

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 9 April 1996

LOCATION: Council Chambers

TIME: 7.30PM

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ORDINARY MEETING

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ORDINARY

Mayoral Minutes

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No Mayoral Minutes Were Submitted

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

ORDINARY

Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notices of Motion

ORDINARY MEETING - 9 April 1996

No Notices of Motion Were Submitted

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

ORDINARY

Notices of Motion of Rescission

ORDINARY MEETING
Notices of Motion

Notice of Rescission Motion

Ordinary Meeting - 9 April 1996

By Councillors W J Mackay, R D Searle and P J Minturn :

Notice of Rescission of Section 1 - Environment - Item 112 - Hawkesbury
Sports Stadium.

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

ORDINARY

Section 3

Report of the General Purpose Committee

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26 March 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, and from Councillors A W Baczynskyj, R G Calvert and C A Paine who would be arriving late.

Councillor Calvert arrived at 10.40am, Councillor Baczynskyj at 11.00am and Councillor Paine at 2.00pm.

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

RESOLVED on the motion of Councillor Allan and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 27 February 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

117: GUIDED HORSE TRAIL RIDES ALONG EXISTING FIRE TRAILS LOT 202, 203 DP206301 - NO 380-382 LIEUTENANT BOWEN DRIVE - BOWEN MOUNTAIN (DA288/95/EVD)

Applicant:	Mr S Antcliff
Applicants Reps:	Unknown
Owner:	Department of Land and Water Conservation
Stat. Provisions:	HLEP 1989
Area:	Lot 202 - 1233m ² , Lot 203 (vacant) 1239m ²
Zone:	Environmental Protection (Scenic) 7(d)
Advertising:	Advertised with 2 submission - 1 support and 1 objection
Date Received:	19 December 1995

Key Issues:

High Bush Fire Risk Area, Restricted Access

Action:

Approval subject to conditions.

Mr Scott Antcliff, applicant and Mr Tony Radanovac, for the applicant, addressed the Committee.

Mr Harry Hunter; Mr Alan Cox, Grose Vale Bushfire Brigade; and Mr Brian McKinlay on behalf of the Hawkesbury Bushfire Management Committee and representative on the Hawkesbury Executive of the Regional Fire Association, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be deferred to the next General Purpose Committee Meeting to allow the applicant the opportunity to have further discussions with the Bushfire Brigade and the residents of Bowen Mountain.

118: MODIFICATION OF DEVELOPMENT CONSENT - USE OF BRICKS AND CONCRETE IN LANDFILL MATERIAL - LOT 1 DP814363 NO 103 FRANCIS STREET, RICHMOND (DA218/93 P613.309/EVD)

Applicant:	Mr FD Leal
Applicants Reps:	Not known
Owner:	Mr FD Leal
Stat. Provisions:	Hawkesbury LEP - Sec 102 Environmental Planning and Assessment Act
Area:	39.470 hectares
Zone:	Residential 2(a) and Environmental Protection Scenic 7(d1)
Advertising:	14 days to adjoining owners with 1 submission received
Date Received:	25 January 1996

Key Issues:

- , Dust Factor
- , Non putrescible material

Action:

Approval

COMMITTEE'S RECOMMENDATION

THAT THE DEVELOPMENT consent 218/93 be amended to:-

Permit the use of concrete and bricks as fill in addition to clean fill.

1. Require the access roadway throughout the site to be regularly watered during times that material is delivered.
2. Require all filling to cease by 10 May 1997.
3. Apply all previous conditions on consent 218/93 except as amended in items 1,2 and 3 above.

119: LOCAL ENVIRONMENTAL PLAN - LOT 1 DP831345 CORNER DRUMMOND AND MILEHAM STREETS, SOUTH WINDSOR (LEP11/95/EVD)

Councillor Sheather declared an interest in this matter as his brother manages Airlite Joinery.

Mr Roland Clark, Airlite Windows; Mr Athol Day, Audio Expert; and Mr Brian McKinlay, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL SUPPORT the preparation of a local environmental plan to rezone Part Lot 1 DP831345 corner Drummond and Mileham Streets, South Windsor from Light Industrial 4(b) under Hawkesbury Local Environmental Plan 1989 to Residential 2(a) and the local environmental plan be forward to the Department of Urban Affairs and Planning for final gazettal.
2. That Council not exercise its delegation for the Section 69 Report to the Minister.
3. That Airlite Windows Pty Ltd enter into a memorandum of understanding with Council within 30 (thirty) days of the date of this decision on the following:-
 - (a) Noise generating processes on the Airlite Windows Pty Ltd site be restricted to between the hours 7.00am to 6.00pm Monday to Friday.
 - (b) That necessary works be undertaken to the Airlite Windows Pty Ltd factory buildings and operations on the site to ensure that, for the rezoning site, the maximum noise levels are L90 50 dBA and L10 55 dBA to preserve the residential amenity of the rezoning site.
4. That with the future subdivision and development of the land, a development control plan be prepared by the applicant incorporating at least the following:-

- (a) no lots to have access to or front Drummond Street
- (b) a suitable noise barrier and landscaping be provided along the Drummond Street frontage to the requirements of the Director of Environment and Development
- (c) a landscaped buffer, a minimum 5.0m (five point zero) wide be provided within the lots along the common boundaries with the industrially zoned lands as part of the subdivision application
- (d) solar orientation principles apply to the lot layout and siting and design of the residential buildings
- (e) design of the residential buildings incorporate noise attenuation measures in view of the existing acoustic climate of the subdivision
- (f) subdivision layout to be generally in accordance with Plan No 88772 dated 13 March 1996, prepared by McKinlay Morgan and Associates Pty Ltd except where amended by items (a) to (e) above.

120: SUBDIVISION TO CREATE 3 LOTS - LOT 12 DP246945 - 81 ALA MOANA ROAD, KURRAJONG (SA173/95/EVD)

Applicant: Falson and Associates
Applicants Reps: G Falson
Owner: NT and MD Bowers
Stat. Provisions: HLEP 1989 and SEPP 1
Area: 11.33ha
Zone: Rural 1(c1)
Advertising: Yes - 1 submission - no objection
Date Received: 22 December 1995

Key Issues:

- , Departure from minimum area
- , Consistency of approach

Action:

Refusal

Mr Neil Bowers, owner, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.30pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, H J M Books, R G Calvert, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

- A. THE SEPP1 objection not be supported.
- B. The application to subdivide be refused for the following reasons.
 - 1. Proposed lot 1 does not comply with the minimum area of 4ha required by clause 11(2)(d) of HLEP 1989.
 - 2. Approval of the proposed subdivision would set an undesirable precedent and is not in the public interest.

ADDITIONAL INFORMATION

Information was requested on the creation of 2 lots of about 2.8 and 3.5ha on East Kurrajong Road near Moana Road currently for sale.

The land appears to be that covered by SA124/95 approved on 5 December 1995 following DUAP concurrence.

The subdivision created 3 undersized lots viz 1.4ha, 2.9ha and 3.5ha plus two lots of 4.1 and 8ha. However the total site area was 19.926ha ie .074ha or 1.8% below the zone requirement for 5 lots.

The rear lot is traversed by Roberts Creek and has an area of 7.994ha. The lot has been created in this way to provide a suitable building site on the lot clear of and south of the creek which would be difficult to cross and environmentally undesirable.

In summary utilising the 10% allowance the site had potential for 5 lots and lot averaging was supported on environmental and topographical grounds.

**121: MEDITATION ROOM FOR EXISTING RELIGIOUS RETREAT CENTRE - LOT 47
DP753793 NO. 374 GORRICKS RUN, UPPER MACDONALD (DA184/95/EVD)**

Applicant: Mr Tony Coote
Applicants Reps: Mr Tony Coote
Owner: Sydney Zen Centre
Stat. Provisions: Hawkesbury Local Environment Plan 1989
Area: 16.9ha
Zone: Environment Protection (Scenic) 7(d)
Advertising: Advertised with 7 submissions received objecting
Date Received: 18 August 1995

Key Issues:

- , Public Submissions
- , Amenity (increased traffic/people)
- , On-site Disposal of Effluent
- , Access

Action:

Approval subject to conditions.

Mr Tony Coote, applicant, addressed the Committee.

Mr David Ferrier on behalf of himself and Ms June Waterhouse, neighbour, addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out on a date to be determined.

