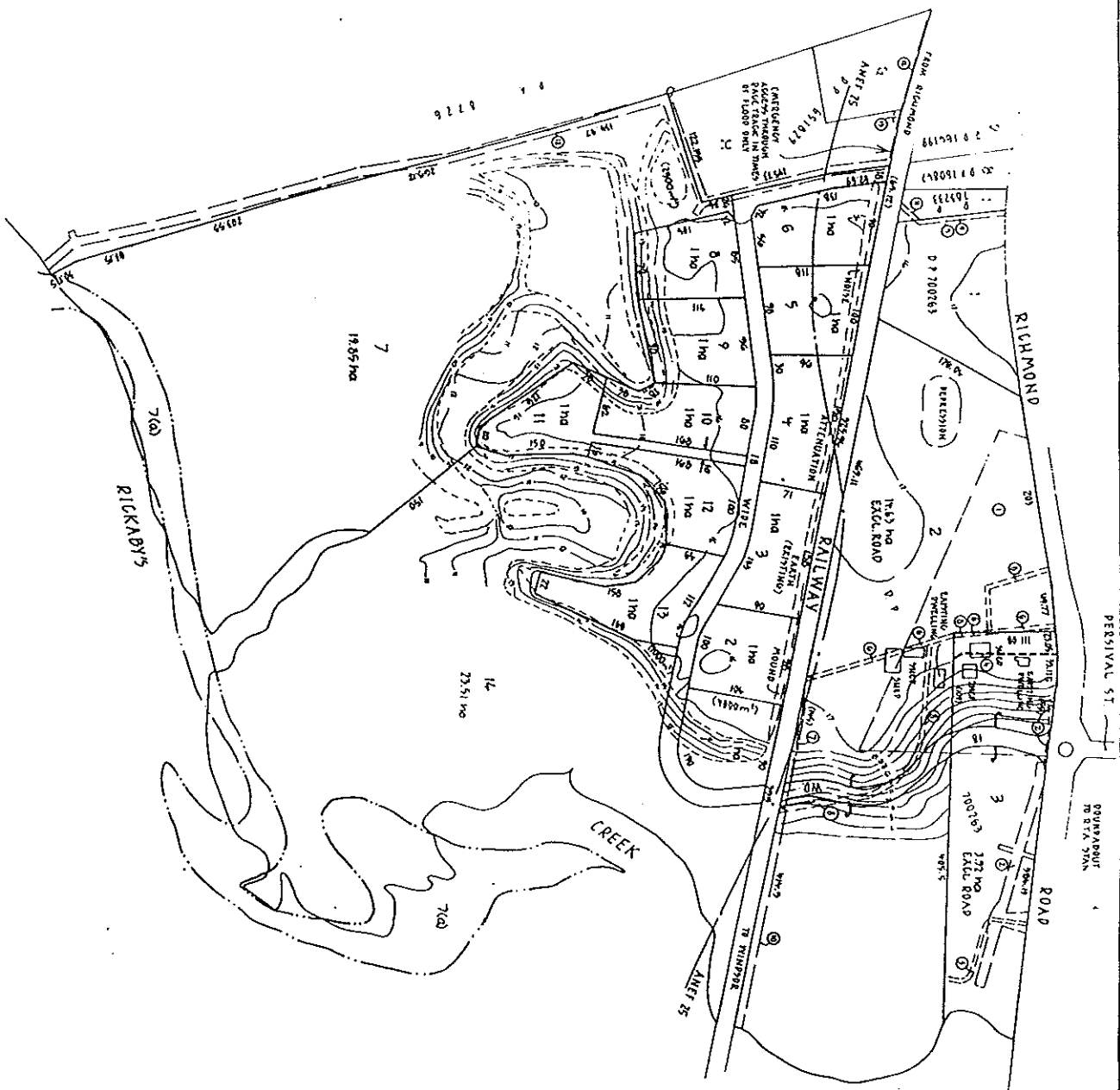
AT-1 Plan

AT-2 Plan

FN:EN924NAX.V10

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





- ① EASEMENT FOR RECREATION, TRAVEL & NAVIGATION IN WADING CREEKS
- ② EASEMENT FOR ACCESS TO RAILWAY APPROXIMATELY 1.7" WIDE & VARIABLE
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LENGTH OF NEW ROAD - 124.0 m²
TOTAL AREA OF SUBDIVISION - 71.5 ha

— ZONING LINE AS SHOWN ON COUNCIL'S
SEP 1987 SHEET 3 OF 6

NOTES: 1) ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE
SUBJECT TO FINAL SURVEY
2) CONTOUR INTERVAL 1m

3. 1:1000
DATE: 1987
AMEND: 1ST DRY
INITIAL: DRAWING
AMENDMENT DETAILS

• COMMENT: THE PROPOSED SUBDIVISION OF LOT 2 IN D.P. 677053, 107 C IN D.P. 160847, AND LOT F IN D.P. 161199 AND PROPOSED ROAD OPENING IN LOTS 2 & 3 IN D.P. 700763 PARISH: ST. MATTHEW, COUNTY: CUMBERLAND

• CAUTION: THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.

3. 1:1000
DATE: 1987
AMEND: 1ST DRY
INITIAL: DRAWING
AMENDMENT DETAILS

3. 1:1000
DATE: 1987
AMEND: 1ST DRY
INITIAL: DRAWING
AMENDMENT DETAILS

3. 1:1000
DATE: 1987
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INITIAL: DRAWING
AMENDMENT DETAILS

ITEM: 30

EXTENSION TO RICHMOND MALL COMPRISING AN
EXTENSION TO THE EXISTING COLES SUPERMARKET OF
1,100sqm, A NEW LIQUORLAND OF 188sqm & NEW SPECIALTY
SHOPS OF 188sqm PLUS PARKING - 271 WINDSOR STREET,
RICHMOND

FILE NUMBER: DA215/96/EVD

Applicant: A & A Lederer Pty Ltd
Applicants Reps: None Advised
Owner: Hawkesbury City Council, Mr A Velio, Mr P Luscombe and A & A Lederer Pty Ltd
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: Approximately 1.09ha
Zone: Part General Business 3(a), Part Special Uses 5(a) Parking and Part Special Business 3(b)
Advertising: None undertaken as proposal is not supported
Date Received: 10 September 1996

Key Issues:

- ◆ Configuration of Proposed Additional Off-street Parking
- ◆ Proposed Landswap
- ◆ Location of Off-street Parking
- ◆ Viability of the Richmond Mall Shopping Centre Post Opening of the Woolworths Market Place
- ◆ Promoting a Competitive Environment for Supermarkets in Richmond

Action:

That Council not provide its consent as owner to the proposal and that the development application be rejected. Note: as Council is part owner of the land, the development application is not valid without Council's endorsement as the owner, and hence there is effectively no right of appeal.

REPORT:

A and A Lederer Pty Ltd have submitted a development application for a proposed extension to the Richmond Mall. The application involves extending the existing shopping mall onto Council owned car park with replacement parking (both for the existing spaces lost and for the additional floor space) being provided through the acquisition of three properties fronting Bosworth Street.

The composition of the proposed extension of the Richmond Mall is as follows:-

- Coles extension - 1,100sqm;

- Liquorland - 188sqm; and
- New shops - 188sqm.

The application poses a number of issues and these are discussed in the following section.

Off-street Parking

There are some differences between the applicant's approach to calculating off-street parking requirements and that of Council's staff. For example, a number of assumptions need to be made in calculating loss/gain of off-street parking including what consideration if any should be given to the existing loading zone in front of Coles which provides for parallel parking. Similarly there are some spaces lost to landscaping. In calculating the parking requirement generated by the additional floor space, separate provision is made in Council's Parking Code for shops/shopping centre (4.5 spaces per 100sqm gross leasable floor area) and supermarkets (1 space per 30sqm of gross floor area). Depending upon whether a differential calculation is undertaken, ie. assessing the supermarket at the lower rate, or assessing the whole extension as a shopping centre provides a different result.

The Code suggests that where development incorporates a number of related uses, a separate calculation should be made for each component.

It is considered that the additional floor space generates a requirement for an additional 54 off-street spaces. The applicant contends that the new additional spaces required is 52 as they have included the Liquorland in the differential supermarket car parking requirement and not the requirement for shops.

It is agreed that there are 271 existing car spaces in the car park and that the proposed expanded car park contains 322 spaces. However, these 322 spaces have been achieved by use of reduced isle widths below Council's normal standard (6m instead of 6.7m) and one way circulation.

In summary, the proposed expanded car park is 2 spaces short of the required total, but more significantly relies on significantly reduced isle widths and one way circulation.

It should also be noted that the additional parking spaces are located slightly more distant to some of the existing shops although they would provide a locational advantage to the Magnolia Mall and the other shops on the corner of Bosworth and Windsor Street.

Proposed Land Swap

The applicant is proposing to give Council approximately 2,709sqm in exchange for approximately 2,036sqm of the off-street parking area. It may be argued that Council's public car park should attract a premium in valuation given its location adjacent to the existing shopping centre.

Given the concern about the configuration of the car park, an opinion from a valuer has not been sought.

Location of Off-street Parking

As indicated, the location of the additional off-street parking provides relative advantages and disadvantages in terms of distance to the existing shops. Given the location of the spaces lost through the extension, it would have been preferable to locate the additional parking on the non-heritage properties between the extension and Francis Street. The applicant had approached these property owners but failed to secure options for the provision of parking at this location.

Viability of the Richmond Mall Shopping Centre Post Opening of the Woolworths Market Place

Whilst the provision of a competitive supermarket environment is to the advantage of the City's residents as a whole, the opening of the Woolworths Market Place in 1997 provides further justification for encouraging a competitive shopping environment in the Richmond Mall area. The Woolworths Market Place will result in a significant loss in turnover for other shops in Richmond (on average) and the proposed extension would make the Mall a more attractive shopping environment in terms of choice with likely flow-on effects to traders in surrounding shops.

Promoting a Competitive Environment for Supermarkets in Richmond

The provision of supermarkets with modern standards of floor space and particularly across different ownerships will have some effect on grocery prices. Whilst the various chains provide different standards of convenience and associated pricing, Peter Leyshon in earlier work for Council provided evidence that notwithstanding the differing sub-markets addressed by the major chains, increased competition generally acts to provide keener pricing. A significant benefit in the Market Place development is that not only is Council being provided with a competitive discount department store to capture escape expenditure, but it is also introducing a third supermarket chain into Richmond in addition to the existing Coles and Jewels.

Sununary

In considering these competing issues, the proposed extension of the Richmond Mall is not considered to be in Council's interests or the community's interests as a consequence of the configuration of the replacement and additional off-street parking not being in accordance with Council's standards.

RECOMMENDATION:

That Council not provide its consent as owner to the proposal and that the Development Application be rejected.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NAX.V16

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

ITEM: 31

HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST -
DRAFT HAWKESBURY NEPEAN CATCHMENT STRATEGY

FILE NUMBER: GR060/067 PT2/EVD

REPORT:

The Hawkesbury Nepean Catchment Management Trust has forwarded a copy of a draft document titled "Hawkesbury Nepean Catchment Strategy". The Trust has produced the document to provide a strategic viewpoint from which to develop detailed policies. The strategy provides a series of goals and objectives for various resources and a set of principles to guide actions.

The draft strategy is on public exhibition until the end of October 1996.

The strategy suggests the Hawkesbury Nepean must be a catchment where:

- *People are aware of their actions*
- *People can use and enjoy the catchment's resources*
- *Natural life can exist*
- *People think and act in an intelligent way*
- *Water is clean and healthy*
- *The benefits of floods are recognised*
- *Rivers are natural, not drains*
- *Our fine? soil is protected*
- *People don't pollute*
- *We all work together*

The draft strategy covers a comprehensive list of resource management issues being agriculture, air quality, aquatic eco-systems, bio-diversity, environmental flows, flooding, ground water, heritage, cultural sites and scenic amenity, on-site waste water, point source pollution, riparian corridors, sand, gravel and soil extraction, stormwater, urban development, vegetation, waste, water demand, water quality, weeds, constructed wetlands, natural wetlands and wild and scenic rivers.

It is not possible to comment on all of the goals, objectives and principles in the space of this report however comment is made on several issues which have recently been considered by Council, being agriculture, flooding and water demand.

The strategy identifies that the catchment is an important source of fresh food for Sydney with 90 per cent of Sydney's perishable vegetables market grown in the catchment. It states that the Richmond lowlands provides 46 per cent of the best quality agricultural land remaining in the Sydney region, the only large pocket of high quality land left. Much agricultural land is beside streams and is flood prone and this rich and alluvial soil is in demand for sand, gravel and soil extraction and for urban development.

The strategy proposes that:-

- *Good agricultural land should not be lost to production by inappropriate development.*
- *The agricultural use of land should be maintained without loss of equity for existing landholders.*
- *Agriculture that compromises the environmental values of the catchment and cannot be effectively managed should be phased out within a specified period.*
- *All agricultural operations to use certified best management practices and this includes protection of soils and optimum use of chemicals and fertilisers.*
- *Agricultural land must include refuges for native flora and fauna and should be considered as potential assimilation areas for existing and proposed urban development.*
- *Agricultural practices should optimise use of waste stream products from other catchment industries.*
- *The value of agriculture for the economic and social wellbeing of the catchment, as well as for the scenic, recreation and education industries should be considered as part of any development or activity.*
- *Information on best practices and on agricultural issues must be widely available to both the agricultural and non-agricultural community.*
- *Agricultural industries should demonstrate effective drought management policies.*

On flooding, the draft strategy places a higher priority on the natural benefits of flooding and less or no weight to property damage. The principles for flooding are:-

- *Public safety and health is the primary consideration*
- *Flood planning is to be undertaken up to the probable maximum flood (PMF).*
- *No rezoning for urban development below the PMF shall occur until a flood plain management plan for the catchment is complete and implemented. Any infill in existing urban areas is to consider the likely impact of floods up to the PMF.*
- *Any incompatible development is not to be permitted on the flood plain planning zone as determined in the flood plain management plan.*
- *Any increase in flood free land that comes from a review of flood data and a consequent lower planning flood level should be first considered for the ecological enhancement of the catchment and its riparian corridor.*
- *Flood mitigation must be optimised at its source and not transferred downstream. Flood issues are not to be transferred elsewhere without consideration of equity principles.*
- *Capital works spending on mitigation is to be considered regionally.*
- *Flood mitigation works are not to be built without comprehensive assessments of their effect on the ecology of the system.*
- *Flood plain management decisions are to be integrated and catchment wide, e.g. flood forecasting, warning and response are to be co-ordinated catchment wide.*
- *Performance indicators are to be developed for flood plain studies and plans.*
- *A process for developing management plans is to be open and transparent.*

In relation to water demand, which is elsewhere reported in the Business Paper, there is implicit support for the moratorium in that it is proposed that a water access and allocation scheme be developed through an open and transparent process. The strategy notes that whilst there is a two year moratorium on new licenses to pump from the river, there are few other restrictions on abstraction of water from the river. People living along the river (riparian users), irrigators

and industry can generally make unrestricted use of the water. There are no practical restraints on abstracting water for urban Sydney needs.

