



hawkesbury city council

ordinary
meeting
business
paper

date of meeting: 10 December 1996

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

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Section 1
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1. Deputation to the Minister for Land and Water Conservation, the Hon Kim Yeadon

2. Hawkesbury/Nepean Flood Management Advisory Committee

At a deputation on 28 November 1996 to the Minister for Land and Water Conservation, the Hon Kim Yeadon, representations were made about the progress with a transfer system for water licenses and the proposed auxiliary spillway for Warragamba Dam. The Member for Londonderry, Paul Gibson, arranged the deputation at short notice and I took the opportunity to attend.

The Minister could not provide an assurance that the moratorium would be lifted by July 1997 which is the expiration of the two year period. He hoped that the issue would be resolved as quickly as possible and indicated that the Government had done more work than any previous Government. It was pointed out to him that currently there is generally no restriction on the extraction of water by most existing licence holders and little incentive to conserve water. This is the significant issue to be resolved rather than refusing new licenses irrespective of how much or how little water they may use.

On the day of the deputation Sydney Water released the Environmental Impact Statement for the auxiliary spillway for Warragamba Dam. During the meeting the Minister provided a copy of a Press Release on the EIS and also the establishment of a Hawkesbury Nepean Flood Management Advisory Committee to “develop an action plan for flood mitigation works in the Hawkesbury/Nepean catchment”.

The Flood Management Advisory Committee does not include representation from Hawkesbury City Council, however, it is proposed that three or four councillors be nominated by WSROC. The Committee does include direct representation from Gosford and Hornsby Councils neither of which experience mainstream flooding to the degree of the City of Hawkesbury.

It was put to the Minister that the Government had promised that a flood mitigation strategy would be implemented in tandem with the auxiliary spillway and that the announcement was not to implement a strategy but to constitute a Committee. Further, that the Committee would not be making its recommendations until well after the close of exhibition for the auxiliary spillway. In view of this, it was suggested that the Government could not make a decision to implement the spillway until the strategy was in place.

The Minister was of the view that the auxiliary spillway and the flood mitigation strategy were different matters and could be considered quite separately. This is contrary to earlier commitments and means that the Flood Management Advisory Committee may be going “cap in hand” to the State Government looking for substantial capital funding two years prior to the Sydney Olympics. The scenario is not favourable to the interests of the City of Hawkesbury.

Elsewhere in the business paper there is a report on the EIS for the auxiliary spillway which indicates that the spillway has the potential to inflict an estimated \$800 million in additional flood damages on downstream communities. It is essential that any decision on capital works to Warragamba Dam be linked to an effective flood mitigation strategy.

The General Manager has already advised WSROC that Hawkesbury would certainly wish to be

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represented on the Flood Management Advisory Committee. WSROC has suggested that it be represented by the most affected Councils, viz, Penrith, Blacktown, Hawkesbury and Baulkham Hills. This representation would need to be agreed to by the Minister.

It is recommended that the Flood Management Advisory Committee be requested to make representations to the State Government that it not proceed with the detailed design or entering into any contracts for the auxiliary spillway until an effective flood mitigation strategy is in place for the Hawkesbury Nepean Valley. Representations should also be made to Penrith, Blacktown and Baulkham Hills Councils as well as the Hawkesbury Nepean Catchment Trust requesting support for this position.

It is also recommended that the Government be requested to provide representation from Hawkesbury City Council on the Flood Management Advisory Committee in its own right.

oooO END OF MAYORAL MINUTES Oooo



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Section 2
Notices of Motion



Notices of Motion

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Councillor C A Paine :

Youth Exchange Program - Sister City Organisation

That Council provide funding for the Sister City Organisation that would permit them to provide up to \$500 (five hundred dollars) per student for those involved in the Youth Exchange Program.

That funding for 1996/97 come from those allocated to Jean Peare and myself (for which we do not intend to make a claim) for the recent trip to Japan.

NOTE : The Youth Exchange Program has been particularly successful as has been indicated to Council on a number of occasions, and should continue. I am aware that some parents have a problem in meeting the cost of commitments involved and accordingly see that the Council could provide a minimal amount of funding to the Sister City Organisation to allow them to provide up to \$500 per student assistance based on guidelines that they are to establish.

By Councillor C A Paine :

Flood Mitigation Works - Macquarie Park

That Council make representations to the appropriate Minister/Ministers seeking approval for the flood mitigation works involving relocation and some removal of sand from Macquarie Park that will help to shore the stability of the bank of the river on the Windsor Town side.

NOTE : I understand the Council has had reports prepared and numerous discussions with Government Agencies about the project which will see sand taken from the major buildup in the Park to fill holes in the river bed downstream and near Windsor Bridge and thence remove sufficient additional material to enable the flow of the river so as not to cause undue pressure on the stability of the bank on the Windsor Town side in the area just upstream from the Windsor Bridge. This project has been the subject of negotiations for many years and it would appear that the only appropriate action left for the Council is to seek intervention by the appropriate Minister/Ministers.

By Councillor C A Paine :

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Castlereagh Tip

Council seek from the Minister for the Environment, details of its proposal whereby waste material from imports that have been in the past processed at the Sydney incinerator is purported to be dumped at the Castlereagh Tip. The Minister be asked to advise what precautions and safeguards are being implemented and as to why the alternative is a tip where there has already been shown environmental management problems.

Should the proposal be factual, the Council express its considerable concern as to this occurring.

oooO END OF NOTICES OF MOTION Oooo



Notices of Motion of Rescission

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No Notices of Motion of Rescission Were Submitted

oooO END OF NOTICES OF MOTION OF RESCISSION Oooo



ordinary meeting

Section 3
Report of the
General Purpose
Committee

ORDINARY MEETING
Notices of Motion of Rescission

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26 November 1996, commencing at 9.30am.

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

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

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

Councillor Calvert arrived at the meeting at 9.40am. Councillor Sahasrabuddhe left at 9.45am, Councillor Minturn at 2.30pm and Councillor Paine at 4.10pm.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Allan that the Minutes of the General Purpose Committee Meeting held on the 29 October 1996, be confirmed, subject to the amendment to Item 43 to read “Councillor Allan declared an interest in this matter as her parents and sister live in the same street”.

The following recommendations were passed as resolutions of the Committee:

Councillor Sahasrabuddhe asked if he could bring forward a motion as a matter of urgency.

RESOLVED on the motion of Councillor Sahasrabuddhe seconded by Councillor Paine that the motion be considered as a matter of urgency.

THAT HAWKESBURY COUNCIL is committed to seeing the City and Australia maintained as a culturally diverse, tolerant and open society united by an overriding commitment to the nation and its democratic institutions and values.

In doing so, it affirms its commitment to the right of all Australians to enjoy equal rights and being treated with equal respect regardless of race, colour, creed or origin.

Denounces racial intolerance in any form as incompatible with the kind of society that Australia and the Hawkesbury is, and wants to be, for the future.

SECTION 1 - ENVIRONMENT

67: PROPOSED AMENDMENT TO HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989 - RURAL RESIDENTIAL SUBDIVISION OF LOT 11 DP 607233 COMLERoy ROAD, KURRAJONG (LEP20/96/EVD/ENK26NBX.V02)

Mr David Martin, Mr Graham Richards of UWSH, Mr Brian McKinlay, on behalf of the applicant, addressed the committee.

COMMITTEE'S RECOMMENDATION

- A. THAT A 19 (NINETEEN) lot subdivision be supported generally in accordance with the plan submitted with the concessional lot being released as the agriculture is developed and that the agricultural land be zoned Rural 1(d)
- B. That Council resolve to prepare a DLEP to amend Clause 11 of the HLEP 1989 so as to facilitate concessional lot subdivisions that are in accordance with the principles stated in this report, and to allow lot averaging to apply to smaller rural holdings.

68: EXTENSION OF HOURS APPLICATION - AMENDED APPLICATION REQUEST - TRADING COUGAR NIGHTCLUB - 10 WEST MARKET STREET, RICHMOND (P2338/45 PT01/EVD/ENK26NBX.V11)

Mrs Evelyn Little, the applicant, addressed the committee.

COMMITTEE'S RECOMMENDATION

The request to 3.00am be supported for a trial period of 12 (twelve) months on the basis of another similar operation in the area. The matter would be reviewed in 12 (twelve) months to determine any public nuisance caused by the extended trading.

69: HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT TRUST - CONCERNS ABOUT LANDFILL OF DEMOLITION MATERIAL (GT070/003PT02/EVD/ENK26NBX.V06)

COMMITTEE'S RECOMMENDATION

1. That Council forward the correspondence from the Hawkesbury-Nepean Catchment Management Trust together with this report to the Western Sydney Region Waste Board seeking their views on a proposed prohibition in Council's local environmental plan on the disposal of demolition material on flood liable land.
2. That the Hawkesbury-Nepean Catchment Management Trust be advised of the above action.

70: VINEYARD DEVELOPMENT STRATEGY (LEP017/96PT03/EVD/ENK26NBX.V09)

COMMITTEE'S RECOMMENDATION

1. That the property owners in the area be advised of the lack of progress in furthering the investigations and that Council has approached the Department of Urban Affairs and Planning offering assistance in furthering the investigations into servicing and financing the development of the area.
2. Following advice from the Department of Urban Affairs and Planning about its progress with investigations into the release of the Vineyard area for urban development that Blacktown City Council be again approached to provide support for Council's proposed investigations

**71: RESIDENTIAL DEVELOPMENT - VERMONT AREA
(LEP012/95PT01/EVD/ENK26NBX.V07)**

Councillor Stubbs declared an interest in this matter as the area incorporates a property owned by his Aunt, and vacated the Chair. The Deputy Mayor then took the Chair.

Mr John Ryan in favour of the subdivision, Mrs Gai Timmerman, against the recommendation, Mr Ron Weatherstone, one of the owners of Fernadell Citrus Company in favour of residential development, Mr Mario Solomon, objection to residential development, Mr Peter Ryan, Mr Bob Benson, President of the Pitt Town Progress Association, Mr Peter Riordan on behalf of Mr Rolf Weller and Mr Hugo Weller, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOT pursue urban development of the Vermont area as the rezoning would affect prime agricultural land and there is insufficient capacity for servicing.

**72: DUAL OCCUPANCY DEVELOPMENT WITHIN HAWKESBURY CITY AREA
(GT125/001 PT2/EVD/ENK26NBX.V10)**

COMMITTEE'S RECOMMENDATION

That the information be received.

**73: SAND EXTRACTION - LOT 2 DP 628806 - NO 6102 SINGLETON ROAD, COLO
HEIGHTS (DA134/95/EVD/ENK26NBX.V08)**

Mr Tom Bruce, Principal of Birdon Contracting Pty Ltd, Mr Tom McLoughlin representing the Friends of the Earth, and Mr Neville Diamond addressed the committee.

COMMITTEE'S RECOMMENDATION

THAT A STAGED development consent be permitted for Development Application number 134/95 for a Sand Mining Extractive Industry on Lot 2 in DP 628806, No. 6102 Singleton Road, Colo Heights, subject to the following:

- A. Pursuant to Section 91AB(1) of the Environmental Planning and Assessment Act 1979, consent is granted for Stage 1 of the Sand Mining proposal as identified in Figure 7.5 (Job No. P591/E130) of the Environmental Impact Statement, subject to the following conditions:

General Conditions for Extractive Industry

1. The development shall be carried out in accordance with Plan No. PS91/E130, dated April 1996 and documentation of Environmental Impact Statement dated 1 November 1995 as amended.
2. The area to be used being limited to the area shown on the submitted plans.
3. The development approval being limited to a period of two years. Subsequent stages will require formal submission, under Section "B" of this consent, to Council and supported by evidence that the operation has complied with the conditions of the Stage 1 consent.
4. Erosion and sedimentation control devices shall be installed and maintained during construction and on-going operations. Details shall be submitted and approved prior to any works commencing.
5. All necessary works being carried out to ensure that stormwater flow from adjoining properties is not impeded.
6. All trucks arriving or leaving the site shall have their loads/trays suitably covered to prevent spillage from the truck onto the road.
7. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
8. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, towards the maintenance of roads based on 3 per tonne per kilometre of all material transported to the site. The contribution shall be paid prior to the commencement of any works and shall remain fixed for a period of 3 (three) months from the date of this consent, after which time it will be reassessed at the rate applicable

at the time of payment.