122: COMMUNITY TITLE SUBDIVISION TO CREATE 7 LOTS, 6 RESIDENTIAL AND 1 COMMUNITY LOT - LOT 1 DP838855 - 484 TERRACE ROAD, FREEMANS REACH (SA10/96/EVD)

Applicant: Falson and Associates
Applicants Reps: G Falson
Owner: F,R and F Smith, R Pattison and K Bishell
Stat. Provisions: HLEP 1989 and SEPP1
Area: 2.244ha
Zone: 7(d1)
Advertising: Yes - 1 objection and 1 verbal comment
Date Received: 7 February 1996

Key Issues:

- , Non compliance with HLEP 1989
- , Disposal of effluent
- , Availability of water
- , Stability of river escarpment

Action:

Deferred commencement approval.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred pending a site inspection.

The Committee inspected the site at 3.00 pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, H J M Books, R G Calvert, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

- A. THE APPLICANT'S SEPP1 objection be supported in principle and the concurrence of DUAP be requested.
- B. Subject to DUAP concurrence a "deferred commencement" consent be issued as follows:
- (a) The applicant satisfying Council that:
1. Onsite disposal of effluent on each of the lots can be effected satisfactorily. In this regard a full water balance report is to be submitted.

2. That the proposed lots are suitable for the erection of dwellings thereon. In this regard a geotechnical report covering the stability of the site with particular reference to the escarpment and the existing fill on the site is to be submitted.
 3. Reticulated water will be made available by Sydney Water to each lot in the subdivision either by separate connections or through a community system. In this regard written confirmation will be required from Sydney Water.
- C. Upon the applicant satisfying the requirements above consent be granted subject to the following.
1. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the Linen Plan.
 2. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
 3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
 4. Payment of a cash contribution of \$17,913.00 (seventeen thousand nine hundred and thirteen) for recreational buildings, park improvements and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
 5. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder over the frontage of proposed Lots 1 to 6 inclusive together with any such works as are necessary to make this construction effective.
 6. The provision of interallotment drainage covering all lots with house sites not draining directly to a public road and the creation of necessary easements free of cost to Council.
 7. All 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. Topsoil is to be stockpiled and respread over the finished surface.
 8. 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.

9. Construction of road and drainage works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Engineering Operations.
10. A design checking and inspection fee of \$658.00 (six hundred and fifty eight), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1996.
11. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
12. Payment of a linen release fee of \$380.00 (three hundred and eighty). This amount is valid until 30 June 1996.
13. The subdivision shall be in general accordance with the submitted plan except where varied by conditions of this consent.
14. The depth of lots 1 to 6 inclusive to be modified as necessary to ensure all lands below the top of the escarpment is contained within the community lot.
15. If a community water tank is to be provided on the community land the community lot is to be modified to provide a suitable site for the tank.
16. The creation of any covenants and restrictions necessary to implement any requirements of reports to be submitted as part of the three preconditions to the commencement of this consent.
17. The creation of a restriction prohibiting the use of cut and fill in the construction of any dwellings on the lot.
18. Submission of the Management Statement and any other documentation required by the Community Titles Legislation.
19. The common boundary of proposed lots 1 and 2 being located to contain the existing easement and pumping system wholly within one of the lots.

123: EMPLOYMENT LANDS DEVELOPMENT PROGRAM 1995 SURVEY
(GT225/005/EVD)

COMMITTEE'S RECOMMENDATION

THAT THIS REPORT concerning the Employment Lands Development Program be received.

124: DRAFT LANDFILL DEVELOPMENT CONTROL PLAN - LANDFILL POLICY (DCP1/92/EVD/EVD)

COMMITTEE'S RECOMMENDATION

THAT:-

1. Council adopt the Draft Landfill Development Control Plan DCP1/92, only for the purposes of exhibition, and
2. Advertise the Draft Plan for 28 (twenty eight) days in accordance with Clause 17 of the Environmental Planning and Assessment Regulations, 1994.
3. Following the advertising period the Draft Plan and any submissions received be reported back to Council.

125: DRAFT LOCAL ENVIRONMENT PLAN - LOT 11 DP803218 CORNER OF OAKVILLE AND SMITHS ROAD, OAKVILLE APPLICANT: MR AND MRS JAMES (LEP19/95/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE PLAN be forwarded to the Department of Urban Affairs and Planning for gazettal.

126: COMPOSTING IN THE HAWKESBURY - GUIDELINES FOR COMPOSTING OPERATIONS - STRATEGIC DIRECTION (GA025/001PT04/EVD)

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL ENDORSE the final background report prepared by RUST PPK.

2. That Council adopt the draft development control plan (Appendix D) for the purpose of public exhibition for a period of not less than 28 (twenty eight) days in accordance with clause 17 of the Environmental Planning and Assessment Regulation, 1994.
3. That Council utilise the existing Steering Committee to review the site specific investigations and to consult with the Environment Protection Authority prior to incorporating community representatives from any area that may be deemed suitable for composting.

127: WASTE MINIMISATION AND MANAGEMENT ACT (GW010/022 PT02/EVD)

COMMITTEE'S RECOMMENDATION

1. COUNCIL NOMINATE FOR inclusion in the regional waste board as proposed by WSROC.
2. A Councillor be nominated as a director of the Waste Board with the Councillor being determined at the Ordinary Meeting.
3. Mrs Elspeth Murphy and Mr Hugh Williams be nominated as directors of the Waste Board.
4. The Branch Manager Environment and Waste, Mr Garry Baldry be nominated as a Director of the Waste Board.

128: GRAHAM PRICE PTY LTD - COURT ORDER NOT TO INTERFERE WITH THE AMENITY OF THE NEIGHBOURHOOD - CONTEMPT OF COURT (P1641/700PT09/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION concerning Graham Price Pty Ltd and the Order of Justice Bannon be received and, in the event that the Deed of Agreement is not signed, a further report be prepared for the Ordinary meeting on 9 April 1996 recommending appropriate legal action.

The Seal of Council be affixed to the Deed of Agreement.

**129: CSR READYMIX QUARRY - BULL RIDGE ROAD, EAST KURRAJONG
(68/297/76/EVD)**

COMMITTEE'S RECOMMENDATION

1. A SURVEY BE conducted of the site to establish the area of extraction to scale.
2. The survey superimposed over the staged plan as supplied in the original application be used and read in conjunction with the conditions of consent relating to areas of extraction i.e. contour depths, areas from boundaries, watercourses etc.
3. The area of extraction and estimated life expectancy, calculated on material removed over the period since commencement be reported back to Council.

**130: WARRAGAMBA DAM - PROPOSED AUXILIARY SPILLWAY - ISSUES TO BE TAKEN
INTO ACCOUNT IN THE PREPARATION OF THE ENVIRONMENTAL IMPACT
STATEMENT. (GC180/006PT02/EVD)**

COMMITTEE'S RECOMMENDATION

THAT AUSTRALIAN WATER Technologies Pty Ltd be advised to address the issues raised in this report in the preparation of the Environmental Impact Statement.

**131: REZONING APPLICATION - LOT 202 DP801553 AND LOT 1 DP 574043, CORNER
ARGYLE STREET AND FAIREY ROAD, SOUTH WINDSOR (OLD SPEEDWAY SITE)
(DA270/95Pt01;LEP002/91/EVD)**

COMMITTEE'S RECOMMENDATION

THAT COUNCIL RESOLVE to rezone the land General Industrial 4(a) or some other zoning which would permit at least the proposed sandstone sawing and Urbanstone manufacture. The precise form of the rezoning to be determined following discussions with Sydney Water.

COMMITTEE'S RECOMMENDATION**Supplementary Reports**

132: HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST (GP021/001 Pt04/GMA)

COMMITTEE'S RECOMMENDATION

Council nominate an elected representative to the Associations to be on the Board of the Hawkesbury Nepean Catchment Management Trust with Councillor Sheather being nominated.

133: GUIDED HORSE TRAIL RIDES ALONG EXISTING FIRE TRAILS - LOT 202 & 203 DP206301 NOS. 380-382 LIEUTENANT BOWEN DRIVE, BOWEN MOUNTAIN (DA288/95/EVD)

COMMITTEE'S RECOMMENDATION

That the information be received.

134: NATIONAL PARKS & WILDLIFE SERVICE ADVISORY COMMITTEES GP021/001 PT04.