In summary, the strategy *"describes what needs to be done if we are to rehabilitate the river so we can swim in it without risking illness, and so fish and birds return to its waters, the air is free of the harmful effects of smog, the flood plain continues to contribute to social wellbeing by providing rural diversity and fresh vegetable for Sydney, and the mountains and incised river valleys continue to offer their world renowned unspoiled vistas."*

RECOMMENDATION:

That the information concerning the draft Hawkesbury-Nepean Catchment Management Strategy and its goals, objectives and principles for the catchment be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V03

**** END OF ITEM 31 ****

ITEM: 32

OUR CITY, OUR FUTURE - REPORT ON THE STATUS OF
RECOMMENDATIONS

FILE NUMBER: GT225/013/EVD

REPORT:

At a special meeting on 7 November 1995, Council considered the Our City, Our Future strategy. The strategy contained a number of recommendations, many of which were adopted by Council. Listed below is the current status of the adopted recommendations:

Resolution	Status
Rural Lands Study	A steering committee has been set up consisting of 19 members. The committee met on 16 September 1996 to consider the draft brief.
Draft Local Environmental Plan to require development consent for intensive agriculture.	The recommendations of SREP20-Hawkesbury Nepean River in respect of agriculture have been included in the definition of intensive agriculture. The plan now requires a Section 65 Certificate to enable exhibition of the plan.
Draft Local Environmental Plan to require development consent for dam construction.	The plan has been on public exhibition and was last reported to Council on 13 August 1996. The plan is now awaiting gazettal.
Educational campaign highlighting the importance of agriculture in the Hawkesbury.	Three articles have been published in the Hawkesbury Gazette highlighting the importance of turf farming, cut flowers and beef/dairy cattle industry.
Lot averaging for subdivision, LEP17/95	A new draft local environmental plan has been prepared and a Section 65 Certificate to allow public exhibition is yet to be issued.
Draft local environmental plan to change the 1(b) zone in the Grose Wold area to 1(c1) to allow 4 ha subdivision.	Further investigations have been requested by DUAP. A fauna and flora assessment is virtually complete and a scenic quality visual assessment is to be undertaken.
Draft local environmental plan to protect remnant Cumberland Plain vegetation. LEP19/95	A map identifying all remnant vegetation is being prepared on Council's genamap.

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Meeting Date: 24 September 1996

Item: 32

Resolution	Status
Draft local environmental plan to delete the requirement for development consent for dwellings in Environmental Protection Zones.	Waiting on Section 65 Certificate to allow public exhibition.
Amendment to Council's DCP for Dual Occupancy to provide for the attachment of the 2 dwellings.	In rural areas Dual Occupancy are now required to be a single building containing two dwellings and either share a common wall or the main roof and, in the latter instance, the closest walls of the dwelling be not more than 6m apart.
Review of the minimum allotment size for effluent disposal.	Investigations are still being undertaken and this issue will be reported at a later date.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V04

**** END OF ITEM 32 ****

ITEM: 33

DRAFT ARCHAEOLOGICAL MANAGEMENT PLAN, RICHMOND

FILE NUMBER:

GG021/184/PT01/EVD

REPORT:

In March 1994, Council resolved to make application under the Heritage Assistance Program for a number of projects, one of which was the Richmond Archaeological Zoning Plan.

The purpose of the study was described as follows:

"Increasingly development pressure is being experienced within Richmond. Given that Council is currently undertaking a retail study to establish the need for additional commercial floor space and the historic nature of the town, funding should be sought for the preparation of an archaeological zoning plan for Richmond. An archaeological zoning plan is basically a survey which discusses the implications of planning and development on the conservation of archaeological sites. The plan basically comprises a survey and assessment of the archaeological potential of a geographical area. Such a plan would enable the appropriate planning measures to be undertaken by Council to conserve the archaeological resource."

Subsequently, the project proceeded at a budget of \$24,300 of which \$13,000 was provided by the 1994 Heritage Assistance Program.

The objectives of the draft archaeological management plan are to:

1. Identify and locate all archaeological sites.
2. Assess the cultural significance and survival of all archaeological sites.
3. Provide a framework for the management and conservation of the archaeological sites.
4. Assist Council, property owners and developers to successfully meet their obligations under both planning and heritage legislation.
5. Promote the benefits of archaeology to the community.

Main Recommendations of the Draft Archaeological Management Plan

The recommendations of the draft plan address items 1-5 referred to above. Of significance is the recommendation for changes to Hawkesbury Local Environmental Plan, 1989 and other planning and design documents.

In relation to Hawkesbury LEP1989 the draft management plan recommends:

1. *It should be amended to extend legislative protection to the archaeological resources of the study area by:*
 - a. *making all buildings, works and above ground structures into heritage items, and*
 - b. *making the study area an archaeological conservation area, such that excavation is subject to a consent requirement, and*
 - c. *requiring applicants for development affecting important archaeological sites to submit a heritage assessment or conservation plan.*

It is also recommended that Council should review any of its codes in so far as they might encourage excavation or disturbance of sites, for example underground carparking. Alternative solutions should be made available and encouraged. As an interim measure the draft plan recommends the archaeological management plan be adopted as a development control plan.

The study area referred to in the recommendations is the majority of Richmond excluding the area East of Bourke Street and Jersey Street. The draft management plan recommends that the majority of Richmond then be an archaeological conservation area where excavations; demolishing, defacing, damaging or moving a relic or a heritage item; moving a relic, or excavating land for the purpose of discovering, exposing or removing a relic; or erecting a building on, or subdividing land would require development consent. Development consent is not required by the clause if *the consent authority is of the opinion that the proposed development would not adversely affect the heritage significance of the land or the archaeological conservation area.*

The draft archaeological management plan also identifies sites of particular archaeological significance and classifies these according to local, regional and state levels. It also makes recommendations in relation to specific sites and for a number recommends that they should be conserved.

In general, the majority of the sites identified as having some archaeological significance are not currently heritage items which means that the draft archaeological management plan will significantly increase the number of properties in Richmond which are covered by heritage conservation provisions in Hawkesbury Local Environmental Plan, 1989.

Council should be aware that Section 139 of the New South Wales Heritage Act already provides that:

A person shall not disturb or excavate any land for the purpose of discovering, exposing or moving a relic, not being a relic subject to a conservation instrument, except in accordance with an Excavation Permit.

The New South Wales Heritage Act defines a relic as:-

Any deposit, object or material evidence -

- (a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and*
- (b) which is 50 or more years old.*

Therefore, whilst there is already legislative protection for archaeology, in practice this is unlikely to be achieved as neither the Heritage Council, Hawkesbury City Council or property owners are aware of potential sites and in the instance of property owners, none would be aware that an interference with a relic by excavation carries a maximum fine of \$20,000 and/or imprisonment for up to six months. The land owner may also be prohibited from using or developing that land for a maximum period of ten years.

Therefore from one view, the draft archaeological management plan provides information to better satisfy existing legal and statutory obligations.

However an alternative view is that the extension of general heritage provisions across virtually all of Richmond, the majority of sites having no heritage significance above ground, will impose significant additional regulatory burdens on both the applicants and Council and in all likelihood not be well received by the community if an endeavour was made to involve them in the process.

In terms of these trade-offs between regulation (cost and time) and heritage conservation, it is not considered that Hawkesbury Local Environmental Plan, 1989 should be amended to declare the whole town an "archaeological conservation area". However consideration could be given to limiting requirements for archaeological investigations to those sites identified as having state significance on plan 4 of the draft management plan.

It is recommended that the draft Richmond archaeological management plan not be placed on public exhibition at this stage but rather referred to Council's Heritage Advisory Committee for consideration of this advice and also to the New South Wales Heritage Council.

Council has also received an offer from the 1996/97 Heritage Assistance Program for a similar archaeological management plan for Windsor at a total cost of \$26,000 with \$13,000 being offered by the New South Wales Heritage Assistance Program. Pending resolution of the draft Richmond archaeological management plan, it is not recommended that Council accept the offer of funding for the proposed Windsor archaeological management plan and that instead the Heritage Office be requested to reallocate the funding to Council's Local Heritage Assistance Program which provides dollar for dollar grants for heritage items in the area.

RECOMMENDATION:

1. That the draft Richmond archaeological management plan not be placed on public exhibition at this stage.
2. That the Heritage Advisory Committee and the Heritage Council of New South Wales be advised of the concerns expressed in this report and be asked to provide advice on the designation of particular sites rather than the town as a whole.
3. That the Heritage Office be advised that Council has declined to accept the offer of funding for the Windsor archaeological zoning plan pending resolution of the Richmond archaeological management plan and further that the Heritage Office be requested to reallocate the funding to Council's Local Heritage Assistance Program.

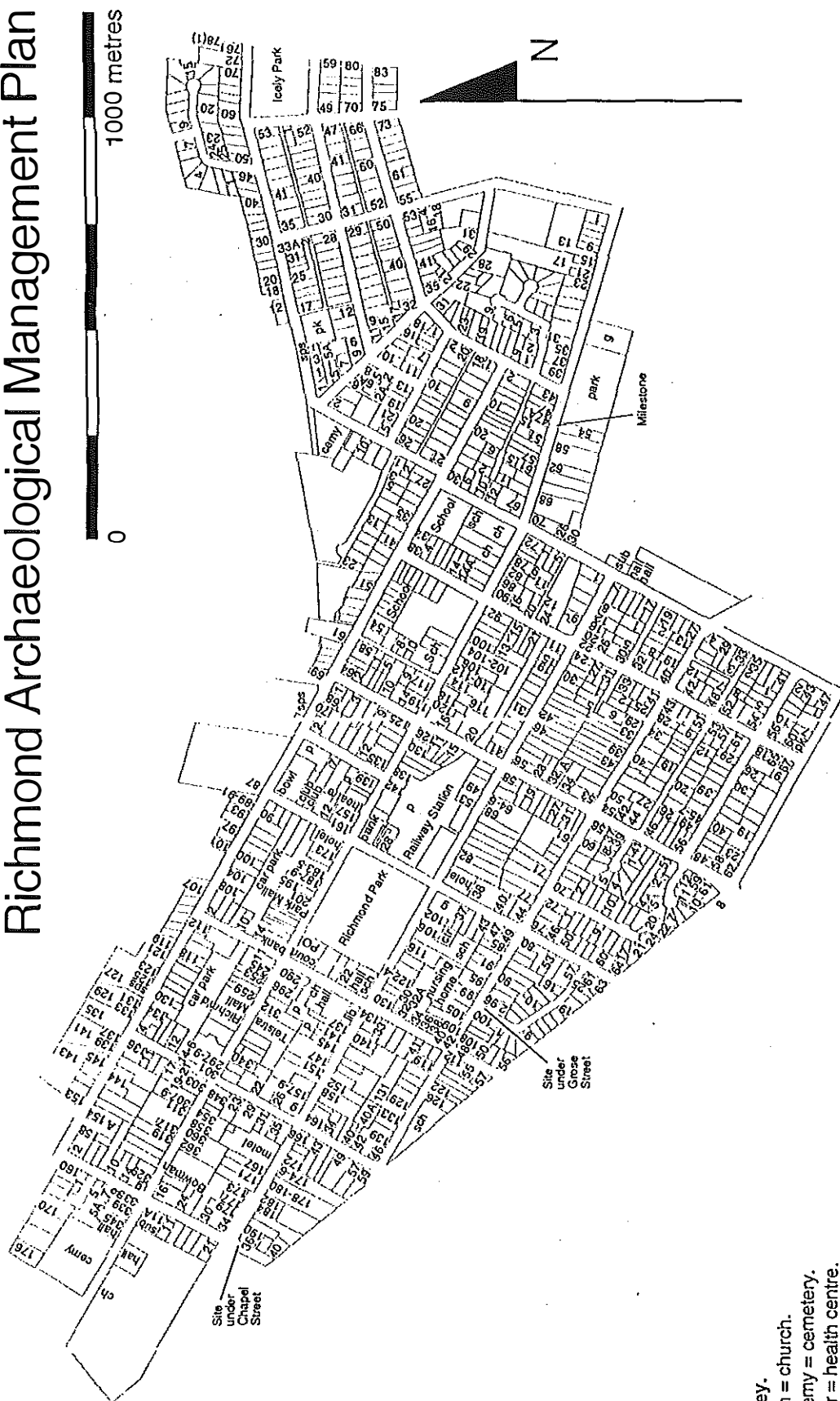
ATTACHMENTS:

- AT-1 Study area and base map.
- AT-2 Level of archaeological significance plan 4
- AT-3 Archaeological zoning plan - plan 5

FN:EN924NBX.V05

**** END OF ITEM 33 ****

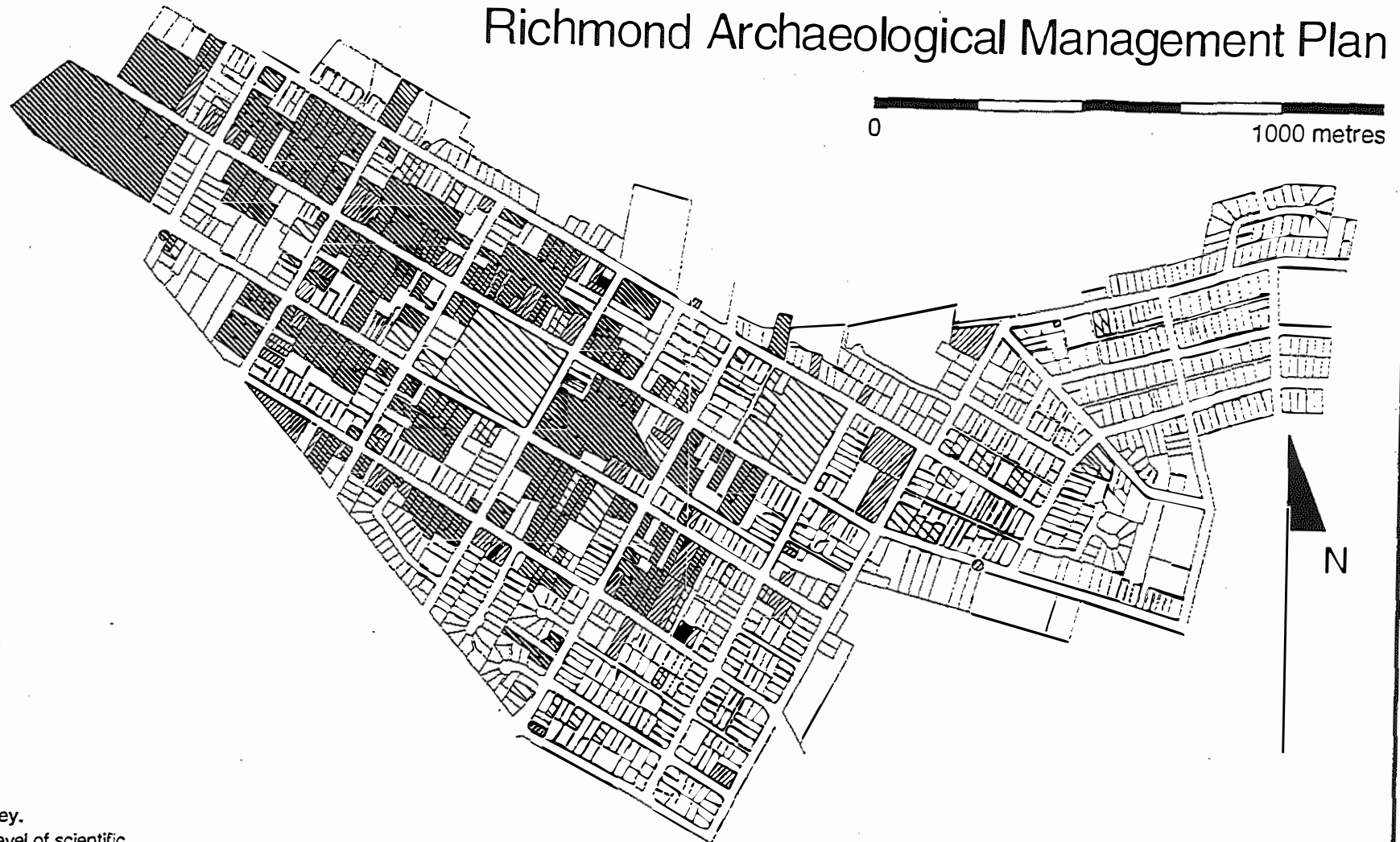
Richmond Archaeological Management Plan



- Key.**
- ch = church.
 - cemy = cemetery.
 - ctr = health centre.
 - g = garage or petrol station.
 - lib = library.
 - p = car park.
 - sch = school.
 - sps = sewerage pumping station.
 - sub = electricity substation.