9. Dust control measures, eg vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
10. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by running water to be stored clear of any drainage line, easement, natural watercourse.
11. Submission of a building application, plans and specifications complying with the Building Code of Australia for any future building construction.
12. 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.
13. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
14. Operating hours shall be limited to 7.00am to 5.00pm Mondays to Fridays and 7.00am to 1.00pm Saturdays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
15. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
16. A waste management plan shall be submitted for consideration with the building application. Such plan shall address any builder's waste and waste generated during day to day operations and shall include types and quantities, recycling, reuse, storage and disposal.
17. An ambient water quality analysis is to be carried out in accordance with the Australian Water Quality Guidelines for Fresh and Marine Waters - "Protection of Aquatic Ecosystems", and submitted to Council.
18. No fertilizers or pesticides are to be used without prior consultation with Council.
19. Maximum number of on-site employees, other than employees/contractors involved in truck haulage, shall be restricted to fifteen (15). Any increase in employment would require reassessment of the adequacy of on-site facilities for sewerage, water, carparking and the like.
20. All road and driveway surfaces shall be regularly watered to dampen the surface in order to reduce dust generation.

Conditions to be completed Under Stage 1

21. Local grass seeds shall be collected from surrounding area to be used as part of the revegetation program.
22. The intersection of the existing driveway and Putty road shall be upgraded generally in accordance with the amended plan No. PS91/E130 (1 of 3) dated April 1996. All works to be carried out to the requirements of an under the supervision of the RTA and any fees, securities or contributions paid.
23. Proposed and existing drainage channels shall be seeded and fertilized prior to Jute, Mesh and Bitumen emulsion being laid. All drainage channels shall be constructed to an even grade to avoid turbulence and scouring.
24. Revegetation Plan shall include the use of seed mixes (including endemic plant material) which reflect the changing seasons and provide short to medium term soil stability. Native grasses should be used as a supplementary secondary stabiliser.
25. Straw mulch shall be fixed to the surface through the application of a slow breaking anionic bitumen emulsion.
26. Banks of the diversion drainage channel and perimeter mounding shall not exceed a slope of 1:3.
27. Perimeter mounding shall be stabilised by intensive fast growing plantings.
28. The batter of the ponds and dam shall not exceed a slope of 1:3.
29. A site environmental management plan shall be brought forward within one (1) month of the date of this approval to address:
 - a. On-site materials management;
 - b. Daily operating procedures;
 - c. Erosion and sediment controls;
 - d. Emergency contingency plans;
 - e. On-site drainage processes to ensure water quality.
30. A professional archaeological survey being carried out for the site by a suitably qualified person to particularly assess the site's Aboriginal Heritage potential.
31. A qualified Bush Regenerator shall be engaged to specify and supervise all revegetation works.
32. Submission of details on a monitoring program for ground and creek water quality and a contingency plan should the proposed water quality controls fail.
33. Any soil or sand stockpiles should be treated as follows:
 - a. All stockpiles should be catered for with diversion banks and screen filters;
 - b. Topsoil stockpiles (14 days or older) must be grass seeded.

34. All general stormwater shall be diverted around the work site other than any controlled inflow to maintain water levels within the work site.
35. All water falling on or contained within the work site shall be retained within the work site and not permitted to leave the site otherwise in accordance with a license issued by the EPA.
36. The erection of truck warning signs with distance plates located 200m on approved sites to the access to the development.
37. The payment of a bond or bank guarantee of \$50,000 (fifty thousand) for rehabilitation and restoration of the extractive industry operation. Should the plan of rehabilitation not be carried out in accordance with the plan, this money will be used for such work.

The performance bond for rehabilitation of the site will be reviewed annually with a review of the conditions of consent.

B. 'Deferred Commencement' approval under Section 91AA of the Environmental Planning and Assessment Act 1979 to stages 2, 3 and 4 of the sandmining operation, subject to:

1. Compliance with the "General Conditions for Extractive Industries" provided as part of this approval.
2. Completion of the "Conditions to be Completed as Stage 1" provided as part of this approval.
3. The Sand Extraction not exceeding a yield of 100,000 (one hundred thousand) tonnes per year.
4. The sand mining operation shall cease upon extraction achieving 2,000,000 (two million) tonnes or a period of 25(twenty five) years expires.

C.

1. That a mediation conference be held prior to the Ordinary Meeting with invitations to be sent to all residents who made submissions to the development application plus the applicant.
2. That 2 (two) Councillors be elected to the conference with Councillors Sheather and Searle being elected.
3. The results of the mediation conference to be reported to the Ordinary Meeting.

**74: 723-727 GEORGE STREET, SOUTH WINDSOR, DESIGNATED DEVELOPMENT APPLICATION - WASTE MANAGEMENT FACILITY (LANDFILL)
(DA194/96/EVD/ENK26NBX.V13)**

The Director Environment and Development advised that the applicant had requested a deferment of this item to allow him to address some of the matters that have been raised by public authorities.

COMMITTEE'S RECOMMENDATION

THE ITEM BE deferred.

75: AMENDED DEVELOPMENT APPLICATION NO 215/96 - EXTENSION TO RICHMOND MALL - COLES ADDITION, LIQUORLAND AND SPECIALITY SHOPS WITH CAR PARKING FACILITY - NO. 271 WINDSOR STREET AND NOS. 122-128 FRANCIS STREET, RICHMOND (DA215/96/EVD/ENK26NBX.V12)

Item 76 of the Supplementary Report was dealt with in conjunction with Item 75.

Mr Steve Lacey, for the applicant, addressed the Committee.

Mr Dennis Day representing himself and Mr Mansour, objector, and Ms Susan Orth, President of the Richmond Chamber of Commerce, addressed the Committee.

Mr Scott Dundas, representing Coles Supermarket, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. COUNCIL PROVIDE OWNER'S consent to the making of the development application over its land.
- B. The applicant be advised that negotiations are required to reach agreement on the acquisition of Council's land which will involve the proposed land swap plus a cash settlement.
- C. In the event that negotiations in item B are successful that a deferred commencement consent be issued pursuant to Section 91A of the Act subject to the issue of consent for the demolition of 128 Francis Street and the gazettal of the plan to rezone the carpark from 5(a) Special Uses to 3(a) General Business.
- D. In the event that negotiations in item B are successful that Council support a development application for the demolition of 128 Francis Street in accordance with Clause 30 of the Hawkesbury LEP 1989.
- E. Upon satisfactory compliance with the above matters, development consent be issued subject to the following conditions:
 - 1. The development shall be carried out in accordance with Plan No. DA-00 Amendment E, dated 7 November 1996.
 - 2. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6.7m (six point seven).
 - 3. Removal of the existing redundant layback crossing in Francis Street and replacement

with concrete kerb and gutter and the restoration of the footway area.

4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
5. Parking shall be provided for 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 where not already done. Full details of works shall be submitted for approval with the building application.
6. The provision of concrete medians at the end of exposed parking aisles to delineate aisles and to protect parked vehicles.
7. The loading dock serving Liquorland is only to be used by small vehicles parked so as not to obstruct the patronage to the adjoining fruitshop.
8. All unloading for the development is to be in the designated loading docks and is not to be conducted from the car park area.
9. The provision of a raised pedestrian threshold at the end of the mall to give protection to pedestrians crossing the aisleway.
10. The provision of landscaping to screen the carpark together with suitable fencing to the Francis Street frontage. In addition screen tree planting is to be provided throughout the carpark. Details are to be provided on a landscape plan submitted with the building application.
11. Payment of a Section 94 contribution in lieu of the provision of off-street carparking spaces. The contribution rate is based on the deficit carparking spaces and assessed with the building application. The contribution is to be paid prior to release of the building approval at the rate of \$9,800 (nine thousand eight hundred) per space which is reassessed at the time of payment.
12. Submission of a building application, plans and specifications complying with the Building Code of Australia.
13. 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.
14. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.

15. Provision of toilets in accordance with the requirements of the Building Code of Australia.
16. 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 1989 and Regulations thereunder and Council's Food Premises Code.
17. The development shall be conducted in such a manner that noise levels measured at any boundary do not exceed 5dB(A) above background noise levels.
18. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
19. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
20. Any excavated material not used in the construction is to be disposed of to an approved landfill site. Details are to be submitted to Council prior to excavation.
21. All demolition is to be conducted in accordance with WorkCover requirements.
22. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
23. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the Building Approval.

76: AMENDED DEVELOPMENT APPLICATION NO.215/96 - EXTENSION TO RICHMOND MALL - COLES ADDITION, LIQUOR LAND AND SPECIALITY SHOPS WITH CAR PARKING FACILITY - NO.271 WINDSOR STREET AND NOS.122-128 FRANCIS STREET, RICHMOND (DA0215/96/EVD/ENK26LAX.V16/)

COMMITTEE'S RECOMMENDATION

See Item 75.

77: AUXILIARY SPILLWAY FOR WARRAGAMBA DAM (GC180/006 PT04/EVD/ENK26LAX.V16/)

COMMITTEE'S RECOMMENDATION

THAT COUNCIL RE-AFFIRM its position and that the two (2) Environmental Impact Statements be placed on public exhibition at the same time.

ORDINARY - <Meeting Date>

General Purpose Committee - 26 November 1996

Environment

SECTION 2 - INFRASTRUCTURE

- 16: LINK ROAD - SANCTUARY DRIVE, WINDSOR DOWNS** (SA0085/90 PT1, 1967/R PT02/ENG/INK26LBX.E02)

COMMITTEE'S RECOMMENDATION

That:-

- A. THE EXTENSION OF the existing sealed surface in Sanctuary Drive to a cul de sac adjacent to the entrance of Jericho Farm be undertaken. A guardrail be provided at the end of Sanctuary Drive and at the roundabout on the eastern most end of Rifle Range Road with provision for access for emergency vehicles. The estimated cost of these works is \$35,000 (thirty five thousand dollars).
- B. A further report be submitted on the provision of a walking trail between Windsor Downs and Bligh Park and also the most appropriate traffic facilities at the intersection of Sanctuary Drive and Richmond/Blacktown Road including funding for these projects.

- 17: HAWKESBURY INDOOR SPORTS STADIUM** (GM001/023 PT4, P1950/213, DA233/94/ENG/INK26LBX.E02)

COMMITTEE'S RECOMMENDATION

THAT THE ALTERNATIVE parking arrangements for large buses in the tennis court car park, in conjunction with the builder providing concrete loading and unloading areas and a pathway to the Stadium from this point, be adopted.

SECTION 3 - ORGANISATION AND RESOURCES

24: LOCAL GOVERNMENT ELECTIONS (GC070/004)

COMMITTEE'S RECOMMENDATION

THAT THE COUNCIL endorse the Local Government Associations' position in this matter and that all candidates for civic office must be Australian citizens.

**25: ROAD CLOSURE AND OPENING - LOWER COLO ROAD, LOWER PORTLAND
(GC281/061 PT01/CSV/OGK26NBX.C03)**

COMMITTEE'S RECOMMENDATION

1. Council support the closure of six (6) unnecessary sections of Lower Colo Road, Lower Portland, identified as Lots 7 to 12 in the plan prepared by Bowdens Surveyors, reference 22145/14.
2. Council as the roads authority apply to the Department of Land and Water Conservation for the closure of Lots 7 to 12, to be vested in Council as operational land, and transferred to Mr R Mackie and Mrs K Jones.
3. Lots 1 to 6 as identified in the plan prepared by Bowdens Surveyors, reference 22145/14, be transferred from Mr R Mackie and Mrs K Jones to Council for road purposes, and dedicated as public road pursuant to Section 10 of the Roads Act, 1993.
4. The applicants, Mr R Mackie and Mrs K Jones, consolidate Lots 7 to 12 with their adjoining owned land, by lodgement and registration of the linen plan of subdivision as prepared by Bowdens Surveyors, reference 22145/15.
5. Council meet the costs of the road closure application to the Department of Land and Water Conservation, and the transfers of lots 1 to 12.
6. All necessary documents be completed under the Seal of Council.

26: WINDSOR MALL - BAZAAR PROPOSAL (GR120/016 PT02/CSV/OGK26NBX.C01)

Ms Lydia Gadd, applicant, addressed the committee.

COMMITTEE'S RECOMMENDATION

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

1. The approval be for a trial period of two (2) months only.
2. Payment of a rental equivalent to \$10 (ten) per stall.
3. A maximum of 10 (ten) stalls to be allowed at any one time, with access to shops open for business not being impeded.
4. The organisers and stallholders being responsible for the cleanliness and clearing of any litter within their specified areas.
5. Pedestrian access within the mall not to be impeded.
6. No exposed hot food counters, boilers or urns to be placed on public areas.
7. 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 \$5,000,000 (five million).
8. Any necessary documentation being completed under Seal of Council.