The Service has advised that the current term for members of the Committees expires on the 30 June 1996. New Committees will be constituted from 1 July 1996. The Committees are appointed to advise on measures to improve the control and management of specified national parks, nature reserves and historic sites which are reserved under the National Parks & Wildlife Service Act. It has been the practice in the past to call for nominations from members of the public through advertisements and from other specific organisations such as Local Government. The Minister for the Environment will make the final selection of members with appointments from Local Government being based on a person's experience and knowledge of Government issues generally and their ability to provide advice and assist in the Committee's deliberations on such matters having regard to the role of the Advisory Committee.

The three Committees involving Hawkesbury are :

1. Blue Mountains District - this comprises Wollemi, Kanangra-Boyd, Abercrombie River, Blue Mountains and Garden of Stone National Parks.
2. Central Coast District - involves Brisbane Water, Yengo, Dharug National Parks and a number of nature reserves.
3. North Metropolitan District - comprises Ku-ring-ai Chase, Scheyville National Parks and a long list of nature reserves including Pitt Town and Windsor Downs.

COMMITTEE'S RECOMMENDATION

COUNCIL RESOLVE TO nominate Councillor Calvert for the Blue Mountains District, Councillor Books for the North Metropolitan District and Councillor Sheather for the Central Coast District.

SECTION 2 - INFRASTRUCTURE

18: WEBBS CREEK FERRY (GT240/007 PT02/ENG)

COMMITTEE'S RECOMMENDATION

THAT THE PROPOSAL developed by Mr McNamara to alter the grades on the approach ramps to Webbs Creek Ferry be supported.

19: EXTEND IRRIGATION PIPELINE (1908/R PT03, P1908/1985 PT01, P2312/478 PT02/ENG/ENG)

COMMITTEE'S RECOMMENDATION

THE APPLICATION BY Mr and Mrs Vella to extend their existing irrigation be approved.

SECTION 3 - ORGANISATION AND RESOURCES

31: REQUIRED ACQUISITION BY COUNCIL - 16 RIFLE RANGE ROAD, SOUTH WINDSOR (P1833/1170/CSV)

COMMITTEE'S RECOMMENDATION

1. COUNCIL COMPULSORILY ACQUIRE 16 Rifle Range Road, South Windsor, being Lot 61 in Deposited Plan 32260, in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, from Liberty Investments Pty Limited.
2. Application be made to the Minister for Local Government for approval to proceed with compulsory acquisition of Lot 61 in Deposited Plan 32260.
3. All relevant documents be executed under the Seal of Council.

32: WILBERFORCE SHOPPING CENTRE (GC283/66 PT02, GC283/018 PT02/CSV)

Councillor Minturn declared an interest in this matter as part owner of a bottle shop.

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL LEASE shop 3 (three) of Wilberforce Shopping Centre to Mr RJ McCarthy of No 54 Edlan Pty Ltd, as a liquor shop subject to the following terms and conditions:-
 - i. Lease period is to be 5 (five) years
 - ii. Commencing annual rental of \$13,520.00 (thirteen thousand five hundred and twenty), which is to be reviewed annually in accordance with the CPI for Sydney.
 - iii. The lessees to pay 6.7% (six point seven) of Council rates and 8.3% (eight point three) of outgoings in respect of the centre.
 - iv. Trading hours be restricted to 10.00am to 7.00pm daily.
2. All necessary documentation be completed under Seal of Council.

3. Council establish an alcohol free zone for the grounds, walkways and roadways within the Wilberforce Shopping Centre site and the adjoining reserve bounded by King Road and Singleton Road and the Wilberforce Childcare and Preschool Centres.

33: MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1996 (GF011/005 PT04/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

34: YOUTH WEEK 1996 (GG021/079 PT05/ENG/ENG)

COMMITTEE'S RECOMMENDATION

1. THAT THE INFORMATION be received.
2. Approval be granted for use of Richmond Park on those dates listed below for activities scheduled:

TIME/DATE	ACTIVITY
6.00pm - 10.00pm, 26 April 1996	Jam Session and BBQ
11.00am - 5.00pm, 27 April 1996	Battle of the Bands

QUESTIONS WITHOUT NOTICE:

1. Councillor Books tabled a letter from Mrs N Adams of Rickaby Street, South Windsor. There is a problem with traffic going down Rickaby Street as there is no sign indicating that it is a bend.

2. Councillor Sheather referred to the proposed closure of West Market Street and asked if it would be appropriate to temporarily block off that street to assess the impact it has on surrounding streets.

Councillor Searle advised that the closure has just been advertised for a 28 day period. All the submissions received could be discussed at that point.

3. Councillor Sheather asked if street sweeping in Grose Vale Road, North Richmond is in the program and if not, could it be investigated.

4. Councillor Sahasrabuddhe asked about the lights to be installed at the back of the Orange Grove Mall, Richmond.

The Director Asset Services & Recreation advised that Integral Energy had been instructed to proceed with the installation and undertook to follow the matter up.

5. Councillor Sahasrabuddhe tabled a letter from Mr Paul Gibson MP regarding the South Windsor Waste Depot and asked what is Council's position in this matter.

The Mayor advised that he had acknowledged the letter and asked that the issues raised be investigated.

The General Manager advised that it was anticipated that a response would be received to-day and the Councillors would be advised addressing all the specific issues.

6. Councillor Baczynskyj referred to Bensons Lane and asked if there was any provision for parking on the field for softball or baseball. Cars are parking on the road verge. He expressed concern in regard to the safety aspect for children.

Councillor Sheather stated that the Softball Association has been asked to address this problem along the creek verge. The Hawkesbury Sports Council has been asked to include parking inside the fence on Bensons Lane in its budget.

7. Councillor Baczynskyj referred to a project reported in the Courier to plant Claret Ash from North Richmond Bridge to the traffic lights. He stated that these trees are deciduous and exotic and all the nutrients go into the river. He asked why native plants were not supported.

The Mayor advised that this would be investigated.

8. Councillor Baczynskyj asked if there is any progress regarding the two intersections and the roundabout at Bligh Park. He asked if all the correspondence could be made available to him between RTA and Council.

The Director Asset Services & Recreation advised that there is no further information at this stage and undertook to follow the matter up.

Councillor Books asked if the Local Member could be asked to take up the matter of the roundabout and intersections.

9. Councillor Searle raised various issues for Councillor Minturn on behalf of Bob Reilly, Chairman of the Kurrajong Small Business Forum relating to the Memorial Park at Kurrajong - the amenity block completion date, the sign on the wall redirecting people to use McMahons Park, and the progress of the stage area as well as the plan.

The Director Asset Services & Recreation undertook to ascertain the position and advise Councillor Minturn.

MEETING WITH HAWKESBURY LOCAL ECONOMIC DEVELOPMENT BOARD

The Committee met with representatives of the Hawkesbury Local Economic Development Board. The purpose of the meeting was to discuss the aims and objectives of the Board and to seek Council's views in this regard.

The Board was represented by Councillor R G Calvert, Chairperson, Councillor Lorna Allan, Messrs Brian Lindsay, Paul Rasmussen and Rob Tolson.

The meeting adjourned at 12.20pm for inspections.

The meeting terminated at 4.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 23 April 1996.

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ITEM: 191 DONATION TO EMERGENCY ACCOMMODATION PROJECT -
WINDSOR DISTRICT BAPTIST CHURCH

FILE NUMBER: GF008/001 PT13/CSV

REPORT:

A request has been received from Windsor District Baptist Church for reimbursement for costs associated with a Development Application and Building Application for an Emergency Accommodation project being undertaken by the Church.

The Emergency Accommodation service will provide short-term accommodation in situations relating to homelessness, domestic violence, hospital visitations and access to 'John Morony Correctional Centre'.

Windsor Baptist Church have indicated that they will be working with community groups in the Hawkesbury which regularly require access to a temporary accommodation service.

Costs associated with Development and Building Applications totalled \$910.00 (nine hundred and ten dollars).

RECOMMENDATION:

A donation of \$910.00 (nine hundred and ten dollars) be made to Windsor District Baptist Church as reimbursement for Building Application/Development Application costs associated with their Emergency Accommodation project.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.C18

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

ITEM: 192 CAPITAL ASSISTANCE GRANTS 1995/96 - DEPARTMENT OF SPORT AND RECREATION

FILE NUMBER: GG021/047/ENG

REPORT:

The Department of Sport and Recreation has approved funding for four projects under the Capital Assistance Program.