Study area and basemap. Plan 1.

Richmond Archaeological Management Plan



Key.
Level of scientific
(archaeological) significance.

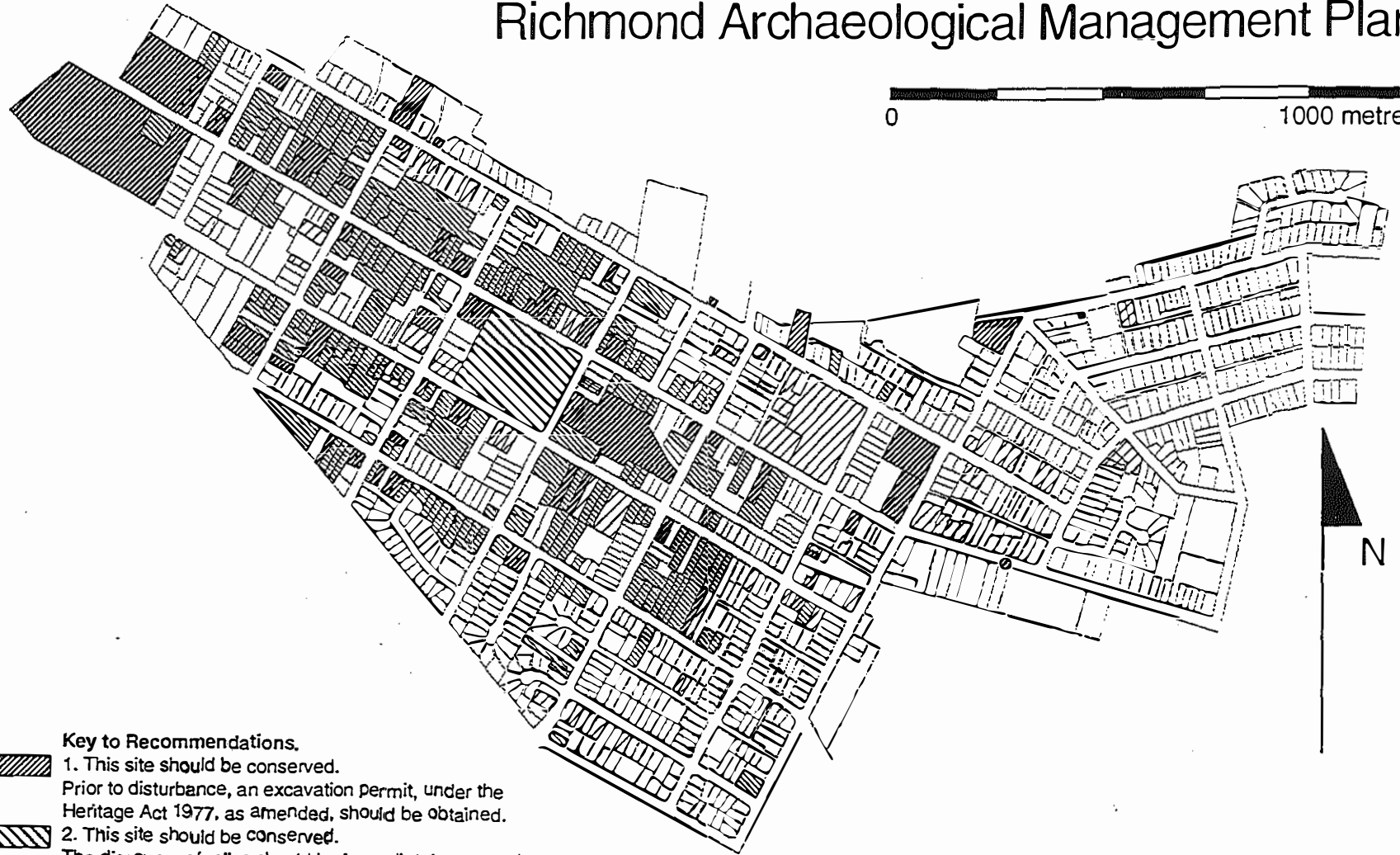
State.
Regional.
Local.



Level of scientific (archaeological) significance. Plan 4.

Richmond Archaeological Management Plan

0 1000 metres



Key to Recommendations.

-  1. This site should be conserved.
Prior to disturbance, an excavation permit, under the Heritage Act 1977, as amended, should be obtained.
-  2. This site should be conserved.
The discovery of relics should be immediately reported to the Heritage Council.
-  3. Prior to disturbance, an excavation permit, under the Heritage Act 1977, as amended, should be obtained.
-  4. The discovery of relics should be immediately reported to the Heritage Council.

Archaeological Zoning Plan. Plan 5.

ITEM: 34

DRAFT LOCAL ENVIRONMENTAL PLAN - AMENDMENT TO
HERITAGE ITEM (14) "HOBARTVILLE" - LOTS 1, 2 AND 3
DP596558 AND LOTS 209 AND 210 DP260361 - WILLIAM COX
DRIVE AND INALLS LANE, RICHMOND

FILE NUMBER: LEP5/96 PT01/EVD

REPORT:

On 13 February 1996, Council resolved to prepare a Draft Local Environmental Plan to correct an anomaly in Schedule 1 of the HLEP 1989 relating to "Hobartville". The draft plan was made to amend Schedule 1 by deleting Lots 205-208, 211, 213 DP260361 and inserting Lots 1, 2 and 3 DP596558 and Lots 209 and 210 DP260361.

The draft plan was forwarded to the Department of Urban Affairs and Planning and the Heritage Branch for comment and was publicly exhibited from 27 March 1996 to 26 April 1996.

The Heritage Branch advised that:

"The inclusion of "Hobartville" and its curtilage on the heritage schedule of Hawkesbury LEP, 1989 is supported and therefore no objection is raised to the subject LEP".

One objection to the draft plan was received. The objection was from Mr. Jim Borge representing Hobartville Stud Pty Ltd.

Mr Borge stated:

"We advise that the area defined as that of historical significance is not the total area of Lots 1, 2 and 3 DP596558 and Lots 209 and 210 DP260361.

Lots 209 and 210 have never been part of the heritage listed property and parts of Lots 1, 2 and 3 are not included in the plan prepared by the Heritage Council.

We object to any extension of area over and above that depicted on the Heritage Council's format plan."

Council wrote to the Heritage Branch on 13 May 1996 requesting information on the Permanent Conservation Order (PCO) relating to "Hobartville" and advice as to whether or not Lots 209 and 210 are within the curtilage of "Hobartville".

The Heritage Branch forwarded to Council a copy of the PCO which indicated that the order relates to the house and outbuildings on Lot 3 DP596558 and does not include Lots 1 and 2 DP596558 or Lots 209 and 210 DP260361.

In reference to Lots 209 and 210 the Heritage Branch stated:

"You may note that Lots 209 and 210 DP260361 do not appear to be covered by the order. However the Heritage Branch have noted that this does not necessarily mean that such land was not at any time included in the original curtilage of "Hobartville"."

Hawkesbury Council's heritage inventory gives the following reasons for listing "Hobartville":

"An outstanding early Georgian Colonial mansion remaining in a remarkable state of preservation and is situated in a beautiful landscape of mature trees, gardens and fine pastures. The building contains a great variety of finely designed original cedar joinery including unusual internal louvred shutters and extensive walk-in cupboards. The estate of Hobartville has very important links with famous exploration and pastoral families and with the beginning of bloodstock sales in the country."

The southern portion of Lot 3 contains the main house, outbuildings and gardens. Lots 1 and 2 and the northern portion of Lot 3 are cleared level paddocks and make up the majority of land used for agricultural purposes. It is clear that most of the agricultural activity occurred in this area and hence these parcels are of agricultural and historical value in the early development of the Hawkesbury area and the development of bloodstock sales in the country.

Lots 209 and 210 make up a very small proportion of the "Hobartville" stud estate. Both lots are vacant and, with the exception of a small number of trees, have been almost completely cleared. The lots are situated to the east of the main buildings and gardens and to the south of the main paddocks. The location, size and slope of the lots suggest that they were not used as intensively as Lots 1, 2 and 3 for agricultural purposes. It also appears that the significance and size of the lots has been substantially altered by the adjoining residential development.

Lots 209 and 210 are not critical to the curtilage of the main house and outbuilding and surrounding gardens, nor are they critical to the local and state heritage significance Lots 1, 2 and 3.

There is nothing inherently obvious in the Lots 209 and 210 that distinguishes them as being of heritage value and it is considered that the heritage significance of Lots 1, 2 and 3 would not be unduly compromised if Lots 209 and 210 were not listed in Schedule 1 of the HLEP 1989.

It is therefore recommended that Lots 1 and 2 remain in the draft plan and Lots 209 and 210 be deleted from the draft plan.

RECOMMENDATION:

1. That Council delete Lots 209 and 210 DP260361 from Draft Local Environmental Plan - Amendment No. 74.
2. That Council forward the amended Draft Local Environmental Plan to the Department of Urban Affairs and Planning for gazettal.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V06

****** END OF ITEM 34 ******

ITEM: 35*DEFERRED
G.P.U.*REQUEST FOR SUPPORT - PROPOSED RESORT - LOT 3
DP771370 AND LOT 35 DP834488 - NO 228 GREENS ROAD,
LOWER PORTLAND**FILE NUMBER:** P717/110/EVD**REPORT:**

Council has received a request from architects on behalf of the owners for support of a proposed resort on the abovementioned property. The applicants seek some indication of support prior to making a commitment to prepare an E.I.S. and submitting a development application.

The proposal is envisaged as:

- 82 time share two and three bedroom units in a two-storey configuration on the hillside.
- Central facilities on a built up area incorporating reception, lounge, dining room, kitchen conference rooms and gymnasium.
- On a lower level a boat store, buggy store, indoor pool, tennis and basketball court, driving range and boating facilities.

The subject site is zoned Environmental Protection (Scenic) 7(d) and tourist resorts are permissible with Council's consent. Under the provisions of the Environmental Planning and Assessment Act, Regulations, Schedule 3 - Designated Development, development involving sewerage works for more than 20 people on a flood plain requires the preparation of an Environmental Impact Statement (E.I.S.).

The preparation of an E.I.S. is essential for Council to consider a development application. An E.I.S. would consider the following main issues:

- physical constraints i.e. topography, drainage, vegetation and land capability.
- potential flooding risks.
- potential bushfire risk.
- water quality and impact on the Hawkesbury River.
- traffic impacts
- the provisions of R.E.P. 20 and draft R.E.P.20(1996).
- consultation with public authorities.

The subject site is also affected by an identified wetland under the provisions of R.E.P.20.

The preparation of an E.I.S. is a costly exercise with no guarantees of support for the development.

The applicant has requested support in principle for the proposal, prior to making a formal

application. Council usually supports appropriately sized tourist development with minimal environment impacts. A problem with this approach is that for Council to give consideration to an application the preparation of an E.I.S. is fundamental. Other issues with respect to the proposal are the size of the development and the siting of the dwellings in the hillside which may be visually prominent when viewed from the river. The development proposed is considered an over development of the site.

It is considered that the development concept not be supported due to its size, possible impacts on the wetland and the unsatisfactory nature of the site.

RECOMMENDATION:

That the applicant be advised that the development concept is not supported due to its size and the need for an E.I.S.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V07

**** END OF ITEM 35 ****

ITEM: 36**REZONING OF PAUL'S (COLES) CARPARK, RICHMOND -
DEVELOPMENT APPLICATION TO EXTEND RICHMOND MALL****FILE NUMBER:** LEP7/96, DA215/96/EVD**REPORT:**

On 12 March 1996 Council considered a proposal to extend the Richmond Mall onto part of Council's carpark. The extension to Richmond Mall covers an area of approximately 1,700m² and the proponent proposes to swap with Council an area of 2,770m² being 3 allotments adjacent to the existing carpark access off Bosworth Street; namely Nos 8, 10 and 14 Bosworth Street.

To permit this type of development, the carpark has to be rezoned from 5(a) Special Uses Parking to 3(a) General Business. Council therefore resolved to prepare a draft local environmental plan to rezone the carpark.

It is important to appreciate that Council may or may not decide to support the proposal to extend the Richmond Mall but while ever the carpark is zoned Special Uses 5(a) Parking it cannot approve any other use of the land no matter the merits of the particular proposal. Council retains complete control over the carpark as owner which effectively precludes any appeal against a refusal to issue development consent.

The draft plan was prepared and referred to the following public authorities:

- * Environment Protection Agency
- * Heritage Council
- * Sydney Water
- * Telstra
- * Roads and Traffic Authority
- * Integral

No objections were received from the public authorities.

The draft local environmental plan was placed on public exhibition for the period 31 July - 28 August 1996. Seven (7) submissions were received as a result of the exhibition period.