27: ROAD CLOSURE AND PURCHASE APPLICATION - TIZZANA ROAD, EBENEZER (P2006/220 PT02/CSV/OGK26NBX.C04)

Mr Hulls addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

1. Council support the closure of an unnecessary section of Tizzana Road, Ebenezer, adjoining Lot 6 in DP 227211 and comprising an area of approximately 5,855 square metres, in accordance with Council plan reference 2006-15.
2. Council as the roads authority apply to the Department of Land and Water Conservation for the closure of the unnecessary section of Tizzana Road, to be vested in Council as operational land, and transferred to Mrs P Lees, and Mr and Mrs T Gray.
3. The applicants, Mrs P Lees, and Mr and Mrs T Gray, enter into a Deed of Agreement to:-
 - (i) meet all costs associated with the application.

- (ii) consolidate the closed road area with their adjoining property Lot 6 in DP 227211.
- (iii) pay the Council consideration of \$8,000 (eight thousand dollars) for the closed road area.
- (iv) create an easement for support along the frontage of the closed road area, to the satisfaction of the Director of Assets and Recreation.
- (v) accept that the closed road area shall be subject to Council's Tree Preservation Order.
- (vi) accept that a dwelling home may not be erected on the closed road area.

4. All necessary documents be completed under the Seal of Council.

28: MONTHLY FINANCIAL STATEMENTS - OCTOBER 1996 (GF011/005 PT 04/FNC/OGK26NBX.F02)

COMMITTEE'S RECOMMENDATION

That the information be received.

29: WINDSOR MALL MARKETS - CHRISTMAS PROMOTION (GC155/002 PT02/CSV/OGK26LBX.C06)

COMMITTEE'S RECOMMENDATION

COUNCIL MAKE A donation of the November/December rental to the Windsor Chamber of Commerce for promotional activities within the Mall.

Councillor Allan asked that her name be recorded as being against the recommendation.

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle advised that the Hawkesbury Rural Action Group had asked him at its meeting last evening to bring up to Council that they are going to write a letter to Council on a moratorium on rural subdivisions on the western side of the river in particular, however, he believed it should apply to the whole of the rural zonings.

The Mayor advised that this is a matter that would have to be reported to Council.

2. Councillor Searle stated the the Hawkesbury Action Group had also advised that they would be writing to Council asking that "The Islands" Consultative Committee be reintroduced as a

matter of some urgency.

The General Manager advised that Council had voted that the Consultative Committee be disbanded at the September Special Meeting. He had received a letter from the Action Group some weeks ago and had drafted a response. He would be quite happy to report on the letter to Council.

3. Councillor Searle stated that last Friday at the Local Government Association's Road Safety Seminar, Hawkesbury City Council's representatives gave a presentation on the Hawkesbury Youth Strategy Plan. Diana Aspinall, Alison Raymond and Myra Cutts, a young student from Windsor High School delivered the presentation on Council's behalf. He asked if a letter of congratulations could be forwarded to the High School and to Myra Cutts on the way she conducted herself.
4. Councillor Allan stated that she had received representations from Mrs Margaret Jones of 335 Francis Street, Richmond about her driveway which had been lifted up by the house next door. She asked if this could be investigated.
5. Councillor Allan advised that she had received representations from a Mr Phil Heaton of 2815C Bells Line of Road asking about the realignment of boundaries.

The Director Asset Services & Recreation advised that this matter has been referred to Council's Solicitor.

6. Councillor Books advised that he had received a phone call from Mr Barry Burns of Wilberforce about the abattoirs and the problem with the noisy compressors. Also a truck came in the other morning at 4.30am with a load of cattle that bellowed for the rest of the morning. He asked if something could be done about this problem.

The Director Environment & Development stated that if the Council wishes him to enforce the hours of operation, they will not be able to operate and he could close them down if that is what the Council wants. This option was put up six months ago as part of a negotiated package whereby the abattoirs would sign a Deed of Agreement and build a wall. It is a matter for Council.

7. Councillor Books tabled copies of the Annual Report of the Hawkesbury River County Council - three for the Council and two for the Library with copies for the Councillors.
8. Councillor Sheather advised that he had spoken to Mrs Moore this morning regarding the problems of noise at the abattoirs. He stated that he would make himself available at any time when late trading is being carried out to go there and see for himself.
9. Councillor Sheather referred to the meeting last Monday in relation to APV and asked what is the outcome of that meeting at this stage.

The Director Corporate Services & Community Relations advised that the Committee appointed by Council met with the proposed lessee, Mr Wells, and a number of heads of consideration proposed to be incorporated in the lease documentation were agreed upon and a

report of those outcomes would be presented to the Ordinary Meeting in accordance with the Council's decision.

Councillor Sheather asked if there would be a recommendation.

The Director Corporate Services & Community Relations said "Yes".

10. Councillor Sheather stated that he had received a phone call over the weekend from a chap whose son plays basketball at the Indoor Centre and was hurt during a game. He sought advice in regard to Council's implications in the long term in regard to insurance if action was taken, seeing that Council owns the building and leases it through management.

The Director Corporate Services & Community Relations stated that Council's liability insurance cover is to protect the Council for any action it does or was in any way negligent for any injury or damage to a third party.

The General Manager advised that if it is a civil matter, then it should have been reported to the Police by the person. They certainly will have no claim against the Council. He stated that he would report the matter to the Police and the Police should investigate it and lay charges, if they saw necessary.

11. Councillor Sheather asked the Mayor, with the motion of urgency that was dealt with this morning, would his recommendation to a Councillor go down the same direction or would it be dealt with as has been done previously with a motion at the end of the meeting.

The Mayor stated that the usual course is that these matters will come up as a Notice of Motion. If it is considered to be urgent by a Councillor and by Councillors who voted, then the matter would come forward.

The General Manager stated that in this particular instance, Councillor Sahasrabuddhe took the matter up with him yesterday morning and asked him about the draft of the Notice of Motion. He indicated to Councillor Sahasrabuddhe that there were three methods by which it could be dealt with - he could ask the Mayor to deal with it by Mayoral Minute, he could do it as a Notice of Motion to the Ordinary Meeting, or he could seek to raise it as a matter of urgency this morning, which he indicated quite clearly that it was a matter of urgency and he wished to raise the matter this morning.

The Mayor advised that the matter will be reported to the Ordinary Meeting.

The meeting terminated at 4.37pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 28 January, 1997.

ORDINARY - <Meeting Date>

General Purpose Committee - 26 November 1996

Organisation and Resources

.....
Mayor



ordinary meeting

Section 4
Reports for
Determination

ITEM: 109 **Islands Consultative Committee****FILE NUMBER:** SA65/94, DA65/95/GMA/ORL10NAX.G18

REPORT:

Correspondence has been received from the Hawkesbury Rural Action Group expressing concern at the discontinuation of the Islands Consultative Committee. The group has been advised that elected Councillors and staff are involved in numerous committees and groups which take up a lot of time and resources and accordingly, each year the Council determines priorities in September to ensure those matters that are of priority are addressed. As the development approval for The Islands has been granted it was not seen as necessary for the Consultative Group to continue. They have been requested to advise if they have any reasons and/or justification for the committee to be reinstated and accordingly, that information will be put to the Council for its determination.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 109 Oooo

ITEM: 110 **Needle and Syringe Exchange Outlet**

FILE NUMBER: P1343/820 Pt02/GMA/ORL10NAX.G40

REPORT:

At a recent Council meeting the matter was raised of the needle and syringe exchange outlet in the Community Health Centre, March Street, Richmond.

The following response has now been received from Wentworth Area Health Service regarding this matter.

“I am writing in response to your letter dated 4th November, 1996 regarding the location of the March Street Community Health Centre Needle and Syringe Exchange outlet.

As you may be aware, the March Street Community Health Centre provides a range of community based health services including services dealing with women’s health, youth health and sexual health.

In line with Health Department policy, Wentworth Area Health Service operates needle exchange outlets from community health centres which also provide drug and alcohol counselling. I am advised that the needle exchange has been operating without incident from this location for approximately three years.

As well as servicing the needle exchange, needle exchange staff provide a range of services to the community including the provision of training to various community organisations and council staff. Needle exchange staff liaise with relevant authorities, including the Police and Council, regarding issues of concern to the community such as safe disposal of injecting equipment.

In relation to your concerns regarding the location of the needle and syringe exchange outlet, Wentworth Area staff have already met with representatives from the pre-school. Staff and parents from the pre-school expressed their concerns regarding the current siting of the exchange. Wentworth Area Health Service does not believe that the present location of the exchange places the pre-school at increased risk of discarded syringes. However, Wentworth Area Health Service appreciates the pre-school’s concerns and I have informed the pre-school that the needle and syringe exchange will cease operation from its present site as of the 31st January, 1997.

Further to this recommendation, the Needle and Syringe Exchange Co-ordinator will endeavour to find an alternative location for the outlet within the Richmond area. In line with the policies and procedures of the Needle and Syringe Exchange Program, the Needle and Syringe Exchange Co-ordinator will consult with you regarding any proposed sites.”.

RECOMMENDATION:

ORDINARY

Meeting Date: 10 December, 1996

Item: **110**

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 110 Oooo

ORDINARY

Meeting Date: 10 December, 1996

Item: **111**

ITEM: 111 **Bush Fire Brigade Boundary Changes - Glossodia/Wilberforce and St Albans/Lower Portland**

FILE NUMBER: GB10/1/GMA/ORL10NAX.G34

REPORT:

Council's approval is sought to the alteration of Bush Fire Brigade boundaries at Wrights Creek, affecting St Albans and Lower Macdonald Brigades and an area east of the Putty Road, north of Currency Creek, affecting Glossodia and Wilberforce Brigades.

All four Brigades have formally agreed with the proposed changes and details of the new boundaries are shown on the maps attached:

- i. Wilberforce Topographic Map 1:25,000
- ii. St Albans and Mangrove Topographic Map 1:25,000

RECOMMENDATION:

That the proposed Bush Fire Brigade boundary changes, as outlined above, be approved.

ATTACHMENTS:

Plans of Proposed Boundary Changes..

oooO END OF ITEM 111 Oooo

ITEM: 112 **National Parks and Wildlife Service - District Advisory Committees**

FILE NUMBER: GP021/001 Pt04/GMA/ORL10NAX.G36

REPORT:

Council has made nominations for representation on the North Metropolitan, Blue Mountains District and Central Coast District Advisory Committees of the National Parks and Wildlife Service.

In relation to Local Government nominations the Service has advised that the Minister for the Environment, The Hon. Pam Allan, has finalised appointments to all District Advisory Committees for a three year term, expiring in June 1999.

In relation to the North Metropolitan District, Local Government appointments are Councillor Steven Pringle from Hornsby Shire Council, Councillor Gabrielle O'Donnell from Ryde City Council and Councillor Jill Reardon from Baulkham Hills Shire Council.

For the Blue Mountains Committee, Councillor Robert Calvert has been appointed with the others from Local Government being Mr Jack Tolhurst from Blue Mountains City and Mr Robert O'Bernier from Oberon Council.

For the Central Coast Committee the Local Government appointment is Mr Peter Hollier from Gosford City Council,

RECOMMENDATION:

That the Information be Received

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 112 Oooo

ITEM: 113 Tender for Collection of Recyclable Materials - Waste Policy**FILE NUMBER:** GW010/017;GT020/326Pt01/EVD/ORL10NAX.V14**REPORT:****Recyclable Materials Collection Service**

Council's existing contract for the collection of recyclable materials expired on 5 September 1996. The current recycling contract provides for the collection of glass, aluminium, paper and PET (plastic soft drink bottles) from 50 litre crates as well as any other box or receptacle which is left beside the crate. The recycling service is provided to all properties on a weekly basis which receive a weekly garbage service.

Tenders for a new service were called in July 1996 and the result of the tenders was reported to the General Purpose Committee on 27 August 1996. In summary tenders were submitted for:

- . a continuation of the current weekly crate service as existing
- . a continuation of a crate service with the addition of other recyclables, such as steel and liquid paperboard
- . a continuation of the current crate service with the "outer City" area being serviced fortnightly rather than weekly
- . fortnightly collection of the full range of recyclables from a 240 litre waste cart instead of a crate

Table 1 shows the results of the tender as reported to the General Purpose Committee meeting on 27 August 1996.

Council resolved that the information concerning the recyclable materials collection service be received.

From discussions at the meeting, it was generally agreed that it was premature to proceed with finalising a new recycling service when there was only a single materials recycling facility in western Sydney capable of handling a 240 litre co-mingled service and, at the time, that facility was not capable of receiving the products and was due to be upgraded.

Since Council considered the matter in August, the Blacktown MRF (materials recycling facility) is being upgraded and a new MRF is in operation at Jacks Gully near Camden. The Waste Service of NSW also has plans to commission a MRF at Chullora with a transfer facility at Eastern Creek.

The advice from the operators of the Jacks Gully MRF, the Waste Service of NSW, and the operators of the Blacktown MRF (Cleanaway) is that these new facilities are and will achieve contamination rates much less than 10% and likely in the order of 7%.