A summary of the project details including funds requested from Council is outlined below:

	Sport & Recreation Grant	Requested from Council	Project Details
Hawkesbury Junior Australian Rules Football Club	\$10,000.00	\$9,890.00	To construct training lights to floodlight oval at Bensons Lane, Richmond
Bligh Park Public School	\$10,000.00	-	To construct a multi-purpose ball games court in school grounds
Colo Pink Panthers Netball Club	\$8,900.00	\$13,921.00	To construct an all weather netball court at Turnbull Oval, North Richmond
Kurrajong East Public School	\$5,300.00	-	To construct playground equipment in school grounds
TOTAL	\$34,200.00	\$23,811.00	

The two projects that have requested funds from Council are both structured sporting facilities and as such are to be funded from Sports Council Funds. The Colo Pink Panthers Netball Club have agreed with the Sports Council to repay \$5,000.00 (five thousand) of the funds allocated to them.

RECOMMENDATION:

The 1995/96 Capital Assistance Grants be accepted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.E06

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

ITEM: 193 LONGNECK LAGOON SPORTSFIELD

FILE NUMBER: PK235 PT01/ENG

REPORT:

Hawkesbury Sports Council has advised, that the public reserve and oval at Longneck Lagoon is now surplus to their requirements, and as such is requesting management of the area return to Hawkesbury City Council. The reserve is on crown land in Councils Care Control and Management.

An appraisal of the site has been carried out and it was found the reserve lacks facilities and is commonly used as a dump for stolen cars and used white goods. The reserve is surrounded by good quality Grey Box forest and adjoins Longneck Lagoon.

An application has been received, by the Longneck Lagoon Trust, requesting Council consider combining the reserve into the Longneck Lagoon Reserve to further protect the Lagoon.

As this land is a Crown Reserve it is proposed to advise the Department of Land and Water Conservation that the reserve is no longer required for sporting activities and request that the Minister consider combining the Reserve into the newly established Scheyville National Park, which also includes Longneck Lagoon.

National Parks and Wildlife Services have also expressed a strong interest in this property. The Gazettal of boundaries for the new National Park is expected to occur in the next 2 months.

RECOMMENDATION:

That the Department of Land and Water Conservation be advised that the reserve is no longer required by Council and that consideration be given to the land being included in the Scheyville National Park.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.E10

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

ITEM: 194 'PEOPLE FOR PARKS'

FILE NUMBER: GR030/058 PT01/ENG

REPORT:

Throughout the City there are a number of established 'People for Parks' groups or individuals working to improve or maintain council managed parks and reserves.

Individuals and group leaders are often finding themselves in difficult situations when confronting vandals. Situations have occurred at Navua Reserve where 4WD drivers have ignored the group members directions to leave the beach area and at Richmond Keith Sumner has had problems when confronting grey hound trainers using Pound Park.

Requests have come from 'People for Parks' members for ID cards and delegation of authority to carry out the groups activities within the relevant parks.

Under Section 355 of the Local Government Act 1993 Council can authorise individuals or groups to provide services on Councils behalf.

It is proposed to provide photo ID cards, and extend delegated authority, under Section 355, to group leaders and individuals operating under 'People for Parks'.

RECOMMENDATION:

That delegation of authority to carry out 'People for Parks' activities at specified parks be extended to;

Keith Sumnor	- Pound Park
Robin Woods	- Glossodia Park
Tony Manea	- Hawkesbury Park
Mark Anderson	- Navua Reserve
Nevill Lukas	- Navua Reserve
Libby Braybrooks	- Cattai Park
Frank Braybrooks	- Cattai Park

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.E11

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

ITEM: 195 TENDERS CONTRACT - MOWING PARKS AND RESERVES

FILE NUMBER: GT020/311 PT01/ENG

REPORT:

Tenders were called for the contract maintenance of various Parks and Reserves throughout the City for a two year period. The previous contractor, Riverview Restoration Pty Ltd resigned on 25 December and has since liquidated the company.

In total 16 tenders were received for a combination of areas and the monthly contract price for each area is summarised in the attached schedule.

"Thats One" Property Maintenance was the lowest tender for areas 1 and 6. This company also has suitable equipment and has successfully fulfilled previous mowing contracts for Council.

A third company 'Hawkesbury and Hills Handyman Service' has provided the lowest tender for areas 2 and 3 however concerns exist over the suitability of this company for the works required. The tender only contained a schedule of small domestic machinery and in interview Mr Mellows indicated he would have to consider purchasing larger equipment if his tender was successful. A check on references confirmed the companies proven record on domestic/small scale works.

Considering the annual value of the tender for areas 2 and 3 (\$20,100), it is considered unreasonable to expect the tenderer to purchase appropriate equipment to enable performance of the contract for the period.

In area 2 it is proposed to withdraw upper Colo Reserve and Upper Colo Bridge from the contact as these reserves are to be incorporated into the caretakers duties, and Wheeny Creek is now being mown by National Parks and Wildlife Service. It is proposed to award the residue of this area to 'Thats One, Property Maintenance (\$220 per month), who has agreed to this change. It will be noted that this tender was the second lowest as the modified tender of Glenn Bottsworth was \$250.00 per month.

In area 3 the second lowest tender was 'Thats One' Property Maintenance. It is proposed to accept that tender for area 3 in lieu of Hawkesbury Hills and Handyman Service.

Tony Brown Pty Ltd was the lowest tender for areas 4, 5 and 7. Mr Brown has a well established company with suitable equipment and a proven track record of work.

With regards to areas 5, it is proposed to withdraw 4 parks, being No's 44, 66, 80 and 130 Riverside Drive, from the contract to allow bushland restoration to occur. This will reduce the cost of area 5 by \$200.00/month and Tony Brown Pty Ltd agrees with this change.

RECOMMENDATION:

That mowing contracts be entered into with Tony Brown Pty Ltd for areas 4, 5 and 7 for a monthly payment of \$2,575.00 (two thousand five hundred and seventy five).

That mowing contracts be entered into with 'Thats One' Property Maintenance for areas 1,2,3 and 6 for a monthly payment of \$2,308.00 (two thousand three hundred and eight).

That all documentation be completed under seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.E12

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

ITEM: 196 PROVISION OF SEWAGE PUMP-OUT FACILITIES - WINDSOR WHARF.

FILE NUMBER: R060/017 PT02/ENG

REPORT:

Council has expressed interest in providing a waste water pump out facility at Windsor Wharf to service Recreational/Commercial craft and reduce pollution of the Hawkesbury River system.

Investigations have revealed the State Government is constructing such facilities in designated waterways throughout the State with the program administered by the Department of Land and Water Conservation through the Waterways Infrastructure Program.

Financial assistance for investigation, design and construction of the facility to a total of 100% is available through the program subject to the availability of funds and the Local Council undertaking to carry out ongoing maintenance of the facility.

Legislation has been enacted to prohibit discharge of waste from water craft in Sydney Harbour and the Murray River and in areas like the Hawkesbury River the Waterways Authority is promoting a voluntary code of practice to deal with waste, however, sites are now being investigated along the Hawkesbury River by the Department, with a view to establishing pump out facilities at existing wharves such as Windsor which will minimise installation costs.

It is proposed that a facility at Windsor Wharf would cater for discharge of sewage and galley waste from recreational vessels without on-board pumps and to improve existing arrangements for Commercial vessels with on-board pumps.

The provision of such a facility at Windsor Wharf would be eligible for financial assistance under the program subject to the availability of funds, approval from the Minister of Land and Water Conservation and Council undertaking to carry out the necessary ongoing maintenance involved.

RECOMMENDATION:

It is recommended that Council request assistance both financial and technical from the Department of Land and Water Conservation for a waste water pump-out facility to be provided at Windsor Wharf through the Government's Waterways Infrastructure Program.

Furthermore, Council will undertake to provide ongoing maintenance of the facility once it is established.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.E13

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

ORDINARY MEETING

Meeting Date: **9 April 1996**

Item: **197**

ITEM: 197 DRAFT LOCAL ENVIRONMENTAL PLAN - ADDITIONAL
HERITAGE ITEM "LILBURNDALE" - PART LOT 2 DP2177 WEST
PORTLAND ROAD, SACKVILLE

FILE NUMBER: LEP21/95/EVD

REPORT:

Council at its Ordinary meeting of 14 November 1996 resolved to support a draft local environmental plan to include "Lilburndale" Part Lot 2 DP2177 West Portland Road, Sackville, in Schedule 1 (Heritage Items) of Hawkesbury Local Environmental Plan 1989.