The submissions are from:-

Noel Hemmings QC, Allen Allen & Hemsley (on behalf of JR & EL Fleming and Jewel Food Stores)

Mr David Upton, Misujuka Service Company Pty Ltd (own No. 9 West Market Street)

Mrs B El Derzie, (owns 257 Windsor Street)

Richmond & District Chamber of Commerce (requests exhibition time be extended)

F & J Mansour (part owner of Victorian Arcade)

Don Fox Planning (on behalf of JR & EL Fleming)

G Paull (seeks explanation of benefits of rezoning)

The main objections concerned the following:

- * the aim of the plan is unreasonable in that it permits a public carpark to be used for the erection of private retail premises;
- * there already exists a shortage of both on-street and off-street carparking in the area;
- * the rezoning and proposed extension of the Mall will create further demand in the locality for carparking;
- * no assessment of current carparking demand has been carried out;
- * no reference has been made to Section 94 trust monies expended on the land to provide carparking;
- * no assessment has been made of the impact upon existing retailers either as a consequence of the closure and sale of the carpark or the convenience or utility of any land that may be exchanged for that land;
- * no traffic report has been provided or considered by Council;
- * Council should prepare a Development Control Plan for the Windsor/ West Market/Francis/Bosworth Street precinct which details sites for commercial/retail development, carparking, pedestrian links between existing and proposed developments and carparks, retention of heritage buildings, etc;
- * the locality may suffer economically unless convenient and sufficient carparking facilities are provided to meet the demands of residents using this shopping precinct;
- * no assessment has been made of the economic impact this additional floorspace may have on the Richmond Commercial Centre.

In any redevelopment of the carpark Council will require that the amount of parking lost to the redevelopment is provided for by the provision of parking within the immediate locality. This is to ensure that the amount of public carparking behind Richmond Mall is not reduced as a result of redevelopment.

Any redevelopment of the carpark will also require additional parking to be provided in accordance with Council's Parking Policy DCP No. 2. The required additional parking is calculated on a fixed number of spaces per additional floor space. This will ensure that adequate off-street parking is provided for all vehicles generated by the new development. Therefore the net effect will be a considerable increase in off-street parking.

The integrity of Council's Section 94 Contributions Plan will not be adversely effected by the proposed rezoning and/or resultant redevelopment. As stated above, no existing carparking will be lost as a result of redevelopment. Existing parking spaces will be relocated, however, before Council can approve a proposed development, Council will have to be satisfied that the new parking spaces are located within the immediate area and will not significantly reduce the convenience of retailers and/or shoppers.

Concerns raised about traffic generation and the economic impacts redevelopment may have on the Richmond Commercial Centre will be addressed at development application stage. As part of assessing a development application the applicant will have prove to Council that the proposed additions will not substantially increase the volume of traffic in the area or adversely effect the viability of the Richmond commercial centre.

It should be appreciated that shopping centres are dynamic in terms of land use and redevelopment. For example, Council recently considered a discount department store proposal for the site which would similarly have required rezoning of the carpark.

Whilst Council is under an obligation to provide at least the existing off-street parking in close proximity to the shops which have contributed to the parking via Section 94 contributions, it would be wrong to say that the configuration of the carpark is immutably fixed. Similarly Council will need to maintain pedestrian access and loading arrangements for the existing shops which front the carpark but again this should not preclude consideration of other proposals.

It is considered that the objections raised to the draft LEP have been addressed in this report and/or can be adequately addressed at development application stage. It is therefore concluded that a public hearing into the draft plan does not need to be held and the draft plan may be submitted to the Department of Urban Affairs and Planning for final determination and gazettal.

In summary, the proposed rezoning of the carpark does not commit Council in any way to a redevelopment of the carpark for any purpose but simply provides the opportunity for Council to consider proposals.

RECOMMENDATION:

That the Draft Local Environmental Plan - Amendment No. 59 be submitted to the Department of Urban Affairs and Planning for final determination and gazettal.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V08

**** END OF ITEM 36 ****

ITEM: 37**DEDICATION OF ROAD - UNFORMED CROWN ROAD OFF
STANNIX PARK ROAD, WILBERFORCE****FILE NUMBER:** P2319/15/EVD**REPORT:**

Application has been received from Falson & Associates acting on behalf of Mr Sam Azzopardi to construct approximately 190 metres of the unformed crown road with crushed rock pavement to access a dwelling site on Lot 2 DP814149.

The Department of Land and Water Conservation do not give approval for such works on their land but will allow for the transfer of the land to Council under the provision that Council will organise the construction of the road and the future maintenance of the road.

There is a \$100 application fee payable to the Department of Land and Water Conservation to cover the costs of the road transfer.

RECOMMENDATION:

1. That Council consent to the road transfer provided the applicant Mr. Sam Azzopardi pays the \$100 application fee and constructs the access under the supervision of the Subdivision and Development Engineer.
2. That Council write to the Department of Land and Water Conservation requesting the transfer of the relevant portion of unformed crown road to the Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V09

****** END OF ITEM 37 ******

ITEM: 38

NOTICE OF APPEALS - SUBDIVISIONS - LOT 18 DP30468 NO. 26
CLIFF ROAD, FREEMANS REACH & LOT 7 DP249442 NO. 33
GRIFFINS ROAD, TENNYSON

FILE NUMBER: SA106/95 & SA151/95/EVD

REPORT:

Council has received two Notices of Appeal in respect of subdivision applications.

1. Lot 18 DP30468 No. 26 Cliff Road, Freemans Reach - Applicant: Falson & Associates, Owner: G J Taylor

An appeal has been lodged in respect of the refusal of this Subdivision Application to create 5 allotments under Community Title Subdivision.

The subdivision application was supported by Council and required the Department of Urban Affairs and Planning's concurrence to the use of SEPP No. 1 for allotments below the minimum landsize. The Department refused concurrence and the subdivision application was refused.

Council's Solicitors have been instructed on this Appeal and a Town Planning Consultant has been instructed, as Council officers recommended refusal and Council supported the application.

2. Lot 7 DP249442 No. 33 Griffins Road, Tennyson - Applicant: Falson & Associates, Owner: Grubisic

An Appeal has been lodged against the refusal of a subdivision application to create 3 allotments. The allotments proposed were 4ha, 4ha and 2ha being well below the minimum 10ha under the zoning.

Council's solicitors have been instructed to defend the Appeal.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

ITEM: 39

Site
inspectionREZONE TO OPEN SPACE FOR PARK, RURAL/RESIDENTIAL
SUBDIVISION & CONTINUED EXTRACTIVE INDUSTRY
PROPOSAL - LOT 1 DP734932 SPRINGWOOD ROAD,
YARRAMUNDI - TILMUNDA PASTORAL CO PTY LTD

FILE NUMBER: P825/545, DA144/93 & LEP012/90/EVD

REPORT:

A submission has been received from Tilmunda Sand and Soil on behalf of Tilmunda Pastoral Co Pty Ltd to rezone land at the subject property to permit a rural/residential subdivision with dedication of land for open space purposes.

Refer to attached plan in the business paper, Attachment 1.

History

Council previously on 11 September 1990, in consideration of a similar request for regional recreation and open space identified for acquisition by the Department of Planning in REP No. 20 - Hawkesbury River, resolved:-

"To support in principle the proposal by Tilmunda Pastoral Co to create Yarramundi Park, and that the Department of Planning be requested to convene a meeting between officers of the Department, Council and Tilmunda Pastoral Co to discuss aspects of the proposal with the aim of its ultimate implementation."

Proposed Heads of Agreement were drawn up between Tilmunda and the Department of Planning, to allow extraction to continue and a future open space park.

Subsequently, the Department of Planning amended the provisions of REP 20 to remove the Yarramundi site from the plan and acquisition.

Site Development

A number of approvals and extensions to the consents have been issued for soil and gravel extraction on the site since 1986. The most recent approval for soil and gravel extraction was issued on 25 November 1992, for a period of four years. This approval would lapse this year.

All approvals have been issued with reference to a survey plan prepared in 1986 showing finished levels sloping towards the Hawkesbury River.

Recently, the applicant has sought to modify the approval to permit extraction to take place by removing gravel in pits with a final landform involving lakes.

The proposal is to allow extraction to occur for the next two years.

Zoning

The subject property is zoned under Hawkesbury LEP 1989 as 7(d1) Environmental Protection (Scenic). The minimum allotment size is 10 hectares within this zone.

Open Space

The applicant's proposal is to exchange the park area for development consent to subdivide, according to the plan attached to this report.

The proposed open space has an area of approximately 16 hectares with frontage to the lake of some 750 metres and to the road of 250 metres.

The proposal is that this open space would allow access to the lake and adjoining public reserve known as 'Yarramundi Park', the site of previous extraction by BMG Quarries.

The Department of Land and Water Conservation state that in respect of the land that they are about to control as a public reserve and environmental protection, that no commercial extraction will be permitted.

The proposal by Tilmunda for an open space park with a lake and river frontage raises a number of concerns. The concerns mainly relate to ongoing financing of the reserve and liability. The open space is not identified in Council's Open Space Plan or Section 94 Contributions and future funding is a major issue.

Rural Residential Development

The concept involves creating 24 rural residential allotments. The allotments vary in size with two large parcels of 4ha and the remainder approximately 5,000m².

The justification given by the applicant is based on commercial values and the contribution of the Park. The applicant also states that all allotments are above the 1 in 100 year flood line, and that no run-off will flow into the river it is proposed to flow into the lake in the proposed open space.

For Council to consider the rural residential subdivision, the property should be rezoned. The proposal is contrary to the 10ha minimum under the current 7(d1) Environmental Protection (Scenic) zoning. The proposal also far exceeds the subdivision potential of the 40ha parcel that currently exists.

The rezoning of the land for rural residential allotments has some far reaching concerns. Council has engaged the Rural Lands Study to investigate agricultural viability of areas. This rezoning of introducing rural residential allotments may impact the potential of the area.

Other issues are identified as the provisions of REP 20 for the Hawkesbury River and the effect of effluent disposal systems within close proximity to the river. The precedent that this would set in the context of other requests for rural residential subdivisions in the rural area.

The Department of Urban Affairs and Planning position has been in recent times not to consider any rezonings for residential type development on the western side of the river.

Conclusion

Although Council may have supported the concept of a park on part of this land when the land was to be acquired by DUAP the situation has altered with the responsibility resting with Council. The responsibility includes ongoing maintenance and funding.

There is some agreement that a park along the river and lake frontage is a good idea, however, to justify a rezoning for rural residential allotments on this basis is considered not acceptable. The precedent of the rezoning is considered and should not be supported.

However, should Tilmunda seek to continue extraction operations on the property an agreement should be reached with Council for the terms of the period and rehabilitation of the land.

RECOMMENDATION:

1. That the request for support in principle for rural residential subdivision and open space not be supported for the reasons outlined in the report.
2. Should Tilmunda seek to continue extraction operations an agreement should be endorsed which sets out the terms of the period and rehabilitation of the land.

ATTACHMENTS:

AT-1 Plan

FN:EN924NBX.V12

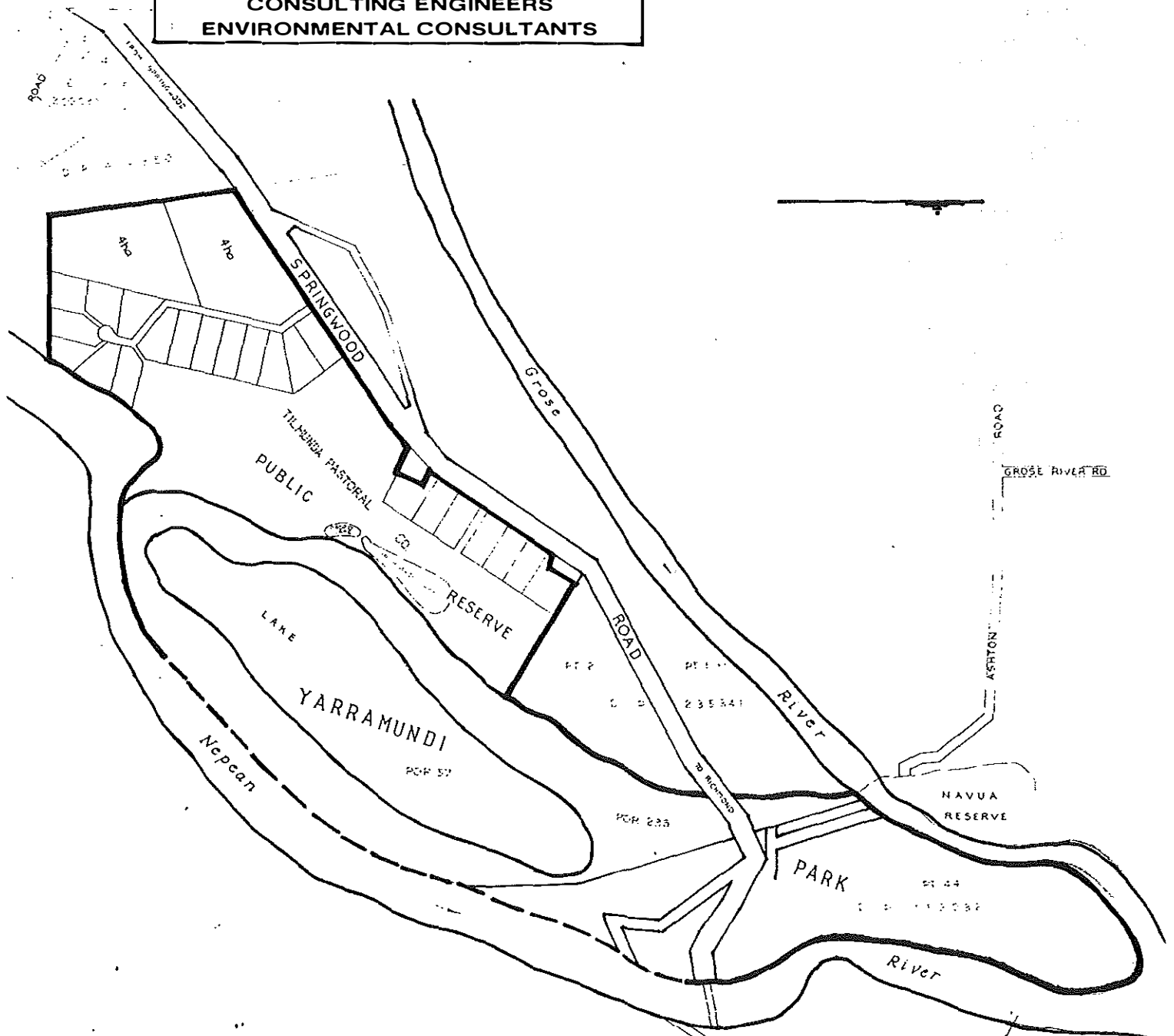
**** END OF ITEM 39 ****

PLAN OF
PROPOSED SUBDIVISION
OF LOT 1 IN D.P. 734932
AND AREA TO BE DEDICATED
FOR RECREATION

219 SPRINGWOOD RD.
YARRAMUNDI

P.S. GRAHAM & ASSOCS.