Since the previous tender was called, Cleanaway has indicated that with its upgraded MRF it will now be able to tender on the recycling service.

In order to have a new recycling service on line by 1 July 1997, it is necessary for Council to resolve to

re-tender the recyclable materials collection service and for those tenders to be considered at the February 1997 Ordinary meeting.

Previous tenderers will have the opportunity to either confirm the prices contained in their previous tender or to submit a new tender.

Green Waste

The removal of green waste from mobile garbage bins and the waste stream generally is a priority if the Government's target of a 60% reduction in the waste stream is to be achieved.

Currently, whilst there is no constraint to placing green waste in mobile garbage bins, green waste which is delivered to the South Windsor Waste Depot is sorted, chipped and removed from the site.

Council currently expends approximately \$60,000-\$70,000 per year chipping green waste. This is in addition to other operating costs. By way of comparison, following the storms in early spring, Council resolved that a period of two weeks be provided for green waste to be deposited at the South Windsor Waste Depot free of charge. For this two week period, the green waste delivered amounted to \$13,000 in gate revenue.

Whilst an attempt is being made to remove green waste from the waste stream, the operations at the South Windsor Waste Depot do not match best practice for green waste. At the South Windsor Waste Depot there is no sorting of green waste with the result that native vegetation is inevitably mixed with weed species prior to being chipped. Current best practice would sort good quality eucalyptus and acacia for chipping for use as a mulch with other vegetation being finely chipped and windrowed. The heat of the composition in the windrows kills unwanted weeds and seeds producing a mulch which is suitable for use in home gardens.

Without pre-empting the future direction of green waste management at the waste depot, it would be prudent to seek the approval of the Department of Land and Water Conservation for use of the adjoining old landfill site for green waste processing subject to the necessary statutory approvals.

RECOMMENDATION:

1. That fresh tenders be invited for the collection of recyclable materials with previous tenderers to have the opportunity of submitting a revised tender.
2. That the approval of the Department of Land and Water Conservation be sought for the possible use of the old waste depot site for green waste processing subject to the necessary statutory approvals.

ATTACHMENTS:

Table 1 - Recyclable Materials Collection Service - Tender Evaluation - 17,200 Services

ORDINARY

Meeting Date: 10 December, 1996

Item: **113**

oooO END OF ITEM 113 Oooo

ITEM: 114 Sister City Association - Proposed New Sister City Arrangement**FILE NUMBER:** GP092/004 PT03/CSV/ORL10NBX.C30**REPORT:**

Correspondence has been received as follows regarding a proposal from the Hawkesbury Sister City Association for the establishment of an additional sister city:

“This Association has for some time been considering establishing a sister city link with a town within New South Wales, preferably a town in the “outback”.

This link would enable Association members and residents of Hawkesbury City area to participate in the sister city movement without the cost of overseas travel and also to foster a greater understanding of people living an entirely different lifestyle within our own country.

Letters were written to four Councils including Whitecliffs and Menindee. Replies were received from both Whitecliffs and Menindee areas through the Council of the Shire of Central Darling that they were both willing to participate in a sister city relationship with Hawkesbury.

This Association now wishes to gain your approval to the establishment of this link in principle and would appreciate this letter being put to Council with an opportunity to speak being given to Council’s delegates to this Association, Clr. Les Sheather and Clr. Christine Paine.

Should Council grant approval, then it would be necessary for a visit to take place to the Central Darling Shire.

It would be appreciated if Council’s approval is granted in principle to this sister city link.”

In accordance with the Committee’s request, this matter is placed before Council for consideration.

Hawkesbury City currently enjoys two sister city relationships with Temple City in the United States of America and Tamba in Japan. The current budgetary allocation for sister cities’ activities is approximately \$17,000.

RECOMMENDATION:

That a determination be made regarding the request received from the Hawkesbury Sister City Association regarding an additional sister city.

ATTACHMENTS:

ORDINARY

Meeting Date: 10 December, 1996

Item: **114**

There are no supporting documents for this report.

oooO END OF ITEM 114 Oooo

ITEM: 115 Rating Structure of Windsor Sewerage Scheme**FILE NUMBER:** GS045/006 PT03/FNC/ORL10NBX.F15

REPORT:

Further to the Ordinary Meeting of 12th November, 1996, a report on the Revenue Pricing Policy for the Windsor Sewerage Scheme is provided.

The report submitted to the General Purpose Committee of 29th October, 1996, is provided as an attachment and clearly details the methodologies outlined in the 1996/97 Revenue Pricing Policy that attempted to:-

1. Maintain equity
2. Recover costs of maintaining the sewerage system
3. Charge in line with those of the Water Board, allowing for proposed 10% residential and 15% non-residential increases.

There has been a reaction in the business community resulting from Council resuming the function of charging for the Windsor Sewerage Scheme under the revised structure. This has predominantly occurred with the levy for each occupation within a commercial building. A property that was formerly rated under the (ad valorem) rate in the dollar system as one assessment, now may have a number of annual charges dependant upon the number of shops or independent commercial occupations.

The separate charging for each occupation also applies to residential properties. Multiple occupancies such as dual occupancies and residential flats, would receive an annual charge for each residential unit at \$296.00 each.

In a recent report (September 1996), the Independent Pricing and Regulatory Tribunal (IPART) provides the following information in relation to sewerage charges. The IPART has advised that the case for introducing usage based pricing is unsubstantiated for liquid waste management services, particularly for domestic customers.

The benefits of including a separate volumetric component in wastewater charges are related to:-

1. The ability to measure or estimate customer's wastewater discharge volumes.
2. The customer's ability to control discharge to service volumes and so influence part of their sewerage bill.
3. The sensitivity of sewerage costs to variations in customer's usage, that is, the responsiveness of sewer costs to the size of, and variations in, dry weather flows.

None of the above conditions are likely to be favourable to domestic sewerage usage charging. Pricing signals have their greatest advantage in situations where they can result in modified behaviour, which in turn, has an influence on the costs of the service. These circumstances are largely absent with respect to charges for sewerage from residential premises.

Metering problems and suspected weaknesses of the link between prices and discharge behaviour, suggested that the gains from introducing sewerage pricing on a volumetric basis are likely to be small.

The recommendation from the Independent Pricing and Regulatory Tribunal is as follows:-

"The Tribunal considers that, in most circumstances, the net benefits of volumetric charging for domestic sewerage management have yet to be demonstrated. Sewerage charging should be fully cost reflective and should include all costs of bringing effluent to acceptable quality levels for discharge."

In charging for non-residential (particularly business properties) sewerage services, some local water and sewer authorities favour an access charge in addition to volumetric charging. This approach involves the use of a service charge which is based on the water service pipe size. The service charge is then multiplied by a discharge factor and is justified on the grounds that the available water flow and the assessed discharge factor will reflect each customer's share of the infrastructure maintenance and treatment costs, which in turn, is related to the peak loading on the system.

The majority of non-metropolitan councils charging for non-residential sewer service still prefer a base rate per connection with an additional charge for each water closet provided in a non-strata environment. This includes motel, commercial premises and caravan parks etc. The difficulty in this area is to set the additional charge per water closet on an equitable basis. This method has its origins from the previous Local Government Act, with the charge indexed over time for inflation. An indicative rate per additional WC in non-metropolitan councils is \$100.75.

The difficulties inherent in determining a charge for the connected pipe size and water flow is where the council is not also the water authority. The water consumption details would have to be provided from Sydney Water. In addition, the measurement of flow from a water meter is not necessarily a fair or representative indication of waste discharge through the sewerage system.

The increased financial burden for the business community resulting from the 1996/97 Annual Charge for commercial premises with independent occupations is acknowledged. Consideration will be given to a further determination of an equitable charge per additional WC for assessments that discharge less than 1,000 litres per day (Category 1). This method would provide a reasonable charge for assessments adversely affected by the current pricing policy. This additional information will be provided in the 1997/98 Revenue Pricing Policy for inclusion with the Annual Estimates and Management Plan.

The 1996/97 Management Plan, having been advertised and no submissions having been received, would generate considerable community response if a new rating structure for the Windsor Sewerage Service was adopted and re-advertised. An alternative solution may achieve a more effective result if a rebate was offered to those property owners adversely affected by the new charging structure compared to the previous Sydney Water charge. The proposed rebate would be the difference between the current charge and the concept of a base charge for the first WC, including the infrastructure connection, of \$343.00 for each "Business" property in Category 1 (less than 1,000 litres/day) plus a charge of \$100.75 for each additional WC. The residential component of a property would remain as advertised in the 1996/97 Management Plan. This proposal would be a loss of revenue in 1996/97 of \$45,000 to \$50,000 for the Windsor Sewerage Scheme, based upon the estimated number of WC connections. A physical inspection is required to identify the number of additional WCS for each property.

An example of the rebate proposed is:-

A "Business" Category 1 in South Windsor under a single ratable assessment is currently charged -

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4 Residential occupations @ \$296	\$1,184	
5 Commercial occupations @ \$343	<u>\$1,715</u>	
Total Current Charge		\$2,899

Proposed Rebate -

4 Residential occupations @ \$296	\$1,184	
1 Base Charge (first WC common to all commercial occupations	<u>\$343</u>	
		<u>\$1,527</u>
1996/97 Rebate		\$1,372

It is to be noted that instances where there is more than one WC, an additional charge of \$100.75 would apply for each WC. The Annual Charge for the other categories adopted in the 1996/97 Management Plan would not be altered.

RECOMMENDATION:

1. Council reaffirm the 1996/97 Annual Charge for the Windsor Sewerage Scheme.
2. A rebate be offered to the property owners in the "Business" Category 1, being the difference between the 1996/97 Annual Charge and a charge calculated upon an amount for each ratable assessment of \$343 (three hundred forty three) plus an amount of \$100.75 (one hundred dollars seventy five cents) for each additional Water Closet connection.

ATTACHMENTS:

AT-1 Copy of report of General Purpose Committee Meeting of 29 October 1996.

oooO END OF ITEM 115 Oooo

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Item: **116****ITEM: 116****Annual Statements of Accounts****FILE NUMBER:**

GF001/001 PT03, GF011/007 PT02/FNC/ORL10NBX.F32

REPORT:

Council's Annual Financial Statements of Accounts for the financial period ended 30 June 1996, have been completed, audited and advertised in accordance with the provisions of the Local Government Act (1993). The unqualified audit certificate from Price Waterhouse has now been presented and is available for inspection by Council and the community.

Given below is a summary of Council's Operating Result and Balance sheet for the period ended 30 June 1996:-

<u>Operating Statement</u>	<u>1995/96</u> <u>\$'000</u>	<u>1994/95</u> <u>\$'000</u>
Operating Revenue	34,874	33,509
Operating Expenditure	<u>32,570</u>	<u>27,704</u>
	<u>2,304</u>	<u>5,805</u>
Capital Grants, Contributions and Donations	2,882	5,243
Profit on Sale of Assets	<u>220</u>	<u>199</u>
Operating Surplus Before Abnormal Items	<u>5,406</u>	<u>11,247</u>
Abnormal Items	<u>(668)</u>	<u>0</u>
Change in Net Assets From Operations	<u>4,738</u>	<u>11,247</u>
 <u>Balance Sheet</u>	 <u>1995/96</u> <u>\$'000</u>	 <u>1994/95</u> <u>\$'000</u>
Current Assets	27,739	37,085
Current Liabilities	<u>10,023</u>	<u>12,219</u>
Net Current Assets	<u>17,716</u>	<u>24,866</u>
Non Current Assets	268,918	148,976
Non Current Liabilities	<u>5,004</u>	<u>8,506</u>
Net Assets	<u>281,630</u>	<u>165,336</u>

Budget Result**\$**

Available Funds 30 June, 1995	1,384,413
Budget Surplus/(Deficit)	<u>(97,851)</u>
Available Funds 30 June, 1996	<u><u>1,286,562</u></u>

Operating Statement

Interpretation of Local Government financial performance from general purpose financial reports is difficult. Councils are non profit bodies and thus performance relates to the level of service provided for each community dollar expended. This can not be readily assessed by looking at organisation profit, cashflow or by performing ratio analysis on the results disclosed within the statements. Interpretation is made more difficult by the distorting effects of the AAS27 transitional provisions.

Depreciation expense for infrastructure assets such as roads, bridges, footpaths and stormwater drainage has not been included in the operating results for the 1995/96 Financial Year. Over the next two years, these infrastructure assets will be brought to account and the depreciation expenditure of approximately \$3.7 million will be realised in the operating results each year. Whilst this expenditure complies with the accounting format and the Local Government Financial Reporting requirements, it does not affect the Council's financial position, particularly relating to cash nor what was traditionally known as working funds. After the application of the depreciation expense, it is anticipated that there will be a small surplus reflected in the operating results in the new reporting format.