Pursuant to Section 62 of the Environmental Planning and Assessment Act, 1979, the draft was referred to the Heritage Branch of the Department of Urban Affairs and Planning. There were no objections to the proposal.

The Section 65 Certificate was issued by Council's delegate and the plan was exhibited from Wednesday 24 January 1996 to Friday 23 February 1996. No submissions were received.

RECOMMENDATION:

That a submission be prepared requesting the Minister gazette the plan.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.V01

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

ITEM: 198 DRAFT LOCAL ENVIRONMENTAL PLAN 3/95 - LOT 1016 DP241424
NO 53 CASTLEREAGH ROAD AND PART OF LOT 1070 DP741457 -
PUBLIC RESERVE. MR RW ROSE

FILE NUMBER: LEP3/95/EVD

REPORT:

Council at its Ordinary Meeting of 12 December 1995 resolved to forward the above draft plan to the Department of Urban Affairs and Planning for gazettal as it had been exhibited and no submissions were received. The aim of the plan was to allow a boundary adjustment to improve the layout of the existing duplex. In order to facilitate this, a land swap between Mr Rose and the adjoining Reserve which is owned by Council was required.

Correspondence has recently been received from the Department of Urban Affairs and Planning advising Council that the 6(a) Open Space Land involved in the land exchange must be reclassified from 'Community Land' to 'Operational Land'. Under the provisions of the Local Government Act 1993, Community Land cannot be sold. Therefore the land has to be reclassified to Operational to allow the land exchange between Council and Mr Rose to occur.

In order to change the classification of the land, the Local Government Act 1993 requires that the LEP process in the Environment Planning and Assessment Act 1979 be followed. It also requires that a Public Hearing be held under Section 68 of the Environmental Planning and Assessment Act 1979 in order to reclassify the land.

RECOMMENDATION:

1. That the information be received.
2. The draft local environmental plan be amended to reclassify the land from community land to operational land.
3. The draft plan be placed on public exhibition for a period of 28 (twenty eight) days.
4. A public hearing be conducted in accordance with Section 68 of the Environmental Planning and Assessment Act, 1979.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.V09

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

ITEM: 199 AMENDMENT TO HAWKESBURY LEP 1989 - RURAL SUBDIVISION
OF EXISTING DETACHED DWELLINGS ON AN ALLOTMENT

FILE NUMBER: LEP 12/93/EVD

REPORT:

Council at its meeting of 12 March 1996, resolved to receive a report on the issue of enabling subdivision of rural land which contains two dwellings.

Background

The issue involves second dwellings which have arisen in one of four ways.

1. Prior to building and planning controls there was no restriction on multiple dwellings. Consequently there are properties where multiple dwellings were constructed prior to the 1950's. These dwellings do not appear on Council's building register. By definition they tend to be older and less substantial.
2. Some second dwellings may be illegal ie, built after the commencement of building control, but if they are relatively old there is no way of distinguishing them from category 1 above. By definition there also tend to be older and less substantial.
3. Second dwellings have been approved under previous planning schemes as rural workers dwellings. These dwellings appear on Council's development and building registers.
4. Second dwellings have been approved on rural land as attached dual occupancies. These dwellings also appear on Council's development and building registers.

Clause 11(4) of Hawkesbury LEP 1989, which was deleted in 1993, allowed subdivision to locate two existing detached dwellings (not being dual occupancy) on two separate allotments.

This clause had created a number of problems namely that land was being subdivided that contained dwellings of unknown origin, some pre-dating building control and being lawful whilst some were unlawful. Others were barely habitable.

Since clause 11 was omitted from the LEP, council has received a number of applications to subdivide rural land with allotments not satisfying the minimum area requirement. Where there exists two separate dwellings on the property, State Environmental Policy No 1 (SEPP1) has been used as the basis to vary the minimum allotment area.

An example of a category 4 (above) issue is the Nightingale subdivision. This application proposed the use of SEPP1 to vary the minimum allotment size based partly on their contention that the approved dual occupancy is legally two separate dwellings. Accompanying this application was a submission providing details of all council approved dual occupancies. From this the applicants consultants found 17 dual occupancy developments which they considered were separate dwellings and hence if subdivision of their property was allowed on this basis, would not set a significant precedent.

Council could conceivably reintroduce clause 11(4) back into the Hawkesbury LEP 1989, albeit in some altered form to address past problems. Given that this previous provision applied for four years, it is not anticipated that there would be a large number of applications. Therefore such an amendment would not really achieve anything significant. However the majority of these applications would be for category 1 and 2 dwellings.

However, if Council were to amend the HLEP 1989 to allow the subdivision of approved dual occupancies in rural zones, a significant number of applications would be anticipated. The fact remains that the 17 dual occupancies the Nightingale's consultants contend are separate dwellings are approved as dual occupancy. It would not be possible to reasonably distinguish them from other approved dual occupancies in a legal sense as all are approved dual occupancies. Furthermore, even those dual occupancy developments that the Nightingale's consultants agree are strictly attached and comply with the attached definition of dual occupancy, could be subdivided. In this case the subdivision boundary could separate two properties along the fire rated wall.

Furthermore such an amendment would also serve to create a loophole in the planning instrument. Land that is currently not subdividable could have a dual occupancy approved and constructed on it. If the LEP then allowed dual occupancies to be subdivided in rural areas, the land could then be subdivided. This would result in a significant precedent that would only serve to further fragment agricultural and rural land.

RECOMMENDATION:

That second dwellings on rural land not constitute grounds for subdivision under State Environmental Planning Policy No. 1.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.V17

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

ITEM: 200 SUBDIVISIONS - STATE ENVIRONMENTAL PLANNING POLICY NO.1

FILE NUMBER: GT190/001PT02;GT225/013PT02/EVD

REPORT:

In the Our City Our Future report it was proposed that subdivision applications outside the minimum area requirements (including a 10% deviation on only one lot) be determined under delegated authority. It was proposed that such applications be determined strictly in accordance with the minimum area standard and if there was inadequate area they be refused.

Numerous enquiries are still being received for subdivisions under State Environmental Planning Policy No.1 which do not comply with the minimum area standard. Staff are hampered, to some extent, in determining such applications as applicants invariably request that the application be referred to council.

It is again proposed to seek endorsement for the determination of all such applications under delegated authority. Endorsement of this policy would obviate disgruntled applicants lobbying individual councillors or council as a whole.

It should be considered that even when such subdivisions have the support of some councillors, current experience is that they rarely achieve a majority.

Such a policy may initially result in some conflict however applicants deserve not to have their expectations raised unnecessarily.

Whilst individual applicants may be aggrieved, the development industry (i.e. surveyors, real estate agents, etc.) seek consistency and would support a consistent approach to such subdivisions.

RECOMMENDATION:

That applications for subdivision under State Environmental Planning Policy No.1 which do not comply with the minimum area standard (except where one lot is not more than 10% [ten percent] below the minimum area requirement) be determined under delegated authority.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NBX.V19

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

ORDINARY

Section 5 Reports for Information

ORDINARY MEETINGMeeting Date: **9 April 1996**Item: **201****ITEM: 201** REPORTS REQUESTED BY COUNCIL - STATUS AS AT 9 APRIL 1996**FILE NUMBER:** GC280/005 PT03/GMA**REPORT:**

File Rep Date	Referred To	Subject	Comment
25 May 95	By-pass Road DAS&R	Feasibility of by-pass road from McGraths Hill to North Richmond together with a comparison with The Driftway proposal.	Awaiting response from RTA
8 Aug 95	Ham Common DAS&R	Provision of suitable lighting in the Ham Common general area for the enhanced use.	Report April GPC
5 Sep 95	Agricultural Study DED	Program & schedule of works.	Report following establish- ment of Committee
7 Nov 95	Our City Our Future DED	Work currently being undertaken by HNCMT to determine effects of agriculture on Hawkesbury River.	Report April GPC
13 Feb 96	DLEP DED	Further report on extension of adjoining areas from Fernadell Orchard to Cleary's Property in Hall Street.	Report April GPC
12 Mar 96	Hawkesbury Sports Stadium	Management of outer area.	Report May Ord
12 Mar 96	Richmond Pool DCS&CS	Redevelopment of pool site.	Report June GPC

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NCX.G07

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

ITEM: 202 HAWKESBURY YOUTH STRATEGIC PLAN

FILE NUMBER: GC210/013/ENG

REPORT:

The Youth Strategic Planning Committee arose out of two Youth Services Forums held in July and August 1995, with a view to developing a Hawkesbury Youth Strategic Plan. The Mayor was present at the second of these forums.