REGISTERED SURVEYORS
TOWN PLANNERS
CONSULTING ENGINEERS
ENVIRONMENTAL CONSULTANTS



ATTACHMENT 1

ITEM: 40**MORATORIUM ON LICENSES TO EXTRACT WATER - IMPACT
ON AGRICULTURE - RESPONSE FROM THE MINISTER FOR
LAND AND WATER CONSERVATION - RESPONSE FROM
HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST****FILE NUMBER:** GE020/012 PT02/EVD**REPORT:**

It will be recalled that the Department of Land and Water Conservation has imposed a moratorium on licenses for approvals to extract water from streams as defined by the Water Act, 1912. The definition includes streams, whether perennial or intermittent, flowing in a natural channel, or in a natural channel artificially improved. This is an extremely broad definition and includes most natural drainage depressions which would be used to site dams and includes all blue lines on 1:25.000 topographic maps.

The moratorium is derived from an Order under the Water Act, 1912 issued by the Minister on 20 July 1995 for an "initial" period of up to two years.

As previously reported, the moratorium will thwart any new agricultural development in the City of Hawkesbury which cannot rely on an existing license and which either seeks to extract water from the Hawkesbury River or construct a dam in a water course.

There have been numerous representations to both the Department of Land and Water Conservation and also the Hawkesbury Nepean Catchment Management Trust. This has included meetings with both the Minister for Land and Water Conservation, officers of the Department of Land and Water Conservation, representatives of the Hawkesbury Nepean Catchment Management Trust and the local member, The Honourable Kevin Rozzoli, M.P.

At a meeting on 5 August 1996 involving councillors, the Department of Land and Water Conservation, farming representatives, the Chairman of the Hawkesbury Nepean Trust and The Honourable Kevin Rozzoli, M.P., there was general agreement that the moratorium on new farm dams in water courses be lifted. It was suggested at the meeting that Council draft a submission to the Minister recommending the lifting of the moratorium on farm dams with the submission to be endorsed by Council, the Hawkesbury Nepean Catchment Management Trust and The Honourable Kevin Rozzoli, M.P.

A submission was drafted and sent to the Hawkesbury Nepean Trust and local member for endorsement.

The following response from the Trust has been received.

"With reference to Council's request for the Trust to sign a submission to the Minister for Land and Water Conservation and the Department of Land and Water Conservation, I undertook to progress the matter, "farm dams for commercial use", in as many channels as possible.

To this end, I have attended one meeting of the Water Users Association and arranged another for next week between senior representatives of the Department of Land and Water Conservation and the Water Users Association.

At the meeting of the Water Users Association which I attended, I believe we reached some common ground to resolve the various issues associated with the moratorium. The meeting next week is to obtain Department of Land and Water Conservation's agreement to resolving these issues. I therefore suggest considerable progress has been made.

The opportunities and awareness which have and will come from these meetings will give more effect to the Trust's case. Therefore, I cannot sign your letter of 26 August unilaterally on behalf of the Trust. Instead I propose to wait until the Trust has networked the issue to an extent which will ensure a satisfactory outcome.

Yours faithfully

*R.B. Crawford
Chairman"*

A letter has also been received from the Minister for Land and Water Conservation, The Honourable Kim Yeadon, M.P. in response to previous submissions. The Minister's response is as follows:-

"Council would appreciate that there has been a deterioration in water quality and the environment generally along the Hawkesbury-Nepean and increasing competition for water, particularly during dry periods. If the Government was to allow unrestricted access to new agricultural and/or other users, further environmental degradation would be inevitable. In addition, the share of water available to existing users would decline.

The two-year moratorium was announced in July 1995 as the most effective means of holding development while a full review of water management was carried out by the Department of Land and Water Conservation. Included in this review was the intention to make recommendations to Government for the long term sustainable management of the Hawkesbury-Nepean river system. The Department has advised that they are developing proposals to tightly control future access to water, with flexibility to allow water to be traded among licensees under a transfer system.

At the same time, action is under way on several fronts to review Sydney Water's water management arrangements. In relation to the exemptions in the moratorium for small dams and riparian pumps for private use, the Water Act did not permit them to be included.

An additional officer has recently been assigned to progress the development of a transfer policy and to process the amnesty applications. This draft policy will include discussion on the status of farm dams in water management. It is envisaged that the draft policy will be released for discussion shortly.

Following an initial review by Government departments, the draft transfer policy will be

reviewed by bodies including local councils, the Hawkesbury Nepean Catchment Management Trust, Land Care groups and irrigation interests.

I trust this information is of assistance."

Despite advice from the Trust and the Minister that the resolution of the moratorium and the establishment of a license transfer system is being progressed, the evidence from meetings which Council staff and councillors have attended is to the contrary. There has even been advice to this effect from the staff of the Department of Land and Water Conservation.

Unfortunately without the support of the Hawkesbury Nepean Catchment Management Trust to a lifting of the moratorium in respect of new farm dams only, there would seem little prospect of the Minister amending or lifting the moratorium.

The refusal of the Trust and the Minister to support the lifting of the moratorium in relation to farm dams in particular, potentially jeopardises Council's proposed rural lands study. Until the Minister decides otherwise, there are no new licenses available for any commercial agriculture in the City of Hawkesbury.

RECOMMENDATION:

That the information concerning the position of the Hawkesbury Nepean Catchment Management Trust and the Minister for Land and Water Conservation on the moratorium on extraction of water be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN924NBX.V17

**** END OF ITEM 40 ****



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2

i n f r a s t r u c t u r e

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

Meeting Date: 24 September 1996

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ITEM: 6**PITT LANE, NORTH RICHMOND - PROPOSED WEIGHT RESTRICTION****FILE NUMBER:** 1605/R PT02/ENG

REPORT:

Council, at its meeting held on 11 June, 1996, resolved that a three (3) tonne weight restriction be imposed on Pitt Lane, North Richmond, due to damage caused within Pitt Lane by large trucks servicing the commercial centre.

Public comment was sought by advertisement as well as by correspondence, addressed to statutory bodies and industry organisations including North Richmond Chamber of Commerce.

No objections to the proposed weight restriction have been received.

RECOMMENDATION:

That a three (3) tonne weight restriction be imposed on Pitt Lane, North Richmond, between Bells Line of Road and Riverview Street.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN924NBX.E01

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

ITEM: 7 **WILLIAM STREET, RICHMOND - PROPOSED CLOSURE****FILE NUMBER:** 2340/R PT02/ENG**REPORT:**

Council, at its meeting held on 11th June, 1996, resolved that appropriate action be undertaken to institute closure of William Street, Richmond to through traffic in the vicinity of the eastern boundary of Lot B, DP164970, as depicted on the plan displayed at this meeting.

Closure was sought on the basis of high traffic volume on a narrow road pavement, speeding traffic, and confinement of traffic to the main road network instead of by-passing traffic signals at Bourke/Windsor Streets.

Traffic counts undertaken in February, 1996, revealed that an average of seventy seven vehicles traversed William Street daily, with a highest recorded speed of 74kph. Seven properties have actual, or potential, access to William Street.

Public comment was sought by way of advertisement, letter drop and correspondence addressed to statutory and industry organisations. Three submissions have been received in the following ratio:-

- . No objection to closure - 2 (NSW Police Service/Roads & Traffic Authority).
- . Object to closure - 1 (Mrs E. Blundell, 9 William Street)

Mrs Blundell's objections devolve to:-

1. Vehicles entering William Street in error having to reverse back onto either Bourke or Moray Streets with consequent risk of collision;
2. De-facto parking area to the detriment of access by Mrs Blundell and her visitors; and,
3. Increased volume of traffic on William Street upon construction of commuter car park, as well as dust/lighting/security concerns in respect of that facility.

Addressing each head of objection in turn, the following comments are made:-

1. The following signage will be erected upon closure:-
 - a) "No Thru Road" at both Bourke and Moray Streets intersection with William Street;
 - b) "No Access to Bourke Street" at the intersection of Windsor and Moray Streets; and,
 - c) "Changed Traffic Conditions Ahead" signage at both Bourke and Moray Streets intersections with William Street (for a period of three months only);

2. William Street has a road reserve of 8 metres, with a pavement width of 3.1 metres (average); such dimensions leave little manoeuvring room and it is felt that drivers would not be prepared to undertake reversing movements of 86 metres or 45 metres; in addition, that commuter parking is not occurring at the present time; and,
3. With closure at the proposed location, any commuter car park traffic would be directed away from N^o 9, towards Bourke Street leading to improved amenity of Mrs Blundell; the car park will be sealed thereby eliminating dust; the issue of lighting will be addressed at the time of construction; unfortunately, security concerns would be no greater than at other car parks within the City area.

Due to lack of turning room, it is proposed that a lockable boom gate, with reflective chevrons, be erected to allow one-way full length access by the garbage service; erection will be in such manner to accommodate mail service motor cycle as well as pedestrian traffic.

Notwithstanding comments raised by Mrs Blundell, concern in relation to safety and traffic volume/flow remain valid.

RECOMMENDATION:

That action proceed to close William Street, Richmond under the Roads Act, 1993, in accordance with Council's resolution of 11 June, 1996, by placement of a lockable boom gate.

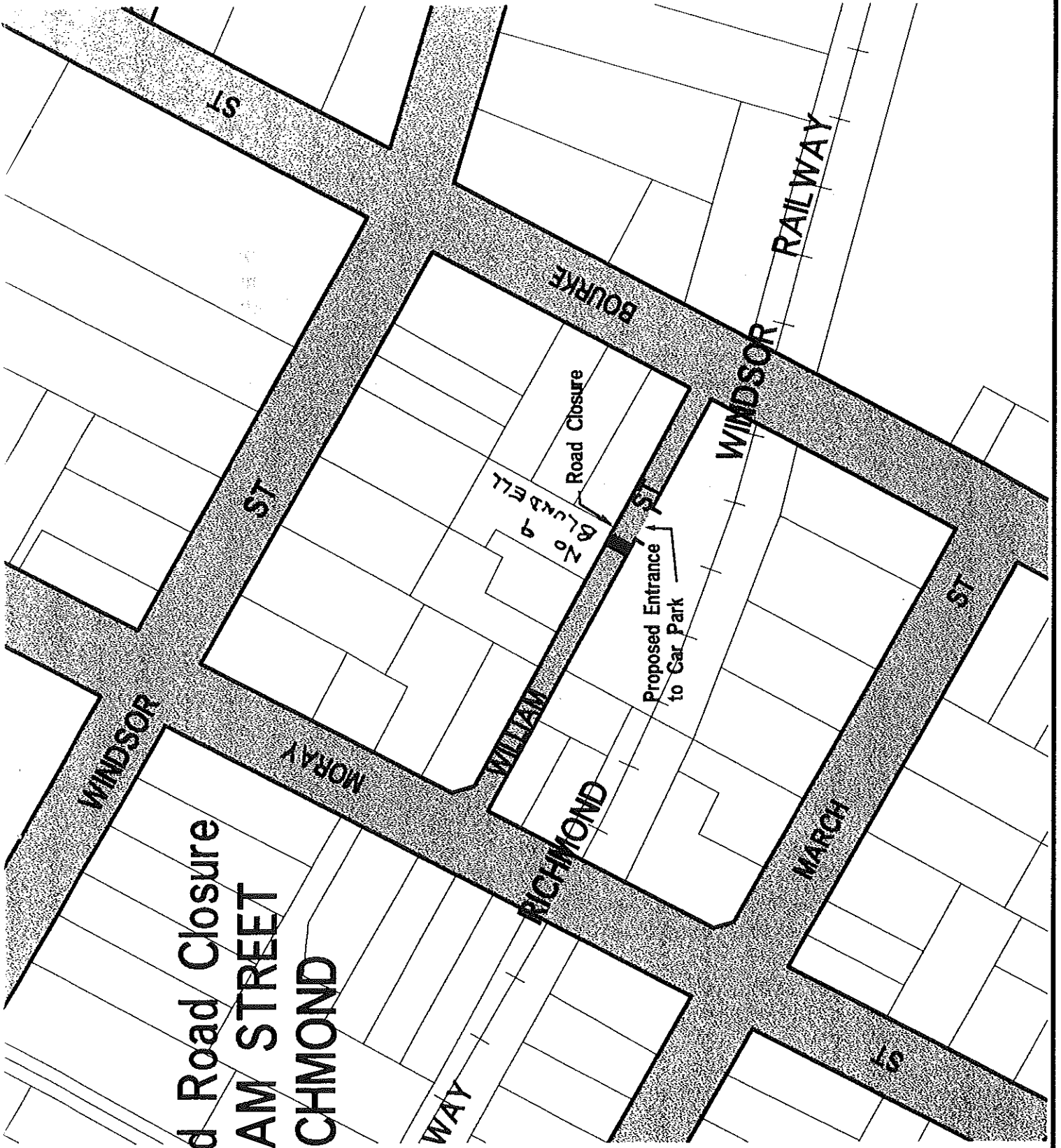
ATTACHMENTS:

AT-1 Plan

FN:IN924NBX.E02

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

Proposed Road Closure WILLIAM STREET RICHMOND



ITEM: 8

CHURCH STREET, SOUTH WINDSOR - PROPOSED CLOSURE

FILE NUMBER: 353/R PT02/ENG

REPORT:

Council at its meeting held on 11 June 1996 resolved that appropriate action be undertaken to close Church Street, South Windsor at its northern intersection with Ham Street. Closure is sought on the following bases:

1. The majority of Church Street between Drummond and Ham Streets is existing closed road incorporated within infrastructure associated with the Oasis Swimming Centre, with the only public road being a fifty-six (56) metre section immediately north of Ham Street, and
2. Enhance pedestrian safety within the carpark to the swimming centre particularly at the entrance, by eliminating through traffic.

Public comment was sought by advertisement and letter-drop in Church Street south of Ham Street as well as Ham Street itself. Comment was also sought from various statutory authorities and industry groups.

Twenty-nine (29) submissions were received in the following ratio:

Object to closure - 26

No objection to closure - 3

Twenty-two (22) of the above objections are made on the same standard letter which is reproduced verbatim:

"I/We the undersigned, wish to lodge our objection against the closure of Church Street for the following reasons:

- *It is an existing road used constantly*
- *Closure will mean using an already busy George Street*
- *It is a direct route to the local schools*
- *It is an easy and safe access road to the shopping centre*

We see no reason why the residents of the area should be held responsible for Council's inadequacy in the design and construction of the Hawkesbury Oasis. This road is an existing thoroughfare and should not be closed.