The abnormal item of \$668,609 shown in the 1995/96 Financial Statements relates to the raising of a provision for the write off of a debt due from Sydney Water. This amount relates to the difference between the estimated amount of revenue to be raised by Sydney Water and the actual revenue received and accounted for in previous years. This will not affect the financial viability of the Windsor Sewerage Fund, as the level of expenditure, particularly in Capital Works, was also reduced from the original budget projections.

Along with the above receivable several other amounts have proved irrecoverable. Every effort has been made to recover these amounts and it is now necessary, and supported by Council's auditor, to have the amounts written off as irrecoverable. The total amount irrecoverable, either at law, economically or otherwise, including the receivable from Sydney Water, is \$675,661.43.

In addition to the above amount, rates of \$20,080.09 were abandoned during the year for various reasons. These reasons included small balance write offs, changes in rating classification, and writeoffs of legal costs.

Balance Sheet

Supported by the information contained within the Annual Statements of Accounts, Hawkesbury City Council is in a sound financial position. The below information is provided from the Balance Sheet

Council has a high ratio of current assets to current liabilities, meaning Council is in a good position to meet its short term financial commitments and has flexibility in the making of strategic financial

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planning decisions. Council also has a low debt service ratio with only \$5.93 million in loans outstanding of which \$3.43 million will be repaid during the 1996/97 year.

Roads bridges and footpaths were revalued during the year and are the primary reason for the large movements in Non Current Assets and Net Assets.

Budget Result

Council's budget result, based on the movement in available funds, was reported with the review of the Management Plan at the September Ordinary Meeting. The General Fund working funds at 30 June 1996 stand at \$1,286,562. This represents a deficit against budget of \$97,851 for the year. The major causes of this deficit result included a larger than budgeted operating deficit at Australian Pioneer Village and lower than forecasted revenue from Building Application Permits and S149 Certificates, along with variations of a minor nature.

In addition to working funds Council holds specific purpose reserves of \$18,650,184. The movements and balances held in these Reserves are highlighted below:-

<u>Reserve</u>	<u>Bt Fwd</u>	<u>Tfr To</u>	<u>Tfr From</u>	<u>Cd Fwd</u>
Cordners Corner	72,088	0	40,227	31,861
Car Parking	344,503	0	740	343,763
Drainage	47,149	0	6,728	40,421
Trees	3,600	0	0	3,600
Kerb and Guttering	119,299	44,705	5,774	158,230
Roadworks	24,026	254,722	69,394	209,354
Property Development	2,674,039	347,318	674,200	2,347,157
Loan Reserve	2,609,993	2,053,411	2,616,806	2,046,598
Information Technology	143,594	105,017	177,474	71,137
Election	50,000	30,000	61,393	18,607
S94 Bush Fire	16,163	48,794	2,312	62,645
Extractive Industries	130,166	64,549	103,177	91,538
Sullage	178,731	1,366,908	1,466,239	79,400
Garbage	364,371	2,907,471	2,871,281	400,561
Garbage (Internal Loan)	0	0	1,171,213	(1,171,213)
Bligh Park	3,474,629	1,587,926	3,255,959	1,806,596
Workers Compensation	862,937	234,000	398,714	698,223
Plant	833,908	1,278,138	880,859	1,231,187
Risk Management	172,344	20,000	42,304	150,040
Employee Leave Entitlement	678,147	517,209	684,903	510,453
Glossodia/Freemans Water	51,878	0	20,851	31,027
Richmond Sewer	125,887	0	0	125,887
Kurrajong Water	9,179	0	9,179	0
Vineyard Water	3,970	0	1,434	2,536

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Sinking Funds	1,700,000	200,000	1,000,000	900,000
S94 Community Facilities	694,446	511,670	7,500	1,198,616
S94 Park Improvements	181,304	135,625	7,500	309,429
S94 Recreation Buildings	186,249	153,802	7,500	332,551
S94 Roadworks	258,244	57,449	16,570	299,123
S94 Parking	110,078	109,931	0	220,009
S94 Drainage	33,298	333,439	0	366,737
Parks and Gardens	269,861	13,093	79,290	203,664
Heritage	34,847	26,680	16,000	45,527
Emergency Breakdown Rsve	385,000	0	0	385,000
New Treatment Works	3,781,700	1,911,958	1,274,615	4,419,043
Environmental Plan Reserve	680,877	0	0	680,877
TOTAL	21,306,505	14,313,815	16,970,136	18,650,184

Councils restricted funds have decreased considerably over the past 12 months with the utilisation of a significant amount of funds for the construction of new infrastructure, such as the Waste Depot works, the Hawkesbury Oasis and Indoor Sports Stadium and the repayment of borrowings.

Rate Recovery

Detailed below is a summary of gross outstanding rates and charges as at 30 June, 1996.

Rates	\$326,520.95
Interest	\$122,420.64
Garbage	\$110,353.77
Sanitary	<u>\$ 83,101.81</u>
Total	\$642,397.17

The collection performance achieved of 96.03%, a slight decrease from the 1994/95 result, was largely due to the current economic climate and the increased summons' being issued from 856 in the previous year to 941 during 1995/96. The collection of the funds resulting from the necessity to issue a summons often takes longer to be received.

RECOMMENDATION:

That the:-

1. Report on the Annual Statements of Accounts for the period 30 June, 1996 be received.
2. Receivables of \$675,661.43 (six hundred seventy five thousand six hundred sixty one dollars and forty three cents) be abandoned in accordance with the Local Government Act (1999/3).

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ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 116 Oooo

ITEM: 117 Construction of Community Centre, Phillip Place, McGraths Hill**FILE NUMBER:** GT020/329 PT01/ENG/ORL10NBX.E33**REPORT:**

As part of the Section 94 plan for the provision of community facilities for Catchment 3 (South Windsor, McGraths Hill, Pitt Town, Cattai), two projects were identified:-

1. Maraylya Community Centre estimated cost \$204,036.00
2. McGraths Hill Community Centre estimated cost \$168,330.00

Due to the inadequate size and condition of the existing building at McGraths Hill, it was considered that this project should have the highest priority and accordingly, plans have been prepared for the work. As shown below, the estimated cost of the building and associated works is \$283,965. Funding of \$89,971 was previously voted towards the project and a total of \$363,992.73 has been received from Section 94 contributions. The balance of S.94 funds remaining (\$169,998.73) are insufficient at this stage to proceed with the Maraylya project and it would necessarily have to wait until sufficient funding is available.

Tenders for the construction of the Community Centre at Phillip Place, McGraths Hill, closed on Friday 15th November 1996. A total of eleven tenders have been submitted and are listed below:

Denning Constructions Pty. Ltd	\$216,500
Cavasinni Constructions Pty. Ltd	\$217,100
N Shammass	\$229,500
J & R 21st Century Constructions	\$246,492
Steve Watt Constructions Pty Ltd	\$246,503
Paulmac Constructions Pty Ltd	\$246,642
Range Constructions Group Pty. Ltd	\$246,890
Ibramin Der-Melkonian	\$255,400
Viscount Constructions Pty Ltd	\$259,000
Norwest Carpentry Services Pty. Ltd	\$277,900
M Bruton Building Co	\$346,950
Later Tender	
Winterton Constructions Pty Ltd	\$238,900

The tender of Winterton Constructions Pty Ltd was received seven days after the closure of tenders.

The lowest tender in the amount of \$216,500.00 was submitted by Denning Constructions Pty. Ltd., 101 Goods Road, Oakville 2756 with practical completion within eighteen weeks after the day of acceptance of the tender. Discussions with Mr. D. Denning of Denning Constructions Pty. Ltd., indicated that all the works required were included in the tender. Denning Constructions Pty. Ltd., have completed other amenities buildings and alterations to the ground floor foyer and the Councillor's Area in the past and the construction was of a high standard and within contract time.

The estimated project costs are set out below:-

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Electrical supply relocation	\$750
Design Fees	\$2,165
Contract Documentation	\$10,825
Building Application fee	\$410
Construction sign	\$400
Construction tender	\$216,500
Removal of existing building	\$4,500
Contract administration	\$7,578
Landscaping	\$2,940
Furniture and fittings	\$12,942
Administration costs	\$800
Engineers Fees	\$1,700
Contingency	\$8,755
Car park extension	\$9,700
Hall heating	\$4,000
Total construction cost	\$283,965

RECOMMENDATION:

THAT the tender of Denning Constructions Pty., Ltd. in the sum of \$216,500.00 (two hundred and sixteen thousand five hundred) for the construction of McGraths Hill Community Centre, Phillip Place, McGraths Hill, be accepted and the necessary documents be executed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 117 Oooo

ITEM: 118 **Naming of Public Reserve - Grose Vale****FILE NUMBER:** PK/251/ENG/ORL10NBX.E22

REPORT:

The public reserve, commonly known as “Kemsley Downs Reserve” is bounded by Pecks Road, Arthur Phillip Drive, O’Dea Place and Redbank Creek. The area was dedicated as a Section 94 contribution for the purpose of public recreation in 1989.

In 1995 a group of local residents formed a “People for Parks” group for the reserve and have been taking an active interest in the future of the area. The group are especially interested in ensuring the health of Redbank Creek and the surrounding habitat and the ways in which future plans for the reserve can contribute to this, whilst still providing a facility suitable for a wide range of recreation activities.

A recent meeting between the group, Council Officers and representatives of the Sports Council, determined that several concept plans are to be developed incorporating different combinations of facilities along with a species list for future planting in the reserve. The group expressed interest in a name being officially adopted for the reserve. The suggested name is “Redbank Creek Reserve” which provides an association with Redbank Creek which is adjacent to the reserve.

RECOMMENDATION:

That the name “Redbank Creek Reserve” be adopted and be referred to the Geographical Names Board.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 118 Oooo

ITEM: 119 **Macquarie Street, South Windsor - Proposed Closure**

FILE NUMBER: 1341/R PT03/ENG/ORL10NBX.E21

REPORT:

Council, at its meeting held on 8 October 1996, resolved to seek closure of that short section of Macquarie Street, South Windsor between the main carriageway of Macquarie Street and Ham Street.

Public comment was sought by way of advertisement as well as correspondence addressed to relevant industry/service organisations.

At the close of that public comment period, submissions had been received from the NSW Police Service and the Ambulance Service of New South Wales, both agreeing to the closure.

RECOMMENDATION:

That action be taken under the Roads Act 1993 to close the short section of Macquarie Street, South Windsor between the main carriageway of Macquarie Street, South Windsor and Ham Street, by placement of a physical barrier and appropriate landscaping in the vicinity of the northern driveway to No. 346 Macquarie Street.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 119 Oooo

cITEM: 120

Roadworks Program**FILE NUMBER:**

GR120/011 PT02/ENG/ORL10NBX.E28

REPORT:

As reported to Council at its meeting of 12th November, 1996, advice has been received that additional funding in the amount of \$72,204 has been provided in the 1996/97 Financial Assistance Grant for roadworks. It is felt appropriate that in the formulation of a program for these funds, that a comprehensive program should be developed using funds which have been specifically allocated for kerb & gutter, drainage and roadworks and are available through savings made on specific projects or need to have programs determined. A summary of the funding sources is:-

Drainage (Reserve and Loan Funds)	\$ 22,284
Kerb & Gutter (Reserve)	\$152,315
Roads (Grants, Reserve and Loans)	\$296,510
Roads (The Driftway)	\$178,852
Car Parks (Current [96/97] Budget Allocation)	\$ 94,000

The following programs are recommended -

Kerb & Gutter

Golden Valley Drive, Glossodia -

Both sides from the eastern intersection with Spinks Road to Chestnut Drive to alleviate erosion and ponding problems

\$81,000

Macquarie Place, Glossodia -

Missing section on both sides to connect existing kerb and gutter and alleviate erosion and drainage problems

\$26,990

Spinks Road, Glossodia -

Missing section of kerb and gutter on the northern side between Mitchell Drive and Boomerang Drive

\$ 9,100

Spinks Road, Glossodia -

Missing section of kerb and gutter adjacent to House No.220 to connect existing sections of kerb and gutter and reduce erosion problems

\$ 5,525

Graeme Place, Freemans Reach -

Both sides to alleviate drainage problems (flooding during heavy rainfall)

\$13,000

Curtis Road, Mulgrave -

Missing section on the eastern side west of Winford Drive

\$11,700

King Road, Wilberforce -

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Missing section between House Nos 83 and 85 to provide continuity of drainage and reduce erosion problems \$ 5,000

Kerb & Gutter Total **\$152,315**

Drainage

These works are necessary in conjunction with the previous Kerb and Gutter program.