Since the second forum a small group of representatives from key organisations have met on a regular basis to develop The Terms of Reference, (attached) for the Youth Strategic Planning Committee.

With the completion of the Terms of Reference, the group has continued to meet and has proposed taking on the role of becoming the steering committee. The group has organised a meeting of the Key people for each of the 'Planning Groups', to take place on the 30 April. The reconvening of the overall Strategic Planning Committee is planned for the 9 May. This meeting will include a workshop on planning and members of the committee will decide which issues 'Planning Group' they are to be involved with. Young people will be involved in this day and with the Strategic Planning Committee on an ongoing basis.

Further reports will be provided as information becomes available.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 The Terms of Reference for The Youth Strategic Planning Committee.

FN:OR409NCX.E05

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

ITEM: 203 HAWKESBURY RIVER - RECREATIONAL WATER QUALITY

FILE NUMBER: GR060/011 PT05/EVD

REPORT:

Extensive water analysis has been carried out on six occasions to determine the source of bacterial contamination in the waters at Macquarie Park.

The analysis results have been discussed with the Environment Protection Authority which has expanded its sampling program. The results to date indicate that several sources are impacting on Macquarie Park. These include flows in the Hawkesbury River from upstream of Rickaby Creek flows out of Rickaby Creek and to a lesser extent flows out of South Creek.

The Environment Protection Authority is preparing a new sampling program involving both Council and itself to identify individual sources.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NCX.V04

****** END OF ITEM 203 ******

ITEM: 204 VINEYARD DEVELOPMENT STRATEGY

FILE NUMBER: LEP017/90/EVD

REPORT:

Background

It was reported to Council's meeting on 13 February 1996 that the Minister for Urban Affairs and Planning had released the Riverstone Schedule Lands Study. As a result of that report Council resolved to prepare a Development Control Strategy for the area in consultation with the landowners and adjoining council. This report is an update on the progress to date.

Current Status of Schedule Lands Study

The Department of Urban Affairs have been contacted to determine the current status of the Riverstone Schedule Lands Study. Informal talks have taken place and it is understood that the department is further investigating the development of the area, including Vineyard in Hawkesbury City Council area, and will be reporting to the Joint Release Area Management Committee. A letter has been sent to the Department of Urban Affairs and Planning requesting formal clarification and a timetable.

Servicing

One of the major problems regarding the development of the area will relate to infrastructure provision and its costs. In relation to water and sewer Sydney Water have been contacted and again some informal discussions have taken place. The McGraths Hill Sewerage Treatment Plant would have problems servicing the development of the area because of its current and optimal capacity and consequently the area would have to be serviced by the Riverstone Sewerage Treatment Plant which is located close to the site and has capacity for the development of the Vineyard area.

The main problem at this stage for development of the area would be the provision of water. The site could be served from the North Richmond Water Treatment Plant which Sydney Water has advised is nearing capacity. They are currently investigating means of increasing the plants capacity for the short term. They have indicated that they intend to discuss the issue more formally with Council officers in the next month when their investigations gain more clarity. However, in the past it has been planned that the water would be supplied to the area from Rouse Hill. This would require substantial infrastructure at significant cost.

Blacktown City Council

Blacktown City Council is currently investigating the financial implications of funding upfront the development of the Schedule Lands. The results of these investigations are currently incomplete. As resolved by Council, Blacktown have been asked on their views to a coordinated approach between the two councils on the development of the area and a response is awaited.

Vineyard Residents Action Group

Councils resolution of the 13 February 1996 has been relayed to the Vineyard Residents Action Group. Informal discussions have been held updating the residents on progress to date.

The McKenzie Report

The main issue relating to the development of this area is the cost of providing the necessary infrastructure. In September 1993, Council funded a report by McKenzie Land Planning Services Pty Ltd being a "Preliminary Feasibility, of Indicative Development and Infrastructure Costs for Possible Urban Development at Vineyard". That study concluded that the infrastructure costs for full residential development of the area could be as high as \$72,000.00 per lot (1993 costs), which in 1996 terms is about \$80,000 per lot. This is a high cost that, under normal financing arrangements, would have to be borne by the developers of the area.

Land release in the Parklea area has been slower than anticipated. This has been due in part to the relatively high land prices in the area which have in turn been caused by the high infrastructure costs.

Conclusion

The first issue that has to be addressed as part of preparing a Development Control Strategy is how the area is going to be provided with the necessary infrastructure, and what the cost implications will be. If finance is not resolved landowners may be left with unrealistic expectations which would be difficult to satisfy if the land was prematurely rezoned.

RECOMMENDATION:

That the report be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409NCX.V14

****** END OF ITEM 204 ******

ORDINARY

Section 6 **Reports of Committees**

ORDINARY MEETING
Reports of Committees

Heritage Advisory Committee - 27 March 1996

Minutes of the Heritage Advisory Committee in the Committee Room, Council Chambers, on Wednesday 27 March 1996, commencing at 6.30pm.

PRESENT: Mr A Henrikson, Mr G Edds, Mr B Flakelar, Mr C Grinter, Mr M Coulter and Mrs R Cumming.

APOLOGIES: Councillor L Allan, Professor I Jack and Mrs J Barkley.

GENERAL BUSINESS

1. Hawkesbury Local Heritage Assistance Fund 1996 Applications for funding.

The committee assessed 43 applications received for assistance under the local fund. Applications totalled approximately \$100,000 and \$20,000 was available for allocation to local projects. The funding is provided by Council and the State Government \$ for \$.

The Committee supported the following applications:

NAME & PROPERTY DESCRIPTION	DESCRIPTION OF WORKS	EST. COST (\$)	AMOUNT REQUESTED (\$)	COMMITTEES RECOMMENDATION (\$)
Mr K Pandous 25-29 Bosworth Street, Richmond	Replace existing roof guttering and down pipes.	1390	695	
Mr G Burton "Uplands" 1229 Bells Line of Road, Kurrajong Heights, Lot 1, DP576199	Repair and restoration of timber verandah.	6820	3000	2000
Mr R & S Arndell 143 Threkeld Drive, Cattai, Lot 16, DP259690	Reconstruction of 1 chimney.	2780	1390	1390

ORDINARY MEETING
Reports of Committees

Mr G Bruce 96 Pitt Town Road, McGraths Hill, Lot 3, DP242319	1. Picket Fence at front of property. 2. Post and rail fence along side of house.	2860	1430	1430
Mr PW Auld 518 Tizzana Road, Ebenezer, Lot 5, DP147	Conservation Plan.	10000	3000	3000
FA & HM Phipps 266 Crooked Lane, North Richmond, Lot 9, DP595 333	Replacement of non-heritage architrave around 2 interior doorways.	182	91	91
Mr & Mrs ML Dearing 114 Comleroy Road, Kurrajong	1. Re-roof verandah 2. Re-gutter and restore verandah 3. Revally and flash verandah	10000	3000	3000
Mrs S Skipper 22 Buckingham Street, Pitt Town, Lot 1, DP550 651	1. Paint exterior of house 2. Paint house	4500	2250	750
Mr & Mrs I Campbell "The Terraces" 227 Terrace Road, North Richmond, Lot 410, DP715 738	Reinstate stair case on eastern side of building.	1585	792.50	792.50
Mr JO & Mrs JM Perrottet 119 Francis Street, Richmond, Lot 3, DP563 230	1. Replace damaged timber weatherboards 2. Rescrew rood 3. Replace one sheet of iron to verandah roof.	2200	1100	1100 Conditional on that building be painted in traditional colour scheme.

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Mr & Mrs Darves 941 Grose Vale Road, Grose Vale, Lot 1, DP502 131	Replacement of main roof and verandah roof.	10000- 12000	3000	3000
Mr HJ & Mrs C Barvor 21 Francis Street, Richmond, Lot 17, DP525 067	Picket Fence	2900	1450	1450

Total expenditure - \$18,698.50.