*We say **NO** to the road closure.*

Yours faithfully, "

Other grounds of objection cited are:

1. Redirection of traffic to existing quiet residential streets with consequent loss of amenity and traffic congestion on George Street; and
2. Church Street provides alternate flood-free access when Cox Street is flooded.

A recurring theme within objections is the belief that the full length of Church Street between Ham and Drummond Streets is public road, with this current closure proposal resulting from alleged design faults in relation to the Oasis Swimming Centre and car park. Temporary closure during construction of the Centre has compounded this confusion.

The subject section of Church Street is approximately 232 metres in length, of which 176 metres (approximately) was closed as public road by notice published in the Government Gazette dated 24 September 1965. The remaining section of Church Street for a distance of 56 metres (approximately) immediately north of Ham Street is public road.

In essence, through traffic between Ham and Drummond Streets has been traversing the carpark to either the former Windsor Swimming Pool or the current Oasis Swimming Centre since September 1965.

Landcom is the owner of Lot 1 DP 212074 which abuts the southern boundary of the Centre; Landcom on-sells vacant land leaving development to a subsequent purchaser. Written comment has not been received from that authority as at 16 September 1996, however during discussions the authority has expressed concern that the proposed closure compromises sale of that property.

In addressing Landcom's concerns, three (3) avenues present, namely:

1. Close Church Street at Ham Street and allow the occupant of Lot 1 access through the carpark;
2. Fence across Church Street at the southern extremity of existing closed road; and
3. Close Church Street at Ham Street and impose a restriction on any development proposal in respect of Lot 1 that access be from the rear lane.

Item 1 neither addresses safety concerns at the entrance to the Centre nor the possibility of blocked access at times of heavy patronage at the centre. Item 2 again raises the prospect of blocked access to Lot 1 due to overflow parking at times of heavy patronage, as well as inconvenience to motorists generally should they turn into Church Street in error. Item 3 provides the most practical solution.

It should be noted that the part of the villa development on the corner of George and Ham Streets has use of that lane for access.

The only other private property affected by the proposed closure is located at the north-eastern corner of Church and Ham Streets, has established access to, and fronts, Ham Street and is owned by the Department of Housing. Comment has not been received from that Authority.

Aside from the misconception as to the status of Church Street, those other issues contained in the form letter objecting to closure essentially devolve to convenience considerations which must be balanced against safety concerns at the Oasis Swimming Centre.

RECOMMENDATION:

That action be taken under the Roads Act 1993 to close Church Street, South Windsor at its northern intersection with Ham Street by placement of physical barrier, and access to any future development of Lot 1 DP212074 be restricted to the laneway to the rear of that property.

ATTACHMENTS:

AT-1 Plan

FN:IN924NBX.E03

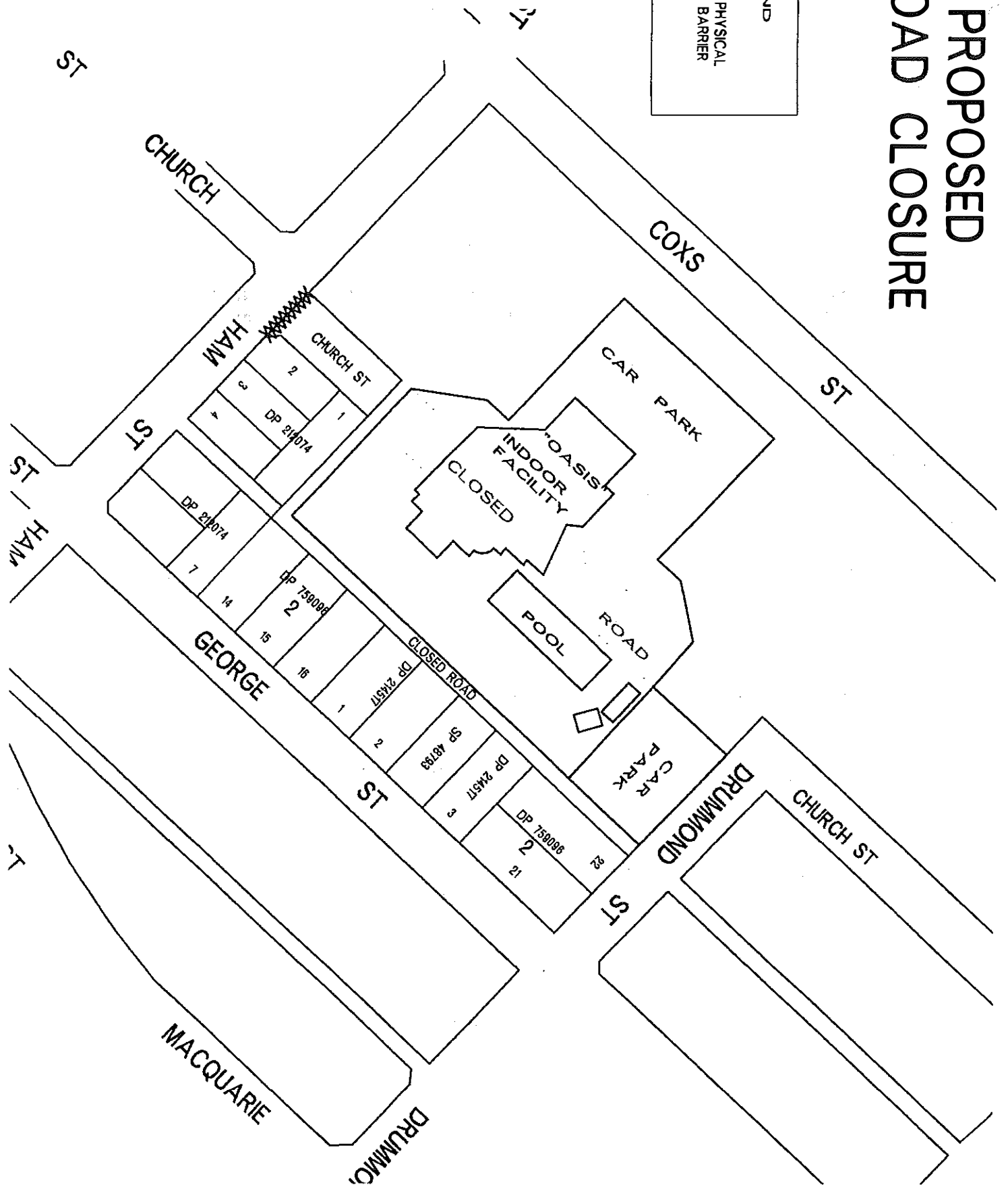
**** END OF ITEM 8 ****

PROPOSED ROAD CLOSURE



PHYSICAL
BARRIER

LEGEND



ITEM: 9**RICHMOND ROAD/MACQUARIE STREET, WINDSOR
INTERSECTION - ROADS & TRAFFIC AUTHORITY****FILE NUMBER:** GT230/011 PT03/ENG**REPORT:**

The Roads & Traffic Authority has investigated Council's preferred option of a roundabout at the intersection of Richmond Road and Macquarie Street and they have estimated the cost of providing that facility to be in the order of \$350,000, not including necessary property acquisition on the south east corner of the intersection. As such, the provision of a roundabout is considered by the Authority to be economically unviable and are keen to pursue alternatives such as signalisation of the intersection. This could easily be adapted to the existing site geometry and is estimated to cost \$150,000.

This intersection has the worst accident history in the City, having twenty accidents in the 1994/95 period, eight of those injury accidents, and its state wide ranking has increased from 187 in 1993/94 to 76 in 1994/95 (a ranking of 1 being worst). It is noted that accidents occur at this intersection on a regular basis, the latest being a serious injury accident on the afternoon of Saturday, 14th September, 1996.

A concept has been prepared for the signalisation of the intersection and includes the closure of Forbes Street at its intersection with Macquarie Street. Whilst signals could be provided to include Forbes Street it would mean additional phasing would be required at the intersection, and as such, reduce the level of service of the intersection overall. It is noted that there is adequate alternative access to Forbes Street via Mileham and Day Streets, particularly with the upgrading of the Day Street/Macquarie Street intersection which includes a right turn facility from Macquarie Street into Day Street.

The Authority has requested Council's comments be forwarded at the earliest opportunity to allow the matter to be progressed and it is considered that this matter should be determined at this meeting to allow the road closure procedures to be commenced and the Authority to proceed with the intersection design. It should be appreciated that even with the utmost urgency it may take some months for the authority to complete the design and tender the work prior to installation.

RECOMMENDATION:

That the Roads & Traffic Authority's proposal to provide signalisation at the intersection of Richmond Road/Macquarie Street be supported, including the closure of Forbes Street at its intersection with Macquarie Street and the road closure procedures commence as soon as possible following this General Purpose Committee Meeting.

ATTACHMENTS:**AT-1** Table of Intersection Accidents

FN:IN924NBX.E09

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

LGA RANKING ON PRIMARY RANK
RANK ORDER FOR HAWKESBURY CITY

RANK	STREET1	STREET2		TOTAL	FATAL	INJURY	M	QUARTERS								SEVERITY INDEX* 1995	RANK LAST YEAR	OTHER LGAS?	AMG COORDINATE
								1994				1995							
76	MACQUARIE	ST RICHMOND	RD	20	0	8	0	4	1	0	4	1	4	6	17.8	187		6029721627852	
139	BOSWORTH	ST MARCH	ST	18	0	3	3	4	2	3	0	2	3	1	6.0	79		6029071628003	
157	GEORGE (WINDSR)	ST RICHMOND	RD	17	0	5	2	0	3	3	1	3	1	4	9.3	390		6029713627854	
205	KABLE	ST MACQUARIE	ST	15	0	3	2	1	0	1	1	5	4	1	11.6	361		6029784627903	
723	DRUMMOND	ST MACQUARIE	ST	10	1	2	4	1	1	2	0	1	0	1	2.0	375		6029614627733	
	BOUNDARY	RD OLD PITT TOWN	RD	8	0	3	0	1	2	1	1	2	1	0	4.0			6030415627629	
	BELLS LINE OF	RD TERRACE	RD	8	0	3	1	0	1	3	1	1	1	0	3.8	767		6028824628189	
	ARGYLE	ST MACQUARIE	ST	8	1	4	2	3	1	1	0	0	1	0	1.3	467		6029667627791	
	RICHMOND	RD ST MARYS	RD	7	0	1	0	0	0	0	1	4	2	0	7.3		Y	6029618627231	
	EASTMARKET	ST WINDSOR	RD	7	0	2	1	0	0	0	2	3	0	1	7.1			6029139628000	
	BLACKTOWN	RD BOURKE	ST	7	0	3	1	1	0	2	1	0	0	2	3.3			6029181627932	
	BOUNDARY	RD WINDSOR	RD	6	0	4	0	1	0	1	0	1	2	1	5.4		Y	6030277627368	
	EST MARKET	ST LENNOX	ST	6	0	1	1	0	1	0	2	0	1	1	4.8	564		6028821627966	
	PITT	ST WINDSOR	ST	6	0	2	1	0	1	1	1	1	1	0	3.3			6029225627961	
	BLACKTOWN	RD GORRICKS	LA	6	0	2	0	1	0	2	1	0	1	1	3.3			6029617628414	
	BLACKTOWN	RD THE DRIFTWAY	MS	6	0	2	3	0	0	1	0	0	2	0	2.3			6029385627612	
	FITZGERALD	ST MACQUARIE	ST	6	0	1	1	1	0	2	0	1	1	0	2.0	974		6029774627903	
	LONDONDERRY	RD THE DRIFTWAY	MS	6	0	6	3	2	0	0	0	1	0	0	1.3	703		6029024627706	
	BOSWORTH	ST LENNOX	ST	5	0	0	1	0	1	0	1	1	0	1	3.0			6029075627992	
	FREEMANS REACH	RD WILBERFORCE	RD	5	0	2	1	0	1	1	1	0	0	1	2.6			6029782627970	
	BLACKTOWN	RD GEORGE	ST	5	0	3	1	1	1	0	1	1	0	0	2.3			6029439627539	
	KURRAJONG	RD OLD KURRAJONG	RD	5	0	1	1	0	1	1	2	0	0	0	2.0			6028919628095	

* Severity Index is based on 1995 accidents only. It gives a 'weight' of 3.0 to fatal accidents, 1.8 to serious injury accidents, 1.3 to other injury accidents and 1.0 to non-injury accidents.

The presence of a 'Y' in the column headed 'OTHER LGAS?' indicates that some of the accidents occurring at this intersection were recorded in another local government area.

ITEM: 10**WINDSOR ROAD/GROVES AVENUE INTERSECTION****FILE NUMBER:**

2342/R PT04, 0745/R PT02/ENG

REPORT:

A development contribution plan for the intersection of Groves Avenue and Park Road with Windsor Road, was adopted by Council in 1988, for improvements to both those intersections including traffic lights which would facilitate access to the McGraths Hill Industrial Area.

Development to date has been relatively slow and this could be partly attributed to the difficulty traffic has, particularly trucks, of gaining access to Windsor Road. The estimated cost of improvements to each intersection was \$200,000, however, there have been some roadworks undertaken since originally estimated. The total contributions collected to date are \$130,000. It is considered that as a first stage, the intersection of Groves Avenue and Windsor Road should be targeted for improvement in an effort to further encourage development within that area, with subsequent development contributions then being able to improve the intersection of Park Road and Windsor Road at a later date. An initial estimate to upgrade the intersection of Groves Avenue and Windsor Road, including the provision of traffic lights is \$185,000. It is proposed that \$55,000 be provided from the Kerb and Gutter Reserve, these funds to be fully repaid into that Reserve from developer contributions prior to Stage 2, ie; the improvement of Park Road and Windsor Road intersection proceeding.

RECOMMENDATION:

That improvements to the intersection of Groves Avenue and Windsor Road, including the provision of traffic lights be undertaken with additional funding required in excess of that provided by developer contributions being provided from the Kerb and Gutter Reserve, that Reserve to be fully repaid prior to further consideration being given to the upgrading of the Park Road, Windsor Road intersection.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN924NBX.E10

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

ITEM: 11**STANNIX PARK ROAD, WILBERFORCE - BOWDENS****FILE NUMBER:** 1911/R PT02/ENG**REPORT:**

A request has been received from Mr. Alan Currall of Bowdens, on behalf of his clients who own property in Stannix Park Road, to have the section of Stannix Park Road between the end of the seal at Putty Road and Currency Creek constructed and sealed. In his submission, he identified that a developer contribution of \$25,400 for half road construction as part of a subdivision approval in 1987, is being held by Council and he has requested that this amount be increased at the CPI to current value, he has also noted that \$18,500 has been provided in the current Works Program for minor road re-alignment on sections of Stannix Park Road and also that the bridge crossing at Currency Creek is being upgraded. Mr. Currall has further advised that his clients would be prepared to contribute the remainder of the cost to provide a sealed surface on this section of road.