Golden Valley Drive, Glossodia \$ 17,784
Spinks Road, Glossodia \$ 2,000
Macquarie Place, Glossodia \$ 2,500

Drainage Total **\$ 22,284**

Roadworks

Golden Valley Drive, Glossodia -
Shoulder construction associated with kerb and gutter \$ 77,006

Macquarie Place, Glossodia -
Shoulder construction associated with kerb and gutter \$ 24,700

Spinks Road, Glossodia -
Shoulder construction in conjunction with kerb and gutter between Mitchell Drive and Boomerang Drive \$ 11,000

Spinks Road, Glossodia -
Shoulder construction in conjunction with kerb and gutter adjacent to House No. 220 \$ 4,500

Graeme Place, Glossodia -
Shoulder construction associated with kerb and gutter \$ 13,000

Curtis Road, Mulgrave -
Shoulder construction in conjunction with kerb and gutter \$ 34,500

King Road, Wilberforce -
Shoulder construction in conjunction with kerb and gutter \$ 10,000

Moles Road, Wilberforce -
Widen existing sealed road pavement and improve the cul-de-sac at the end of Moles Road to provide uniform road width which will improve safety and reduce edge wear on the existing narrow pavement \$ 4,600

Storm Damage -
A restoration program of \$240,000 has been received from

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the Roads & Traffic Authority for restoration of storm damage to roads during the storm event in August/September, with Council's contribution being 25% of the first \$100,000 (\$25,000)	\$ 25,000
Lower Colo Road and Wheelbarrow Ridge Road - Erect/replace guideposts and provide guardrails and road surface improvements to areas of narrow carriageway and bends with reduced sight distance to improve safety. (A vehicle recently lost control and ran off the road at one of the proposed locations on Lower Colo Road.)	\$ 20,000
The Driftway - Rehabilitation between Blacktown/Richmond Road and the entrance to the Waste Depot, including drainage works.	\$178,852
Funding required to cover costs involved in formalisation of areas where a road has encroached on private property. Those which have been reported to Council include Lower Colo Road and Grose Wold Road.	\$ 20,000
William Street, North Richmond - Rehabilitate section of pavement east of the intersection with Charles Street.	\$ 16,500
Currawong Crescent, Bowen Mountain - Construct cul-de-sac at the end of the street to enable vehicles to turn	\$ 9,500
Grose Wold Road & Grose Vale Road - Re-align road and improve intersection.	\$ 15,500
Wattle Street, Bowen Mountain - Seal southern road shoulder to alleviate constant erosion and edge failures associated with steep grades. This area will need to be considered in a future kerb and gutter program.	<u>\$ 10,704</u>
Roads Total	\$475,362

Car Parks

North Richmond - Construct 1.5 metre wide pedestrian path between the North Richmond Shopping Centre car park and the Council car park located at the corner of Grose Vale Road and Riverview Street	\$ 12,100
Woodhills Car Park, Richmond -	

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Rehabilitation of selected sections of pavement and kerb and gutter with reinstatement of associated line marking	\$ 47,900
Richmond Tennis Centre Car Park - Reseal surface and reinstate line marking	\$ 13,000
Green Hills Child Care Car Park, South Windsor - Extend kerb and gutter and pavement to provide two additional parking bays	\$ 4,500
Post Office Arcade Car Park, Windsor - · Construct raised pedestrian threshold in front of the Arcade entrance	\$ 8,500
· Construct pergola on the large island in the vicinity of the arcade and improve the landscaping generally in the car park	<u>\$ 8,000</u>
Car Parks Total	\$ 94,000

RECOMMENDATION:

That the program as outlined be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 120 Oooo

ITEM: 121 McGraths Hill Sewerage Treatment Plant - Wetlands Bulk Earthworks**FILE NUMBER:** GS045/007 PT03/ENG/ORL10NBX.E38**REPORT:**

Tenders for the McGraths Hill Wetlands Bulk Earthworks closed at 2pm on Wednesday, 20th November, 1996.

Th bulk earthworks generally comprise the construction of:-

Fifteen wetland cells
 Three phosphorous sedimentation ponds
 Pumping sumps and ponds
 Embankments
 Diversion channel (stormwater bypass)

A total of seventeen tenders have been received and are listed in order of price as follows:-

J.K. Williams Contracting Pty Ltd	\$324,150
M.P. Schultz Excavations	\$344,795
Lilliendal Civil Pty Ltd	\$539,050
Quality Management & Constructions Pty Ltd	\$684,683
Pattison Roadworks Pty Ltd	\$703,600
Kingston Industries Pty Ltd	\$734,810
C. & W. Constructions Pty Ltd	\$794,400
L.F.C. Contracting Pty Ltd	\$847,080
D. & M. Hughes Civil Engineering Pty Ltd	\$885,250
Hardy Bros Earthmoving Pty Ltd	\$890,777
Josa Pty Ltd	\$987,400
Vicarys Civil Contracting Pty Ltd	\$1,055,820
Kenoss Contractors	\$1,157,240
Brett Kelly Earthmoving Pty Ltd	\$1,215,960
Civil National Landworks Pty Ltd	\$1,393,540
Ford Civil Contracting Pty Ltd	\$1,463,955
Dovifa Pty Ltd T/A M.J. & M.D. Skinner	\$1,612,475

The lowest tender in the amount of \$324,150 has been received from J.K. Williams Contracting Pty Ltd. This Company has performed similar works for this Council and other government authorities in a satisfactory manner and is considered to have the capacity to perform the required works in accordance with the plans and specifications.

The estimated cost of the effluent reuse scheme following final design preparation is:-

Civil Works	\$992,000
Irrigation System	\$458,000
Wetland Planting and Establishment	\$ 89,000
Woodlot Establishment	\$ 38,500

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Lucerne Establishment	\$ 30,000
Priority Landscaping Works	\$213,000
Optional Landscaping Works	\$255,000
Operation and Management Documentation	\$ 25,000
Education and Recreation	\$ 5,000
Ancillary Works and Facilities	\$ 60,000
Cost of property	<u>\$ 65,000</u>
Total	\$2,815,500

The portion of the civil works component contained in the current tender is estimated at \$680,000 for which the tendered amount was \$324,150, thus reducing the estimate by \$356,950. It is anticipated there will be savings in other areas of the project, when tendered, and grants will be sought where possible (\$60,000 already received from the Trust towards South Creek Revegetation). It should also be noted that the final cost of the property has not yet been determined. Works will be limited to available funding, currently \$2,060,000.

RECOMMENDATION:

- a) That the tender in the amount of \$324,150 (three hundred twenty four thousand one hundred fifty) submitted by J.K. Williams Contracting Pty Ltd for the construction of Bulk Earthworks at McGraths Hill Wetlands be accepted.
- b) All necessary documents be executed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 121 Oooo

ITEM: 122 Tender for Construction of Sewer Carrier Main - Fairey Road, South Windsor

FILE NUMBER: GT020/338 PT01/ENG/ORL10NBX.E13

REPORT:

Lump Sum Tenders for **Sewer Carrier Main Construction, Fairey Road South Windsor** closed on 13th November, 1996.

The construction of this carrier main has been proposed for some time to allow more flexibility and better overall system management. Once completed, the majority of flow from catchments A (part of South Windsor) and K (Clarendon) which currently flow to pump station E (Intersection of Fairey Road and Blackman Crescent) and is then pumped to the South Windsor Treatment Plant via pump station P (located in Fairey Road) and will gravitate to pump station P directly, thus reducing energy costs and allowing additional capacity at pump station E.

Part of the flow from catchments A and K is also pumped directly to the McGraths Hill Treatment Plant and this flow will be diverted to the South Windsor Treatment Plant thus again reducing pump station energy costs and also the load on the McGraths Hill plant.

The tendered amounts below are for the supply of materials and the construction of all works comprising the project. These works include excavation, pipelaying, backfilling, and site restoration for a 450mm diameter ductile iron heavy cement lined sewer carrier main 590 metres in length. A contract period for construction of 12 weeks was required.

The tenderers listed in ascending order of price are as follows : -

Firedam Civil Engineering Pty Ltd.	\$247,419.00
Diona Pty Ltd.	\$255,822.07
Josa Pty Ltd	\$266,505.52
Australian Water Technologies	\$270,491.57
Eden Construction Pty Ltd	\$270,606.19
Limerick Billbergia Pty Ltd.	\$277,990.40
P & O Cunningham Pty Ltd.	\$286,306.00
Conwal Excavating Co. Pty Ltd.	\$309,252.88
Boomdell Pty Ltd.	\$330,559.20
Emerald Civil Engineering Pty Ltd.	\$332,480.46
C & J Chrisos Constructions Pty Ltd.	\$334,807.00
CLM Excavations Pty Ltd.	\$350,786.00
Jay & Lel Excavations Pty Ltd.	\$367,398.80
Quality Management & Constructions	\$352,129.31
E. L. Excavations Pty Ltd.	\$385,000.00
Byrne Civil Engineering Constructions Pty Ltd.	\$399,127.00
D. & M. Hughes Civil Engineering Pty Ltd.	\$414,923.27
Sirani Pty Ltd.	\$442,000.00

Alternative tenders submitted are as follows:-

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Josa Pty Ltd.	\$225,863.00
Limerick Billbergia Pty Ltd.	\$232,833.60
CLM Excavations Pty Ltd.	\$308,926.00
Conwal Excavating Co. Pty Ltd.	\$279,282.87

One further tender was received after the closing time of 2pm. The details of this tender are as follows :-

Robsent Pty Ltd.	\$282,694.50
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Of the five lowest tenders submitted, those that have not provided a history of projects completed and reference contacts are as follows:-

Firedam Civil Engineering Pty Ltd.
Josa Pty Ltd

The tender documents issued to all tenderers were specific in their requirements for lodgement of tenders. Accordingly, tenders received after the closing time, or without details of projects completed and reference contacts were not deemed to comply with the requirements of the tender documents and they were not considered in the assessment to determine the successful tenderer.

Assessment of Tenders

The tenders were assessed on the amount tendered and the capability of the tenderer to complete the works in a satisfactory manner. In this respect, items such as safety, site management, planning and traffic management were considered.

As part of the assessment process, personnel from the two lowest priced conforming tendering companies were interviewed to further determine their capability to carry out the works. Details are as follows: -

Diona Pty. Ltd.

This company submitted the lowest conforming tender for the works. During the post-tender interview, the contractor was asked to provide evidence that the company could complete the works in a satisfactory manner within the time frame allocated. The company has performed similar works for other private and local government bodies who were able to confirm satisfactory performance on these works.

Australian Water Technologies

This company submitted the second lowest conforming tender which was \$14,669.50 or six percent above that submitted by Diona Pty Ltd. This contractor attended the post-tender interview and provided sound information on how the works would be approached and completed satisfactorily. Again, the contractor was comfortable with the time frame allocated to complete the works.

Based on the above information, it was considered that Diona Pty. Ltd. and Australian Water Technologies would be equally capable of constructing these works satisfactorily and accordingly, it is considered appropriate that the tender be awarded to the lowest of the two abovementioned tenders.

RECOMMENDATION:

THAT:-

1. The tender submitted by Diona Pty. Ltd. in the amount of \$255,822.07 (two hundred fifty five thousand, eight hundred and twenty two dollars and seven cents) for the construction of the Sewer Carrier Main Fairey Road, South Windsor be accepted.
2. The Common Seal of Council be affixed to the necessary documentation.

ATTACHMENTS:**AT-1** Plan of Sewer Carrier Main - Fairey Road

oooO END OF ITEM 122 Oooo

ITEM: 123 Construction of Extensions to Community Centre, West Market Street, Richmond**FILE NUMBER:** GT020/339 PT01/ENG/ORL10NBX.E39**REPORT:**

Extension of the Richmond Community Centre was identified as a district facility in the Section 94 Plan and \$218,610 was allocated for the project. Contributions totalling \$612,436.82 have been received for district facilities, the other project being identified is the Windsor Library Extensions at an estimated cost of \$459,081.

Tenders for the construction of extensions to Community Centre at West Market Street, Richmond, closed on Friday 22nd November 1996. A total of ten tenders have been submitted and are listed below:

Range Residential	\$139,850
Winterton Constructions Pty. Ltd	\$148,900
Denning Constructions Pty. Ltd	\$154,950
J & R 21st Century Constructions	\$172,488
Smart Struct	\$185,000
Grason Constructions Pty Ltd	\$186,328
Tectronics Constructions & Engineering (Aust) Pty Ltd	\$207,000
B T Property Constructions Pty Ltd	\$215,970
Avant Constructions	\$228,800
M Bruton Building Co.	\$346,950

Combined Tender Richmond Community Centre and McGraths Hill Community	
Winterton Constructions Pty. Ltd	\$369,890

The combined tender of Winterton Constructions Pty. Ltd., was received seven days after closure of McGraths Hill Community Centre tenders and as such, cannot be considered.