The committee requested that Councils Heritage Advisor inspect the approved applications prior to offers being sent to property owners to ensure the proposed work is appropriate.

The committee requested that the balance of the money (\$1320) be left in fund for any emergency that may arise through the year.

2. Windsor Chamber of Commerce Signage

Mr A Hendrikson tabled a letter from the Windsor Chamber of Commerce in relation to repainting the sign on the Wilberforce approach to Windsor (on the wall below Thompson Square). The proposed sign is to be green in colour with gold writing and would replace the existing painted sign.

The committee suggested that other forms of signage would be more appropriate.

3. Thompson Square

Mr A Hendrickson showed the committee photographs of some of the works being undertaken to buildings in Thompson Square.

Next meeting to be advised.

Meeting closed 8.40pm.

******* END OF REPORT *******

Local Traffic Committee - 15 March 1996

Minutes of the Local Traffic Committee held at the Council Chambers, Windsor on Friday 15 March, 1996 commencing at 10.10am.

PRESENT: Councillor R Searle (Chairman), Sgt L Balk, NSW Police Service, Mr J Christie, Office of P Gibson, MP.

APOLOGIES: Mr K Rozzoli, MP, Mr G Hatch, Department of Transport, Mr D Lamont, Roads and Traffic Authority.

ALSO PRESENT: Mr C Daley, Director Asset Services and Recreation, Mr T Shepherd, Administrative Officer, Asset Services and Recreation, Mrs D Aspinall, Road Safety Officer.

Minutes

1. The minutes of the previous meeting held on 16 February 1996 were confirmed.

BUSINESS ARISING OUT OF PREVIOUS MINUTES

2. George Street, South Windsor - Right Turn Holding Bay - Andy Mac's Timber and Hardware. 731/R PT07

Requesting provision of a right-turn holding bay southbound at 729 George Street, South Windsor to facilitate entry to subject premises.

Deferred from the meeting held on 16 February 1996 pending investigation as to feasibility of, and applicant paying for, facility.

Mr T Shepherd gave an oral report that the matter had been investigated with a projected cost of \$22,500 - \$25,000, and upon being advised of such during a telephone conversation AM, 15 March, 1996, the applicant had advised no desire to proceed with the application at this stage.

Committee Recommendation:

That no further action be taken in respect of the application.

3. Kurmond Road/Crooked Lane, North Richmond - Traffic Conditions - H. Phillips/NSW Police Service. 2312/R PT04; 322/R PT02

Requesting appropriate action regarding safe traffic management at the subject intersection following recent accidents.

Deferred from the meeting held on 16 February 1996 pending submission of traffic counts and plan of carriageway re-alignment incorporating a roundabout.

Traffic counts and plan of intersection re-alignment submitted.

Committee Recommendation:

The traffic counts be noted and that further investigations be undertaken regarding provision of a roundabout at the subject location.

4. Old Stock Route Road/Saunders Road, Oakville - Alteration of Regulatory Signage - Hawkesbury City Council. 1515/R PT03; 1934/R PT02

Requesting alteration of regulatory signage on Old Stock Route Road, Oakville at its intersection with Saunders Road from "Give Way" to "Stop" signs due to limited sight distance east and west along Saunders Road.

Deferred from the meeting held on 16 February, 1996 pending site inspection at this meeting.

Committee Recommendation:

- (1) That existing "Give Way" regulatory signage be retained; and,
- (2) That a traffic dome and thirty (30) metres of barrier line be installed on Old Stock Route Road at its intersection with Saunders Road.

5. Racecourse Road/Windsor Street, Clarendon - Intersection Re-alignment - Hawkesbury District Agricultural Association/NSW Police Service. 1820/R PT02; 2343/R PT04

Representations received by the NSW Police Service from the Hawkesbury District Agriculture Association regarding alleged inability of articulated vehicles to negotiate intersection re-alignment at the subject location.

Deferred from the meeting held on 16 February, 1996 pending representatives of the Association addressing the Committee.

Mrs M Aveyard and Mr J Carey, representing the Association, addressed the Committee and, whilst appreciating the intent of the intersection re-alignment, stated that the Association's primary concern rested in lack of sufficient space for a passing lane at the culvert located on Windsor Street, Clarendon opposite the eastern leg of Racecourse Road.

Mrs Aveyard and Mr Carey subsequently retired from the meeting.

Committee Recommendation:

That the concerns of the Hawkesbury District Agricultural Association be noted and that further representations be made to the Roads and Traffic Authority for expeditious completion of required widening works on Windsor Street, Clarendon.

GENERAL BUSINESS

6. Colonial Drive, Bligh Park - Traffic Conditions - P Bernays. GT230/002 PT05; 382/R PT02

Requesting restricted parking on the northern side of Colonial Drive, Bligh Park west of the drive entrance to the shopping centre due to restricted sight distance of vehicles approaching from George Street due to parked vehicles.

Deferred from the committee meeting held on 15 September, 1995 pending advice from the property owners regarding "entry only" off Colonial Drive.

Mr T Shepherd advised that no response had been received from the owners and the matter was referred for the Committee's further consideration.

Committee's Recommendation:

That "No Standing" regulatory signage be erected on the northern side of Colonial Drive, Bligh Park for a distance of six (6) metres west of the driveway entrance to the shopping centre situated on the corner of Colonial Drive and Sirius Crescent, Bligh Park.

7. East Market Street, Richmond - Traffic Conditions - Hawkesbury City Council. 515/R PT04

QWN3, 20 October 1995, Mr K Rozzoli - perceived need for a marked pedestrian crossing on East Market Street, Richmond at the egress point from Richmond Railway Station due to the volume of persons crossing East Market Street, at that point.

Deferred from that meeting pending a site inspection in conjunction with a representative from City Rail.

Site inspection carried out on this date with Mr M Thompson from City Rail in attendance.

Committee's Recommendation:

- (1) To defer further consideration of any available options pending completion of a pedestrian/traffic count at the subject location; and,
- (2) that the Roads and Traffic Authority be advised of the subject investigation and be requested to submit comment in respect of this matter.

8. Laurence Street, Hobartville - Proposed Traffic Management - Defence Housing Authority. 1217/R PT02

Submitting a plan of proposed traffic management on Laurence Street, Hobartville incorporating a wombat crossing, 90° parking, seagull device at the intersection of Powell and Laurence

ORDINARY MEETING
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Streets, and 2-way traffic flow within the shopping centre.

Committee Recommendation:

To defer consideration of this matter to the next meeting, pending a site meeting to which representatives of the Defence Housing Authority and shop tenants are to be invited.

9. Crooked Lane/Bells Line of Road, North Richmond - Traffic Management - Hawkesbury City Council. 322/R PT02, 243/R PT06

Advising of apparent high incidence of vehicles "cutting the corner" when turning from Bells Line of Road, North Richmond into Crooked Lane.

Committee Recommendation:

That a traffic dome and thirty (30) metres of barrier line be installed on Crooked Lane, North Richmond at its intersection with Bells Line of Road, North Richmond as well as holding line at that location be re-marked.

10. Commercial/Menin Roads, Oakville - Traffic Management - Hawkesbury City Council. 361/R PT02; 1349/R PT02

Report that following recent resealing of the above intersection, traffic counts indicate that the priority traffic flow traverses Commercial Road, Oakville and recommending relocation of "Give Way" signs from Commercial Road to Menin Road, to improve safety at that intersection.

Committee Recommendation:

That linemarking be undertaken in accordance with that existing prior to resealing, and that further consideration of this matter be deferred to the next meeting.

Questions without notice:

Mr J Christie:

1. Advised of difficulty turning from Windsor Street, Richmond into Pitt Street, due to parked vehicles on Pitt Street (1629/R PT02).

Committee Recommendation:

That the Roads and Traffic Authority be requested to erect "No Stopping" regulatory signs on each side of Pitt Street, Richmond at its intersection with Windsor Street, such signs to be erected six (6) metres from the Windsor Street building line.

2. Advised of missing regulatory sign governing William Cox Drive, Richmond at its intersection with Castlereagh Road (2341/R PT02).

Committee Recommendation:

That investigation be undertaken as to the category of the missing regulatory sign and the Roads and Traffic Authority be requested to re-erect the appropriate sign.