The length of road being considered is 1.96 kilometres long and it is estimated that the cost to reconstruct and seal this length of road is \$298,900. Whilst Council's current policy is not to extend the sealed road network unless there is a need identified on the basis of traffic volumes or development, it would appear that with the majority of the capital contribution required for the initial provision of this asset being provided by others, the proposal would be economically advantageous to Council.

Based on a design life of 20 years which includes the provision of a bituminous reseal after approximately 10 years normal periodic maintenance and rehabilitation after the 20 year period, the life costing of a sealed road is higher than that of an unsealed road. In reality however, depending on local conditions including traffic volumes, far greater life expectancies can be achieved thus reducing the overall life cost of a sealed road.

If normal maintenance grading and periodic gravel resheeting costs of an unsealed road are compared to maintenance and reseal costs of a sealed road, the difference in cost is relatively small in favour of the unsealed road.

If however the capital cost of the sealed road is provided by others and environmental considerations such as dust and runoff are factored into the equation, then it would be seen as advantageous to provide a sealed surface on what is currently an unsealed road.

The capital contribution required by Council in addition to that already funded, ie; the Consumer Price Index applied to the developer contribution of \$25,400 is \$9,872. These funds could be provided from unallocated funding in the Road Construction Program.

RECOMMENDATION:

That the offer by Bowdens to construct and seal Stannix Park Road from the end of the existing seal at Putty Road through to Currency Creek be accepted with Council's contribution being that provided in current Works Program for Stannix Park Road plus \$9,872 (nine thousand eight hundred seventy two) provided from the Roads Construction Program.

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN924NBX.E12

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

ITEM: 12**FAIREY ROAD CLOSURE****FILE NUMBER:** 0606/R PT02/ENG**REPORT:**

The southern end of Fairey Road, from the access into the South Windsor Wastewater Treatment Plant to a point just past its intersection with Rifle Range Road/Sanctuary Drive, is an unformed public road. The road reserve is adjacent to the eastern boundary of the Treatment Plant and traverses through a section of Crown Land as shown on the plan displayed at the meeting.

In keeping with Council's decision not to construct the extension of Rifle Range Road to Sanctuary Drive, it is considered that a link from Windsor Downs to South Windsor via Fairey Road would also be strongly resisted by Windsor Downs residents and as such, is felt to be undesirable. It is therefore proposed that the section of Fairey Road as shown, be formally closed.

There have been representations by the property owner of Lot 2, DP860387, Mrs S.L. Hayden, to gain access to Sanctuary Drive via the unformed section of Fairey Road. Mrs Hayden originally had access to Sanctuary Drive prior to the property being subdivided, leaving Lot 1 with access to Sanctuary Drive and Lot 2 with access to Fairey Road. Mr. & Mrs Hayden are fencing contractors and have advised that the majority of work they are undertaking is in the Windsor Downs/Berkshire Park area and have made this request to enable easier access to these areas. They have also offered to undertake any fencing and provision of a suitable track to accommodate their needs, at their cost.

As part of the road closure, it is proposed that the land adjacent to the Treatment Plant be consolidated with the Treatment Plant land and the road through the Crown Land be consolidated with the Crown Land also, subject to the provision of a five metre wide right of way from the Hayden's property (Lot 2, DP860387) to the intersection of Rifle Range Road and Sanctuary Drive. It is also proposed that while the road closure is being undertaken, that access be granted to the Haydens through this section of road, subject to all fencing works and the provision of an appropriate track being undertaken at their cost with gates being provided at each end to stop use of this section of road by the general public.

It is also proposed to make representations to have the area of Crown Land, north of Rifle Range Road and adjacent to the Treatment Works site, incorporated into that site.

Following deferral of this matter from the Ordinary Meeting of 3rd September, 1996, further discussions have been undertaken with Mrs Hayden.

It appears that Mrs Hayden's concerns are twofold. Firstly, she was under the impression that the Right of Way would follow the existing winding track and as such, machinery would be unable to negotiate the bends within a three metre wide Right of Way. This is not the intention - a suitable line for the track would be chosen with the Right of Way then being formalised based on this line. No objection is seen to the Right of Way being five metres wide.

Secondly, Mrs Hayden would prefer the Right of Way being granted on a permanent basis, not extinguished upon the sale of the property. This would obviously make the Hayden's property more marketable, having access to both Fairey Road and Sanctuary Drive, however, it could have been accomplished by a Right of Way through Lot 1 of their property at the time of subdivision prior to sale, should it have been desired.

It is also felt that it would be unfair to adjoining properties in Fairey Road to allow a permanent Right of Way to Lot 2 without extending the benefit further and if it is desired to extend the benefit then perhaps the road should be opened for use by the general public. It is felt in the circumstances that the road closure and limited life Right of Way is the most beneficial path to follow.

RECOMMENDATION:

1. The southern end of Fairey Road from the intersection of the north eastern and south eastern boundaries of Lot 10, DP821396 to its southern most end, just south of the Rifle Range Road/Sanctuary Drive intersection, be closed, subject to the provision of a 5 (five) metre wide right of way giving access to Lot 2, DP60378 to the intersection of Rifle Range Road/Sanctuary Drive.
2. The creation of the easement is subject to Mrs S.L. Hayden's agreement that it shall be extinguished upon the sale of Lot 2, DP860387.
3. All works involved with fencing and the provision of a track suitable to their needs are to be undertaken at the cost of Mr. & Mrs Hayden. That part of the closed road adjacent to Lot 10, DP821396 be consolidated with that lot and that part of the closed road through the Crown Land be consolidated with the Crown Land.
4. Mr. & Mrs Hayden be granted access through the currently unformed section of road from Lot 2, DP860387 to the intersection of Rifle Range Road and Sanctuary Drive, subject to the provision of gates to stop use by the general public, and all works necessary for them to gain access to be undertaken at their cost.
5. All necessary documents be completed under Seal of Council

ATTACHMENTS:

There are no supporting documents for this report.

FN:IN924NBX.E13

****** END OF ITEM 12 ******



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GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES**Table of Contents**

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GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 24 September 1996

Item: 9

ITEM: 9 MONTHLY FINANCIAL STATEMENTS - AUGUST 1996**FILE NUMBER:** GF011/005 PT04/FNC**REPORT:****A. CASH EXPENDITURE WARRANT No. 2/1996****SUMMARY - Accounts Paid**

General Fund Nos.	45753 -	46454	8,914,911.23
Trust Fund Nos.	4624 -	4634	217,955.00

9,132,866.23

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
Responsible Accounting Officer

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 24 September 1996

Item: 9

B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE**STATEMENT OF BANK BALANCES AS AT 31 AUGUST 1996**

GENERAL FUND	CR. 523,926.07
TRUST FUND	CR. 41,813.99

CR. 565,740.06

FORM 2

GENERAL

Balance - Cash Account as at 1st August 1996	CR. 1,121,772.76
Receipts for period ended 31 August 1996	DR. 9,652,830.87

DR. 8,531,058.11

Payments for period ended 31 August 1996	CR. 8,913,802.43
--	------------------

CR. 382,744.32

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 August 1996.

L M Weatherstone
Responsible Accounting Officer

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 24 September 1996

Item: 9

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

Interest

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

190 Days	04.09.96	7.63%	Sewerage Fund	206,319.84
190 Days	04.09.96	7.63%	General Fund	2,293,680.16
32 Days	13.09.96	7.05%	General Fund	1,100,000.00
42 Days	30.09.96	7.01%	General Fund	700,000.00
225 Days	11.10.96	7.72%	General Fund	1,000,000.00
62 Days	29.10.96	6.98%	General Fund	600,000.00
62 Days	29.10.96	6.98%	Trust Fund	100,000.00
67 Days	04.11.96	6.98%	General Fund	500,000.00
66 Days	04.11.96	6.99%	General Fund	500,000.00
91 Days	25.11.96	6.94%	General Fund	2,000,000.00
91 Days	25.11.96	6.93%	General Fund	2,000,000.00
91 Days	25.11.96	6.94%	Trust Fund	1,000,000.00
371 Days	05.03.97	8.00%	General Fund	2,000,000.00
380 Days	26.03.97	8.12%	General Fund	3,000,000.00
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	3,605,000.00
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\$23,555,000.00

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
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NAX.F12

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

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Meeting Date: 24 September 1996

Item: 9

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

Interest

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

Term Deposits

190 Days	04.09.96	7.63%	Sewerage Fund	206,319.84
190 Days	04.09.96	7.63%	General Fund	2,293,680.16
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62 Days	29.10.96	6.98%	General Fund	600,000.00
62 Days	29.10.96	6.98%	Trust Fund	100,000.00
67 Days	04.11.96	6.98%	General Fund	500,000.00
66 Days	04.11.96	6.99%	General Fund	500,000.00
91 Days	25.11.96	6.94%	General Fund	2,000,000.00
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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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Short Term Investments
00.00

General Fund

3,605,0

\$23,555,000.00

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
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NAX.F12

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

ITEM: 10**GAS SUPPLY BILL****FILE NUMBER:**

GG001/003 PT02/GMA

REPORT:

Section 51 of the Gas Supply Bill currently before State Parliament will from 1999 exempt gas network operators from charges made by Councils under Section 611 of the Local Government Act. Section 611 provides that a Council *"may make an annual charge...for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under, or over a public place"*.

To date the major contributor under the Section has been AGL. Charges collected from that organisation for the last financial year amounted to \$3 million for Local Government in New South Wales and is therefore an important source of revenue. The charge however, is not restricted to gas suppliers and there are other examples of walkways between buildings and owners of pipe lines between factories and other. It is also possible that the current issue of Optus and its incentive to go underground may be resolved using this Section of the Act.

Crown Agencies and State owned corporations who own utility functions remain exempt from the charges. This is on the basis of Governments not taxing other levels of Government although the recent Commonwealth Sales Tax changes have certainly altered that position. Telecommunications remain exempt under Commonwealth Law regardless of ownership. Electricity distributors are currently exempt under the Electricity Supply Act.

Advice from the Local Government Association is that there has been no consultation over the matter which is extremely disappointing considering the revenue involved and therefore impact on a number of Councils.

RECOMMENDATION:

Council object to the changes to the Gas Supply Bill that will exempt gas network operators from charges from Local Government, particularly in the circumstances of the extent of consultation undertaken.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NAX.G06

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

✓ **ITEM: 11****WSROC AGM****FILE NUMBER:**

GM001/005 PT17/GMA

REPORT:

The Annual General Meeting of WSROC will be held on Thursday, 26th September, 1996.

As a member of WSROC, the Council is entitled both by virtue of the Corporations Law and the Articles of Association of the organisation, to nominate a proxy to vote on its behalf at an Annual General Meeting. The Council's delegates would ordinarily be those voting at this meeting, or in their absence, Council's alternative delegates.

If however, the Council chooses to nominate a proxy or proxies, one or both of the delegates or alternatives will not be entitled to vote.

In accordance with the Articles of WSROC's Association, proxies must be received by no later than 3.00pm on Thursday, 26th September, 1996.

It has always been this Council's policy to date to permit its delegates to vote in their own right at WSROC Annual General Meetings.

RECOMMENDATION:

WSROC delegates be entitled to vote in their own right at the Annual General Meeting.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NAX.G07

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

ITEM: 10

GAS SUPPLY BILL

FILE NUMBER: GG001/003 PT02/GMA

REPORT:

Section 51 of the Gas Supply Bill currently before State Parliament will from 1999 exempt gas network operators from charges made by Councils under Section 611 of the Local Government Act. Section 611 provides that a Council *"may make an annual charge...for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under, or over a public place"*.

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Crown Agencies and State owned corporations who own utility functions remain exempt from the charges. This is on the basis of Governments not taxing other levels of Government although the recent Commonwealth Sales Tax changes have certainly altered that position. Telecommunications remain exempt under Commonwealth Law regardless of ownership. Electricity distributors are currently exempt under the Electricity Supply Act.

Advice from the Local Government Association is that there has been no consultation over the matter which is extremely disappointing considering the revenue involved and therefore impact on a number of Councils.

RECOMMENDATION:

Council object to the changes to the Gas Supply Bill that will exempt gas network operators from charges from Local Government, particularly in the circumstances of the extent of consultation undertaken.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NAX.G06

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

✓ ITEM: 11

WSROC AGM

FILE NUMBER:

GM001/005 PT17/GMA

REPORT:

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If however, the Council chooses to nominate a proxy or proxies, one or both of the delegates or alternatives will not be entitled to vote.

In accordance with the Articles of WSROC's Association, proxies must be received by no later than 3.00pm on Thursday, 26th September, 1996.

It has always been this Council's policy to date to permit its delegates to vote in their own right at WSROC Annual General Meetings.

RECOMMENDATION:

WSROC delegates be entitled to vote in their own right at the Annual General Meeting.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NAX.G07

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

ITEM: 12**HAWKESBURY YOUTH STRATEGIC PLAN - UPDATE****FILE NUMBER:** GC210/014/CSV**REPORT:**

The Hawkesbury Youth Strategic Plan process is continuing positively and as planned a draft document will be completed by December 1996. The process has greatly increased the collaboration of the major youth organisations servicing the Hawkesbury area and there is increased motivation and commitment to working in partnership to provide youth specific services for Hawkesbury's young residents.

Since the last Forum on 9 May 1996 held at Windsor Function Centre, the Youth Strategic Plan Steering Committee has met regularly and is refining the format and collation of information from the five task groups formed at this forum. The task groups are resourcing information and action in the key areas of : transport and motor vehicle accident prevention, venues and activities, homelessness, employment/unemployment and health. Members of the task groups include representatives from Federal, State and Local Government as well as community workers, residents and young people. All task groups have been very active in consulting with groups of young people in the development of their strategies.

The information and action collated by these task groups will be presented at the next Youth Forum to be held at Windsor Function Centre on Thursday 26 September 1996 from 9.00 a.m. to 1.00 p.m. This information will form the basis for the Youth Strategic Planning document. This forum will also enable everyone involved and interested in the process to be updated on the progress of the plan and to enable further consultation.

The Youth Strategic Plan will be a critical planning document to be utilised by all organisations in directing action and projects relevant for young people in the Hawkesbury area.

RECOMMENDATION:

That the information concerning the Youth Strategic Planning process be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NBX.C01

**** END OF ITEM 12 ****

ITEM: 13**WILBERFORCE SCHOOL OF ARTS USE****FILE NUMBER:** GF008/001 PT14/CSV**REPORT:**

Correspondence has been received from the Secretary of the Friends of Australian Pioneer Village regarding a fund raising proposal which relates to the Friends 'conducting an old time bush dance one Saturday per month' in Wilberforce School of Arts.

The funds raised are to be spent on various improvements within the Village and it has been requested that the Council consider waiving the hire fee, being \$105.00 per session.

The Council will recall recently that it resolved to invite expressions of interest for the leasing/purchase/contract management of the Australian Pioneer Village on the basis that the existing management committee continue in a caretaker management capacity until the matter is determined by the Council.