The lowest tender in the amount of \$139,850.00 was submitted by Range Residential, Level 2, 56 Berry Street, North Sydney 2060 and no practical completion date. The supplied reference checks have not supported the Company and their Company credentials are not substantiated.

The second lowest tender in the amount of \$148,900.00 was submitted by Winterton Constructions Pty. Ltd., 148 Foveaux Street, Surry Hills 2010 with practical completion within eleven weeks after the acceptance of the tender. Discussions with Mr. Ken White of Winterton Constructions Pty Ltd. indicated that they had included all work required to complete the construction. The supplied reference checks have supported the Company and their Company credentials are substantiated.

The lowest local tender was received from Denning Constructions Pty. Ltd., and they have completed building works in the past and the construction was of a high standard.

ORDINARY

Meeting Date: 10 December, 1996

Item: **123**

The estimated project costs are set out below:-

Electrical supply upgrade	\$5,671
Design Fees	\$1,399
Contract Documentation	\$6,993
Building Application fee	\$410
Construction sign	\$400
Construction tender	\$148,900
Contract administration	\$4,895
Landscaping	\$6,150
Furniture and fittings	\$12,942
Administration costs	\$1,500
Engineers Fees	\$3,000
Contingency	\$11,755
Car park extension	\$10,395
Hall heating	\$4,200
Total Construction Cost	\$218,610

RECOMMENDATION:

THAT the tender of Winterton Constructions Pty Ltd., in the sum of \$148,900.00 (one hundred and forty eight thousand nine hundred dollars) for the construction of extensions to Richmond Community Centre, West Market Street, Richmond, be accepted and the necessary documents be executed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 123 Oooo

ITEM: 124 **EIS - Removal of Excavated Material - South Windsor Waste Depot (SWWD)**

FILE NUMBER: P2018/55 PT07/EVD/ORL10NBX.V06

REPORT:

The alterations to the cell size and depth at SWWD has resulted in a surplus of overburden which cannot be “lost” over the site. A portion of the material is utilised on-site for daily cover and for cell liner construction. A portion of the sandy loam material can also be used for ancillary purposes such as bund construction for noise attenuation and surface water diversion. The remaining portion is a sand loam which cannot be effectively utilised on-site and has a value in the market place. The funds from the sale of this material can be used at SWWD to offset escalating waste disposal costs and/or the establishment of more waste recovery facilities, and/or the ongoing rehabilitation of the site.

It is proposed to sell this material and transport it off-site. Under the Environmental Planning and Assessment Act 1979, the removal off-site is defined as an “extractive industry” and is, therefore, Designated Development, requiring the preparation of an Environmental Impact Statement (EIS) to accompany the submission of a development application.

In October 1995, the Department of Urban Affairs and Planning (DUAP) were contacted to ascertain DUAP's EIS requirements for the proposal. Details of the requirements were received in November 1995, and are considered excessive considering the nature of the proposal. In particular the Department sought a review of the environmental performance of the landfill, a quite separate matter to the removal of overburden. Discussions with DUAP staff were then commenced to restrict the components of the EIS to those relevant to the proposal.

Advice has since been received (November 1996) from DUAP that Hawkesbury City Council, as the consent authority for the development, is charged with the responsibility to ensure compliance of an EIS with the Director-General's requirements. They have not substantially altered their requirements. Where aspects of the requirements may not be relevant and the EIS satisfactorily demonstrates this then it becomes a matter for the Council as the consent authority to be satisfied with this advice.

RECOMMENDATION:

That Council engage a suitably qualified Environmental Consultant to prepare an EIS to be submitted with the development application to Hawkesbury City Council for consideration of the proposal.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 124 Oooo

**ITEM: 125 Second Sydney Airport Proposal - Badgerys Creek Options -v-
Holsworthy Options****FILE NUMBER:** GA020/004Pt03/EVD/ORL10NBX.V11

REPORT:

The Department of Transport and Regional Development has released a brochure on the status of investigations into the second Sydney airport and, in particular, the various options for runway alignments at both Badgerys Creek and Holsworthy.

As Council is aware, on 20 May 1996 the Commonwealth Government decided that the examination of the potential environmental impacts of developing an airport at Badgerys Creek should be expanded to include the possibility of locating the airport in the Holsworthy Military Area.

There are three runway alignment options outlined for Badgerys Creek and two runway options for Holsworthy. The overall impacts of the various options on airspace management will be considered in the EIS, taking into account the present review of flight paths for Sydney Airport being undertaken.

The draft EIS is planned to be placed on exhibition for public comment in March 1997.

The Holsworthy site option was considered in the 1979 Major Airport Needs of Sydney Study (MANS Study). That study eliminated the Holsworthy military area as a potential site. This decision was reviewed in the Second Sydney Airport Site Selection Programme undertaken by Kinhill Stearns. Both studies deleted consideration of Holsworthy based upon topographic constraints and restrictions on the runway alignment that would necessitate the closure of Bankstown airport and result in significant site preparation costs.

In assessing Council's preferred Second Sydney Airport option most weight will need to be given to the effect of the airport on the operations of RAAF Richmond and also any environmental impacts on the residents of the Hawkesbury. On the basis of the findings in the Kinhill Stearns study, the potential impact of the second Sydney Airport on RAAF Richmond and the Hawkesbury generally is potentially indirect through the relocation of general aviation and/or general aviation training areas.

The Second Sydney Airport is in some respects a misnomer as there are already two large airports in Sydney with large numbers of aircraft movements - being Kingsford-Smith and Bankstown. In addition, Bankstown and the other smaller general aviation airports require a training area.

The Holsworthy options will have considerable appeal if they can maintain operations at Bankstown Airport as well as the existing general aviation area which is currently based on the Badgerys Creek - Luddenham area. The Second Sydney Airport option at Badgerys Creek will curtail the general aviation training area and may affect operations at Bankstown, either of which may indirectly affect RAAF Richmond in the longer term.

It will not be possible to be definitive about the impact of any of the site options on airspace management until the EIS is released 1997.

Accordingly, it would be premature to respond to the runway alignment options at this stage. However, the issue of air space planning and flight paths is flagged as a significant consideration in Council's position on the Second Sydney Airport.

RECOMMENDATION:

That the information concerning runway options for Badgerys Creek and Holsworthy in the Second Sydney Airport investigations be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 125 Oooo

**ITEM: 126 Hawkesbury - Nepean Flood Management Advisory Committee -
Exhibition of EIS for Warragamba Dam Auxiliary Spillway****FILE NUMBER:** GC180/006Pt04/EVD/ORL10NBX.V24

REPORT:

On 29 November 1996, Sydney Water released the EIS for the proposed Warragamba Dam auxiliary spillway with a public exhibition period from 29 November 1996 until 28 February 1997. To date only three copies of the EIS have been provided to Council although a request has been made for an additional 50 (fifty).

Hawkesbury Nepean Flood Management Advisory Committee

On 28 November 1996, the Minister for Urban Affairs and Planning and the Minister for Housing issued the following news release:-

"HIGH LEVEL COMMITTEE TO STUDY FLOOD MITIGATION IN THE HAWKESBURY NEPEAN

A new high level committee will be set up by the State Government to develop an action plan for flood mitigation works in the Hawkesbury Nepean Catchment.

The Committee was announced by the Minister for Land and Water Conservation, Mr Kim Yeadon, and the Minister for Urban Affairs and Planning, Mr Craig Knowles.

Mr Yeadon said more than \$1.7 million has been set aside for the establishment of the Hawkesbury Nepean Flood Management Advisory Committee. The Committee will bring together all the stakeholders in the catchment to work together on solutions to flooding.

"The establishment of this Committee is a major step forward in providing the first comprehensive Flood Mitigation Strategy for the Hawkesbury Nepean region.

"The Committee will have until August 1997 to prepare their report - ensuring capital projects and other works can get underway as quickly as possible.

"It will have the power to commission reports from leading scientists and technical experts to ensure the flood mitigation measures are world class.

"The Committee will also examine a range of mechanisms to mitigate flooding including local government development controls, use of Regional Environmental Plans, one Floodplain Management Plan and local Floodplain Management Plans.

"The Committee will report to the Natural Resources Committee of Cabinet - ensuring flood mitigation in the Hawkesbury Nepean is dealt with by the highest levels of Government," Mr Yeadon said.

Mr Knowles said the work of the Committee would go hand in hand with the new Environmental

Impact Statement to secure Warragamba Dam from the threat of collapse.

"The Warragamba Dam EIS will ensure the people of the Hawkesbury Nepean will no longer have to live under the threat of a major dam failure.

"The Flood Mitigation Strategy and new advisory Committee will address downstream flooding issues. The benefits of a comprehensive Flood Mitigation Strategy for the total catchment is that all residents will receive increased protection from flooding.

"Under the old proposal to raise the Warragamba Dam wall, only some of the residents of the Hawkesbury Nepean region would have benefited from increased protection from flooding," Mr Knowles said.

The press release also included the composition of the Flood Management Advisory Committee and the terms of reference. The composition of the Committee is:-

- . *Independent chair*
- . *3 or 4 councillors nominated by WSROC*
- . *Hornsby Council*
- . *Gosford Council*
- . *Hawkesbury Nepean Catchment Management Trust*
- . *Department of Urban Affairs and Planning*
- . *Department of Land and Water Conservation*
- . *State Emergency Services*
- . *Sydney Water*
- . *Roads and Traffic Authority*
- . *3 community representatives, one from each of the three subcatchments.*

Members are to be selected by the Minister for Urban Affairs and Planning and the Minister for Land and Water Conservation, from lists of nominees provided by the above organisations.

The committee will report to the Natural Resources Committee of Cabinet.

The terms of reference for the Committee are:-

- . *commission and oversight technical studies necessary for flood mitigation planning;*
- . *act as a focal point for integrating agency, local government and community input to the technical studies;*
- . *provide preliminary advice on measures to address the results of the technical studies in terms of existing and future development planning, emergency services planning and other matters. As part of this, examine options for mechanisms such as local government development controls, use of Regional Environmental Plans, one Floodplain Management Plan and local Floodplain Management Plans.*
- . *provide advice to the community on the results of, and interpretation of, the technical studies.*
- . *develop options for further work and matters to be considered, for the Cabinet Committee's consideration.*

Timeframe

Nine months, ie report by August 1997.

When the State Government decided not to proceed with the 23 metre flood mitigation extension to Warragamba Dam in September 1995, much was made of this structural option being a "simplistic" solution and it was promised that the issue of flooding would be addressed in a comprehensive flood mitigation strategy. The Government's announcement is merely to establish a Committee with a reporting date well beyond the completion of the exhibition period for the spillway EIS. The Government has also deemed that perhaps the most affected LGA, the City of Hawkesbury, should not be directly represented on the Committee.

This matter was taken up with the Minister for Land & Water Conservation, Kim Yeadon at a meeting on 28 November 1996. It was put to him that a decision on constructing the auxiliary spillway, which will worsen flooding in the Hawkesbury Nepean valley, should not be made until the Strategy was in place. He commented that the State Government was going to proceed with the auxiliary spillway and that consideration of a flood mitigation strategy was separate.

The Hawkesbury Nepean Flood Management Advisory Committee will follow a "very well trodden path" in its investigations and deliberations. Recent Committees and investigations of which the author is aware are summarised as follows:-

- | | |
|-------------|--|
| 1982 | Review of the safety of Warragamba Dam in 1982 raises concerns about the safety of the dam. |
| 1985 | A panel of international experts confirms Warragamba Dam is inadequate, being able to pass a flood only half the extreme flood to which it could be subjected. |
| Late 80's | The revised flood predictions applied to the safety of the dam wall were considered by planners and engineers in the context of the flooding downstream. Revised flood frequency predictions were issued with the estimated 1 in 100 chance per year flood in Windsor being increased from 16.0 metres to 17.3 metres. |
| 1991 | South Creek Floodplain Management Study |
| 1989 - 1992 | Warragamba Dam Inter-departmental committee (IDC) investigated a broad range of options for addressing both dam safety and valley flooding (recommended the 23 metre mitigation dam). |
| 1992 | NSW Flood Warning Consultative Committee investigates a flash flood warning system for Sydney, Newcastle and Wollongong. |
| 1994 | Hawkesbury Nepean Valley Flood Awareness Committee |
| 1994 - 1996 | Hawkesbury Nepean Flood Plain Management Steering Committee |
| 1994 | Consultants, Patterson & Britten complete a \$100,000 Flood Plain Management Plan for the City of Hawkesbury (generally not implemented due to lack of funding for |

raising road levels). A similar study was proposed for Penrith but was not undertaken.