3. Advised that parked vehicles on the eastern side of Bosworth Street, Richmond between March and Lennox Streets causing traffic congestion on subject section of road (255/R PT02).

Committee Recommendation:

That the Roads and Traffic Authority be requested to erect an additional "No Standing" sign at the subject location.

Sgt L Balk

4. Advised of representations received regarding difficulties encountered on egress from Colo High School, Bells Line of Road, North Richmond requesting installation of appropriate traffic management device (243/R PT06).

Committee Recommendation:

To defer further consideration of this matter to the next meeting pending consultation with Colo High School.

Councillor R Searle

5. Advised of lack of speed advisory signs on Old Pitt Town Road (1513/R PT02).

Committee Recommendation:

That advisory speed signs be placed on curves on Old Pitt Town Road, including centre/edge lines where required.

6. Advised that due to narrow pavement width on Richmond Bridge it was desirable that cyclists west bound on Kurrajong Road be able to access the footway to the bridge, however, were prevented from doing so due to lack of approach ramp and curved end section of Armco railing (1119/R PT02).

Committee Recommendation:

That the Roads and Traffic Authority be requested to investigate provision of access for bicyclists to the footway on Richmond Bridge, Kurrajong Road, Richmond.

ORDINARY MEETING
Reports of Committees

7. Advised that the traffic dome, barrier lines and regulatory signage had achieved better traffic management at the intersection of Pecks and Grose Vale Roads, North Richmond and suggested similar treatment at the following intersections:

(1) Hayman Street and Monti Place, North Richmond, and,

(2) Monti Place and Charles Street, North Richmond.
(802/R PT02; 308/R PT02; 1331/R PT02)

Committee Recommendations:

To defer this matter to the next meeting.

GENERAL BUSINESS

Councillor Searle raised the question of committee starting time and stressed the necessity for punctuality particularly on those occasions when members of the public are either to address the committee, or awaiting arrival of the committee at site meetings (GT230/002 PT05).

NEXT MEETING:

The next meeting of the committee will be held on 19 April, 1996.

The meeting closed at 12.30pm.

******* END OF REPORT *******

Multicultural Consultative Forum

(Previously known as Ethnic Affairs Policy Statement Committee) - 20 March 1996

Minutes of the Hawkesbury City Council Multicultural Consultative Forum held in the Committee Room, Windsor on 20 March 1996, commencing at 3.45pm.

PRESENT: Councillor Sahasrabuddhe (Chair), Ms C Wenzel-Nepean Migrant Access, Ms M Corapi-Ferns-Community Representative, Mr K Bandara-UWS, Hawkesbury, Ms A Sledge-Hawkesbury City Council.

APOLOGIES: Ms D Systemans-Powers-Community Representative, Ms M Katrivesis-TRI Community Exchange, Mr C Orellana-Community Representative, Ms F Parker-UWS Hawkesbury.

Minutes of Previous Meeting

It was resolved that the minutes of the meeting held on 21 February 1996 be adopted.

GENERAL BUSINESS:

1. Policy Development

It was reported that the Access and Equity Policy Development Working Party was continuing to work on preparation of recommendations.

It was agreed that the following work plan be adopted:

March	- finalise research
April-May	- prepare document/recommendation
June-July	- consult with committee, including 'Meet and Greet'
Final quarter 1996	- formally present to Council for consideration in the preparation of the next Management Plan.

M Wenzel agreed to provide a strategy for communicating the committee's recommendation to migrant communities. Councillor Sahasrabuddhe and Ms Corapi-Ferns offered to assist in contacting individual networks in the community at an appropriate time.

2. Festival of Cultures Report

It was reported that approximately 12 entertainment groups, 6-8 food display stalls and several stalls selling goods from East/West Africa and South America are involved in the Festival of Cultures to be held in Windsor Mall on Sunday 31 March, 1996.

3. Name of Committee

It was agreed that in light of recent changes in preferred terminology, that the name 'Hawkesbury Local Ethnic Affairs Policy Statement Committee' be changed to the broader name of 'Multicultural Consultative Forum'.

4. Carnivale Report

Ms Wenzel reported that an initial meeting of interested community representatives had been held to discuss local participation in Carnivale - a multicultural arts festival held during September. An application for funding is now being forwarded to Carnivale to cover some costs associated with holding a street parade and festival in Richmond. The organising committee will be holding a public meeting to gauge support on 1 May 1996.

It was suggested that the committee could consider a night parade featuring light displays.

Next meeting: Wednesday 8 May, 1996 at 3.30pm, Council Committee Room.

******* END OF REPORT *******

Schaffer Quarry Environmental Monitoring Committee - 23 November 1995

Minutes of the Schaffer Quarry Environmental Monitoring Committee held in the Wilberforce Community Centre on 23 November, 1995, at 7.30pm.

PRESENT: Councillor L Sheather, Chairperson; S Larkin; J Chapple; R Corkery; J Halpin; and R Clifford.

RESOLVED: On the motion of S Larkin seconded by J Halpin that the minutes of the meeting of 2 March 1995, be adopted.

RESOLVED: On the motion of S Larkin, seconded by J Halpin that the minutes of the meeting of 1 April 1995, be adopted subject to item 5 be altered to - Haul Road - Mr Corkery advised that sealing will be commenced in about two weeks.

MATTER ARISING OUT OF MINUTES:

- 1) Community representation - Mr Clifford advised that a response has not been received from Mr Chinner.

RESOLVED on the motion of R Corkery seconded by S Larkin that Mr S Chinner has surrendered his representation and that Jenny Chapple be appointed community representative.

- 2) Traffic device - S Larkin advised that construction is now satisfactory.

- 3) Dust monitoring - J Halpin advised that a dust gauge has not been installed on the Halls Lane property. Mr Halpin has had a change in staffing and he has samples to be sent for analysis.

The dust monitoring program to be reviewed at a meeting near June 1996.

GENERAL BUSINESS:

- 1) Annual report - R Corkery advised that the report of completed and proposed works has been distributed to members of the Committee.

- 2) Mr Clifford submitted the quarterly report on inspections of the quarry:

Rehabilitation

Generally there is very little evidence of the rehabilitation processes having any impact on the site. In a few areas growth of vegetation appears to be progressing however overall the site has generated little growth and alternate methods may be required e.g. use of some top soil taken from the top of the site to be deposited over the face of each embankment.

Condition 34

The dust reports have not been received and these are well overdue (January 1995).

Condition 29

The construction of the employees amenities building is underway however, the workshop building has not been considered as there has not been a building application submitted. If this building is not required then perhaps an application could be submitted to have this condition deleted or altered.

Mr Corkery stated that extremes of seasons has affected growth, however recent rains will boost growth.

Councillor Sheather stated that areas visible from adjoining properties and roads should receive preferential attention. R Corkery to advise further at next meeting.

J Halpin to advise further in relation to the workshop at the next meeting.

- 3) Quarry inspection 1 April 1995 - S Larkin advised that the majority of residents present considered the inspection was informative and that it should be held annually.

Future inspection to be considered at next meeting.

- 4) Wheel wash - R Clifford advised the provision of wheel wash is due to be considered in January 1996, following sealing of the haul road in July this year. Committee members to assess the carrying of dust and debris onto Bull Ridge Road.

- 5) Noise - S Larkin inquired whether noise could affect residents when the quarry is operating in areas 3 and 5. R Corkery advised that the existing acoustic bund between areas 3 and 5 could be retained, and only be removed in the final works for area 5.

- 6) Bull Ridge Road - S Larkin advised that the condition of Bull Ridge Road between m 191 (Readymix Quarry) and West Portland Road is unsatisfactory. Residents living on this section of road suffer noise from the Readymix Quarry and they should have the benefit of the same standard of road as other residents on the road.

RESOLVED on the motion of S Larkin seconded by R Corkery, that roadworks be requested and further, suggest that some of the contribution for road maintenance paid by the quarry operations on the road, be used to improve this section.

ORDINARY MEETING
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- 7) Section 94 Contributions - R Corkery requested that statements for the Section 94 contribution be distributed with the minutes.

NEXT MEETING: The next meeting will be held at Wilberforce Community Centre on 29 February, 1996 at 7.30pm.

******* END OF REPORT *******

**ORDINARY
MEETING**

Meeting Filename: OR090496.BIN

END OF BUSINESS PAPER