As recently indicated, the Management Committee have agreed to these terms and will continue to operate the Village until a decision is made.

In view of the foregoing, the proposal is supported, particularly mindful of the fact that monies raised will be expended on various improvements to the Village.

It is further considered that in view of the current situation that approval be given to conduct these dances once a month for a period of six months.

RECOMMENDATION:

1. That the Friends of Australian Pioneer Village be advised that their request to conduct a Bush Dance within Wilberforce School of Arts on one Saturday each month is approved with such approval being for a period of 6 (six) months.
2. That the Friends are to be responsible for ensuring that the event is conducted in an orderly fashion and the hall to be cleaned and tidied after each event.
3. That Council waive the normal hiring fee having regard to the nature of the event.

ATTACHMENTS:

There are no supporting documents for this report.

ITEM: 14 UNIVERSITY OF WESTERN SYDNEY - HAWKESBURY - SCHOLARSHIP**FILE NUMBER:** GU001/005 PT03/CSV**REPORT:**

Changes to the Higher Education Contribution Scheme (HECS) in the recent Federal Budget have had an impact upon the 1997 Hawkesbury City Scholarship. Established in 1993, the scheme was designed to assist a maximum of four local students at any one time undertaking a three year degree at the University of Western Sydney Hawkesbury.

Currently three students are receiving the scholarship and council has been donating an amount equal to the cost of the HECS debt incurred by each student - approximately \$2,000 per student per year.

A system of differential HECS charges (based on subjects studied) will apply for students commencing a course from 1997. It will be a three tiered scheme which reflects the "actual cost of the course undertaken and the likely future benefit to the individual."

\$3,000	for subjects in Arts, Humanities, Social Sciences, Visual and Performing Arts, education and nursing.
\$4,700	for subjects in Business, Commerce, Mathematics, Computing, Other Health Sciences, Agriculture, Renewable Resources, Built Environment/Architecture, Science.
\$5,500	for subjects in Law, Justice, Legal Studies, Medical Science, Dentistry, Dental Services and Veterinary Science.

Students enrolled in 1996 and continuing their studies in 1997 and beyond in the same course will continue to pay the existing HECS charge indexed (\$2,442 in 1996. Possibly \$2,487 in 1997 subject to change.)

As a result of these changes the University has invited Council to review the terms and conditions of the scholarship.

The 1996/97 budget provides for a total of \$6,500 and it is felt that this amount should be maintained as a contribution towards these fees with a review of this allocation being made next year.

RECOMMENDATION:

- A. That Council continue to assist the three local students by offering a HECS subsidy in the amount of \$2,166 each.
- B. This amount be reviewed in conjunction with the 1997/98 estimates.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NBX.C05

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

ITEM: 15**BELLBIRD HILL LOOKOUT****FILE NUMBER:** GC316/015 PT01/CSV**REPORT:**

The timber observation deck at Bellbird Hill Lookout, Kurrajong Heights, has deteriorated and is now in a dangerous condition and has been barricaded from public access.

The decking, which was originally constructed by Kurrajong Rotary Club in 1980 and maintained since that time by Council, is infested with white ants, with sections already collapsing. In view of the need to demolish the viewing platform, it is considered appropriate that options now be considered for the future of the lookout which provides spectacular and far reaching views for the many visitors to this popular location. It is suggested that consideration be given to replacing the platform with a new structure incorporating a restaurant/kiosk facilities, viewing platform, amenities/facilities as well as provision for providing tourism information and services.

A concept plan for the site has been developed by consultant architect Mr Robert Pont which suggests that the cost of erecting the tourist facility outlined above would be in the order of \$350,000 plus fitout. A copy of the plan will be displayed at the meeting. Notwithstanding this, it is suggested that expressions of interest be invited for the leasing, development and operation or purchase of part of the site for developing a tourist facility. By inviting expressions of interest for the site, Council may be then placed in a position of considering a wide range of proposals and designs for the site. It is pointed out that the property is classified as Community Land and if a lease is entered into for a period of greater than twenty-one (21) years or part of the property is sold, a reclassification to Operational will be required. The site, including the land below the lookout was originally purchased by Colo Shire Council for the protection of the escarpment and the establishment of a tourist facility.

It is noted that to demolish the existing platform and to replace it with a similar structure to the current decking, it would cost in the order of \$13,000. Alternatively the platform could be rebuilt by Kurrajong Rotary Club for approximately \$7,000. One of these options could be pursued if there is inappropriate or limited interest expressed in developing or leasing a tourist facility at the lookout.

It is considered that the development of tourist facilities incorporating a restaurant/kiosk will further enhance the popularity of the site and the Kurrajong Heights village in general. Due to the cost of constructing an appropriate facility, a design and construction proposal would be the most favoured option. At this stage Kurrajong Rotary Club would be consulted in this process.

RECOMMENDATION:

That expressions of interest be invited for the leasing, licensing, design and construction or purchase of part of the Bellbird Hill Lookout site, for the purpose of developing a tourist facility at Bellbird Hill Lookout incorporating a restaurant/kiosk, viewing platform, amenities/facilities and tourism information services. Further, that Kurrajong Rotary Club be consulted in this process.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NBX.C08

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

ITEM: 16**WINDSOR MALL - BAZAAR****FILE NUMBER:**

GR120/016 PT02/CSV

REPORT:

A submission has been received from Ms Lydia Gadd, Proprietor of Magic Rainbow, requesting permission to conduct a festival/bazaar on Thursday afternoons within Windsor Mall.

The proposal is to establish markets which create a festival/bazaar type atmosphere and having a different theme to the Sunday markets. It is proposed to hold the bazaar on a Thursday afternoon until early evening to create a festive atmosphere with buskers, jugglers and clowns etc. Stores would have alternative and unusual crafts, organic vegetables and local businesses would be encouraged to participate, with the aim of the organisers to involve as many stallholders as possible from the local area. Additionally, they propose to make provision for local community groups and service organisations to promote their services within the bazaars. The activities would occur in the section of the mall near the paddle wheel and Magic Rainbow.

Should the proposal be accepted, it is suggested that a rental of \$10 per stall apply, which is the same rate as the Sunday markets. The Windsor Chamber of Commerce and the Windsor Mall Craft Group have been consulted in regard to the proposal and have supported the concept which potentially can further enhance and promote activity within the Windsor Mall. Their support is subject to the proposal being promoted as a festival/bazaar as distinct from craft markets.

RECOMMENDATION:

That the proposal to conduct a festival/bazaar in Windsor Mall on Thursday afternoons be supported subject to the following terms and conditions:

- (i) Payment of a rental equivalent to \$10 per stall.
- (ii) A maximum of fifty (50) stalls to be allowed at any one time, with access to shops open for business not being impeded.
- (iii) The organisers and stallholders being responsible for the cleanliness and clearing of any litter within their specified areas.
- (iv) Pedestrian access within the mall is not to be impeded.
- (v) No exposed hot food counters, boilers or urns to be placed on public areas.
- (vi) The organisers having in place public liability cover by way of a certificate of currency indemnifying themselves and Council in respect of the use of the mall and in the amount of not less than \$5 million, any necessary documentation being completed under seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NBX.C09

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

ITEM: 17 ALCOHOL-FREE ZONE - GLOSSODIA SHOPPING CENTRE**FILE NUMBER:** GP070/001 PT05/CSV**REPORT:**

A request has been received from the Glossodia Volunteer Bush Fire Brigade and proprietors of businesses in the Glossodia Shopping Centre seeking approval to hold the annual Family Barbeque and Fun Day at Glossodia Shopping Centre.

The event has been held annually as the major fund raiser for the Bush Fire Brigade. This year the event is scheduled on Sunday 13 October 1996 from 11.00am to 4.00pm and shall include picnic games, live band, recorded music, barbeque, beer tent, white elephant stall and car boot sale.

As in previous years the organisers have advised that alcohol shall be available for consumption at the event and are therefore seeking that the alcohol-free zone which applies to this area be temporarily lifted during the event. Under Section 645 of the Local Government Act, 1993, Council may temporarily suspend the operation of an alcohol-free zone by resolution and notice of the suspension being published in the local paper.

RECOMMENDATION:

That no objection be raised to Glossodia Volunteer Bush Fire Brigade and the proprietors of businesses in the Glossodia Shopping Centre holding a fund raising event at the Glossodia Shopping Centre on Sunday 13 October 1996 from 11.00am to 4.00pm, subject to the following conditions:

- (a) The \$5 million public liability policy held by the Glossodia Volunteer Bushfire Brigade being endorsed to recognise the events of the day to protect the interests of both the Brigade and Council;
- (b) The grounds be left neat and tidy, including the carpark area;
- (c) The sale of alcohol be approved by the Liquor Licensing Court of NSW;
- (d) Upon approval from the Liquor Licensing Court of NSW, the alcohol-free zone on Golden Valley Drive, Glossodia, in front of the Glossodia Shopping Centre, the accessway and carpark be suspended for a period of twenty-four (24) hours from midnight on 12 October 1996 to midnight on 13 October 1996. Covers are to be suitably placed over all signs which restrict/ban the consumption of alcohol and then removed by the organisers at the conclusion of the event.

revenue for the 1996/97 Financial Year of \$291,000, 75% of the revenue is from government grants amounting to approximately \$218,000. On the expenditure side, the major component of the costs relate to employment, employment overheads and general operating costs. The continuation of the programs would be very much dependent upon the funding provided by the government departments.

The Forgotten Valley Mobile Resource Unit has been operated as a separate strategic unit whilst being managed by Council. This method of operation is proposed to be continued if the Resource Unit is dissolved and transferred. It is further proposed that the staff would be put on a performance based contract, not limited to time, and linked to the funding provided by the government departments. The current staff compliment is as follows:-

- . Manager, fulltime
- . Pre-School Director, fulltime
- . Four Pre-School staff, part-time
- . Clerical Assistant, part-time
- . Family Support Worker, part-time
- . Community Development/Volunteer Co-ordinator, part-time
- . Youth Worker, part-time
- . Welfare Worker, part-time
- . One Cleaner, part-time

In addition, the Resource Unit has been sponsoring two "New Work Opportunity" workers through the Commonwealth Employment Service.

The assets of the Resource Unit are located or managed from the Wisemans Ferry Community Hall located in the Hornsby Shire Council area. In addition, the Pre-School program at South Maroota is operated from the public school at South Maroota in the Baulkham Hills Shire Council area. A rental of \$5,200 per annum is paid to the Wisemans Ferry Community Management Committee for the hire of the Hall. The major assets include furnishings and fittings within the two buildings, a community bus and two motor vehicles. The community bus and vehicles are used for the transport program and driven by volunteer drivers co-ordinated by the Resource Unit.

The Resource Unit provides its services to the four local government areas of Baulkham Hills, Gosford, Hawkesbury and Hornsby. Most of the services have been provided without direct financial contribution by the local government areas. Verbal communication with each of the other councils has indicated that there is support for Hawkesbury Council to manage and operate the programs conducted within the their local government areas. The Department of Community Services has also written to the Management Committee prior to the meeting of 17 July, supporting the transfer of the programs to Hawkesbury City Council.

Subject to Council's acceptance of the transfer of the functions of the Resource Unit, it is proposed to establish an advisory group of residents within the Forgotten Valley area to assist in developing and strategically planning services and service delivery which is lacking or requires development in the Forgotten Valley area. The Department of Community Services provided funding to the Resource Unit for a survey into the needs of aged and disabled, and their carers, resident in the Forgotten Valley. This related to programs under the Home and Community

Care (HACC) programs funded by the Department. This survey has been completed by the Consultant and a report has been submitted and its recommendations being examined. This report, along with the input from the proposed advisory committee could be linked to a broader examination of the needs for providing services that could be introduced to improve the quality of life for residents in the Forgotten Valley area.

The history of the Resource Unit is complex and operations has experienced many difficulties for a number of years prior to Council managing the Unit. The planned resumption of control by the Management committee, following 30th June, 1996, when Council was to cease its management role, has not been possible and the resolution at the Special General Meeting resulted. The services that are now available, and provided by the Resource Unit has a high degree of participation and is considered to be essential to residents of the Valley because of the isolation and difficulty in gaining access to those services enjoyed by most other communities. The acceptance of the transfer of the services provided by the Forgotten Valley Mobile Resource Unit to Council would seem appropriate provided the funding is continued by the Government Departments.

RECOMMENDATION:

That:-

1. Council advise the Department of Community Services and the Department of Transport that it will accept the program and assets of the Forgotten Valley Mobile Resource Unit following the dissolution of that legal entity, subject to the continuation of the funding of the programs by the relevant departments.
2. The employees of the Forgotten Valley Mobile Resource Unit Inc., be offered performance based employment subject to continuation of funding from the relevant government departments.
3. Assistance be provided to the Public Officer for the dissolution of the Forgotten Valley Mobile Resource Unit.
4. A detailed register of assets and their values, be prepared for handover to Council.
5. The council's of Baulkham Hills, Gosford and Hornsby be advised of the decision of the Forgotten Valley Mobile resource Unit and Council's determination of the matter.
6. The necessary documents be executed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG924NBX.F03

**** END OF ITEM 18 ****



g e n e r a l
p u r p o s e
c o m m i t t e e

e n d o f
b u s i n e s s
p a p e r

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

MINI
BAILEY'S AVE SPAINROVE LANE FREE OVERLAND

ADAM
VANDAL DAMAGE - SPORTS GROUNDS

REPORTS - SAFETY
- ENVIRONMENT
} CEMENT ASHL.

WOT RECORDED FROM LAST MEETING

MOTION AT ORDINARY MEETINGS WHO MOVES/SECONDS

SITE INSPECTIONS - SOME PEOPLE VOTING IN FAVOR/AGAINST

OWN PROBLEMS. - allocation of time for councillors to speak

LETTER TO DEAN. ELECTION relating to CIVIL DUTY OF COUNCILLORS

PERATION COMPETITION - CELEBRATES

RAVI

TAP WATER STANDARDS - DO WE KEEP RECORDS

ENERGY EFFICIENCY

"PEERS OF URBAN CONSOLIDATION" - BOOK

PORRICK & TRAY

ANSON

NAME RECORDED ALSO

OLIVE THOMPSON SQUIRE

DECKING

FAMILY DAY LONG MEETING

ALLEN

MALIKHAY - GUYET LAND MANAGEMENT

DECK

SEARVILLE NORMAL LOCK GATE

REVIEW OF TEST FES. POLICY, BOND

SEATHER

HOUSING - HOMEWORK - Loans for innovation

STARTER CITY FUNDS

MALIKHAY

S.E.S. - MOVE ALLOCATION/PLANNING

STANLEY SANDSTONE APPLICATION

NOTICES of MEETING - ADAMS POINTS

TEO - GRADE LANE AT REAR of 4111 WHITE