- 1994 Lower Hawkesbury River Flood Study.
- 1995 Regional Flood Mitigation Strategy proposed by State Government but work ceased with announcement that Government not proceeding with 23 mitigation extension.
- 1995 SES complete Flood Plan for the City of Hawkesbury.
- 1995 Hassell Planning prepares Hawkesbury Nepean Floodplain Development and Subdivision Guidelines (draft report submitted to Public Works Department but never finalised).
- July 1995 Consultants, ERM Mitchell McCotter complete a \$10m EIS into the 23 metre flood mitigation extension.
- Sept 1996 Consultants, ERM Mitchell McCotter complete a \$1.5m EIS into the auxiliary spillway.

It is likely that well in excess of \$15 million has been expended by the State Government on quantifying and attempting to solve the flooding issue in the Hawkesbury Nepean Valley over the last 10 years. This has involved experts from Australia and overseas, government departments, consultants, Councils and the community. Just what a further investigation will achieve is not readily apparent.

It is perhaps noteworthy that the terms of reference for the Committee do not directly refer to capital works, however the Government's own consultants ERM Mitchell McCotter have stated that, *"physical flood mitigation works offer the greatest potential to significantly reduce damages to the natural and man-made environment across a wide range of floods - page 5.27 of 23 metre EIS"*.

The Western Sydney Regional Organisation of Councils has suggested that WSROC be represented by the most affected Councils vis - Penrith, Blacktown, Hawkesbury and Baulkham Hills each having a Councillor on the Committee. However the ultimate composition of the Committee will depend on the Minister who will appoint members from the lists supplied by the various organisations.

A Mayoral minute on the Hawkesbury Nepean Flood Management Advisory Committee is to be considered at this meeting which will include recommendations.

EXHIBITION OF EIS FOR WARRAGAMBA DAM AUXILIARY SPILLWAY

The Environmental Impact Statement for the Warragamba Dam auxiliary spillway has been placed on public exhibition by Sydney Water from 29 November 1996 until 28 February 1997. The proposed spillway is designed to make the dam safe from overtopping and failure which is currently estimated to be a 1 in 1,500 chance per year.

It is proposed to construct a spillway around the right side of the dam (looking downstream). The spillway would be approximately 750 metres long, 160 metres wide at its entrance and up to 50 metres deep. The spillway and associated works are estimated to cost \$94 million. The auxiliary spillway would not operate until the flow rate through the existing spillway exceeds that

of a flood with a rarer than a 1 in 200 chance of occurring per year. Flows occurring more commonly will pass through the dam's existing gated spillway. There would not be any change in the way water is released from the dam until the auxiliary spillway is activated.

At the upstream end of the spillway at approximately the current alignment of the dam wall, two or three "fuse plugs" or rockfill/clay dams will be constructed. These fuse plugs will stop the flow of water down the spillway until they are overtopped when they will quickly be washed away. The top of the fuse plugs will vary slightly in height with the lowest being some 6.5 metres above the full supply level of the dam and once overtopped will discharge at a depth of at least 6.5 metres. Therefore the operation of the spillway will worsen a flood peak which, in Windsor, will already be as high as the 1867 flood level.

Hence, the Warragamba Dam auxiliary spillway only provides flood mitigation for extreme floods with a frequency of 1 in 1,500 or less and then only by preventing failure of the dam structure itself. Contrary to some of the media reporting of the issue, the much more likely flood risk to downstream communities will not be mitigated in any way and for very large floods with a frequency of between 1 in 200 and 1 in 1,500 the flooding problem will be made worse.

Similarly, the Minister's press release states that:-

"The Warragamba Dam EIS will ensure the people of the Hawkesbury Nepean will no longer have to live under the threat of a major dam failure".

Unfortunately, the statement omits the much more real threat of a flood with a frequency of less than 1 in 1,500. A flood with a return interval as low as a 1 in 60 chance per year will devastate housing which has been built at the floor height standard in Hawkesbury LEP 1989. This will include all of McGraths Hill, and large parts of Pitt Town, South Windsor and Windsor.

The impact of the spillway on flood events up to the 1 in 1,500 chance per year event is documented in the EIS prepared by ERM Mitchell McCotter as follows:-

Impacts of Warragamba Dam Auxiliary Spillway up to a 1 in 1,500 chance per year flood.

Residential Properties	Will increase flood risks for 5,700 homes, 4,300 of which are at risk of being irreparably damaged (page 4.86).
Agricultural Land	About 2,500 hectares of agricultural land will have an increased flood risk (page 4.86)
Commercial & Industrial Properties	Will increase flood risks for 1,200 commercial and industrial premises and 110 of these might suffer irreparable damage (page 4.87).
Railways	Potential increased scour damage to the main western railway line (page 4.87).
Roads	Increased likelihood that the Victoria Bridge at Penrith will be destroyed. Risk of damage to other roads on the floodplain will also increase (page 4.87)

Electricity	Increased risk of the Windsor and Penrith substations failing. Consequent loss of power supply in Windsor for up to 6 months if flooding exceeds 20m AHD. In Windsor, the risk of this is increased from 1 in 500 per year to 1 in 350 per year (page 4.88)
Telephone	At 21.5 metres AHD, the entire 045 telephone area will fail with nearly 21,000 customers being affected. The chance of this occurring is increased from 1 in 1,200 to about 1 in 800 per year (page 4.88).
Water & Sewer	The spillway will increase the risk of a further \$40 to \$50 million worth of damage to water supply and sewerage assets (page 4.89).
Defence facilities	The spillway will increase the risk of flooding at the Richmond Airforce Base (page 4.89).
Heritage	Increased risk to Aboriginal and European heritage items (page 4.90).
People	The spillway will increase the risk of flooding for 18,500 people,

If the spillway operates the EIS estimates that it will cause an additional \$800 million in flood damages downstream. In any flood mitigation strategy, at the very least the Government should have an objective of implementing works which will prevent the equivalent of \$800 million in damages or otherwise the Hawkesbury Nepean Valley will be the net loser.

The spillway EIS identifies a number of alternatives for making the dam safe. These were assessed in the EIS and the following summarises the conclusions reached.

Alternatives for Making Warragamba Dam Capable of Passing the Maximum Probable Flood (PMF)

Option	Assessment of Option in EIS
Increase Existing Spillway Capacity	Would require massive modifications to dam and would only increase energy levels on the dissipator which is already subject to energy levels that are amongst the highest of any dam in the world.

Change Gate Operations	This would be done in tandem with increasing the existing spillway capacity. Pre-emptive water releases would reduce available flood warning times, potentially make downstream flooding worse if predicted inflows are overestimated or coincide with inflows from other tributaries, increase the risk of losing stored water should the inflows be over-estimated. However even with the current gates fully open it would take 1.3 days to reduce the storage by 20%. At present it is only possible to predict with some accuracy inflows 12 to 18 hours in advance. This option will not make the dam safe against a PMF.
Allow Overtopping	Would require the dam to be strengthened at a cost of \$250 million and even with this expenditure the energy in the dissipator would be unprecedented at any dam in the world and it is not possible to be confident that the dam would be PMF safe.
Dams Upstream of Lake Burragorang	Dismissed in both this EIS and the previous EIS because of the cost (\$500m) and significant environmental impacts.
Lower the Lake Level	A PMF has more than three times the volume of Lake Burragorang. If the storage were completely empty, such an event would still overtop the dam and cause it to fail. Lake lowering therefore cannot make the dam safe. It would also bring forward water supply augmentation which is likely to have significant environmental impacts.
Raise the Dam Wall	The 23 metre option would cost about \$280m which is high compared to the spillway, but unlike the spillway would offer substantial flood mitigation benefits.
Combining Lake Lowering and Wall Raising	Has the disadvantages of the lake lowering in bringing forward water supply augmentation at a significant cost and environmental impact as well as the significant cost of the wall raising.
Auxiliary Spillways	Channels to divert water around the side of the dam. Options for left and right spillways evaluated with the right spillway being the preferred option at an estimated cost of \$94 million.
Tunnels	Would divert excess flows in tunnels around the side of the dam. Dismissed because of cost - \$165 million.
Overland Channels	Would divert excess flows over some distance to the Nepean River. Have the advantage in not having to be concrete lined and would divert water away from dissipator and associated infrastructure. However these benefits are outweighed by substantial excavation volumes, 25 times more excavation than an auxiliary spillway.

Combined Wall Raising and Spillway	There could be a modest increase in the dam wall and a reduced spillway width. For example a 5 metre increase in the height of the dam would mean a 50 metre decrease in spillway width at an estimated cost of more than \$150m. A 10 metre increase in height of the dam would reduce the spillway by 130 metres at a cost of more than \$210m. Whilst these options could have significant flood mitigation potential they were dismissed because the costs exceed the auxiliary spillway option.
Lake Lowering with Spillway	Not favoured as it would bring forward the need to augment Sydney's water supply.

The assessment of the options was undertaken against criteria which did not include flood mitigation benefits. Page 4.111 of the EIS states as follows:-

"The proposed spillway will reduce the risk of water supply failure and dambreak damages. It cannot make significant improvements to general flood hazard and risk downstream..."

Decisions regarding flood mitigation, other protection of assets and future urban development in the valley are outside Sydney Water's area of responsibility."

Without any flood mitigation benefits it is not surprising that the auxiliary spillway has a net present value of minus \$59 million and a benefit cost ratio of 0.19. This is because over the remaining say 150 year life of the dam, there is a 53% chance that the spillway will operate and 10% chance that the dam will fail. However the project can be properly justified as an insurance policy costing \$94 million against the \$4,500 million in cost associated with dam break. In contrast the 23 metre extension had a favourable cost benefit ratio while simultaneously providing insurance against more likely damages of \$1,650 million.

In spite of the EIS not considering flood mitigation, it is apparent that its author has concerns about flood mitigation and refers on page 4.111 to the State Government's urban development program which identifies land with potential for 2,700 housing lots in the currently flood prone area. The EIS also states that if all potential urban land were developed in the valley, a further 76,000 lots would be flood prone under existing conditions.

In summary both the current EIS and the previous EIS for the 23 metre extension to Warragamba Dam demonstrate that real flood mitigation for the Hawkesbury area will only be achieved by physical works which will temporarily detain a large proportion of the catchment's flood waters.

The EIS for the auxiliary spillway identifies that its operation will cause up to an additional \$800 million in flood damage downstream. It will increase flood risk for 5,700 homes and 1,200 commercial and industrial properties.

It is inconceivable that the announced Hawkesbury Nepean Flood Management Advisory Committee making recommendations to the Government 2 years before the Sydney Olympics will be able to

achieve flood mitigation works to reduce damage downstream by \$800 million (and thereby retain the status quo) let alone effect a real improvement in flood mitigation for existing development.

RECOMMENDATION:

1. That Council reaffirm its support for raising of the existing Warragamba Dam wall by 23 metres as recommended by the Warragamba Interdepartmental Committee based on the need to protect lives and property.
2. That the Minister for Land and Water Conservation and the Minister for Urban Affairs and Planning be advised that Council does not support the proposed auxiliary spillway as a means of making Warragamba Dam safe because of the estimated \$800 million in damages it will inflict on downstream communities.
3. That the Minister for Land and Water Conservation and the Minister for Urban Affairs and Planning be advised that Council would prefer any option for making the dam safe which included some provision for the temporary detention of flood waters behind Warragamba Dam either by raising the wall and/or lowering the full storage level so as to reduce flood peaks in the Hawkesbury/Nepean Valley.
4. That Penrith City Council, Baulkham Hills City Council, Blacktown City Council, WSROC and the Hawkesbury Nepean Catchment Management Trust be requested to support Council's opposition to the proposed auxiliary spillway as a means of making Warragamba Dam safe because of the estimated \$800 million in damages it will inflict on downstream communities.
5. That the DAMIT group be offered the use of a desk in the Council offices and necessary office support (telephone, fax, secretarial, computer, filing services etc) to publicise Council's opposition to the proposed auxiliary spillway
6. That Sydney Water be advised that Council objects to the proposed Warragamba Dam Auxiliary Spillway as a means of making Warragamba Dam safe with its preference being for a 23 (twenty three) metre extension to the existing wall and as a second preference any option which temporarily detains water behind the dam wall and/or reduces the full storage level so as to reduce flood peaks in the Hawkesbury Nepean Valley. Further, that a copy of this report be provided as background to Council's position.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 126 Oooo

ITEM: 127 **Threatened Species Conservation Act - Identification of Endangered Species - Impact on Agriculture - Lot 1 DP 862391 Grono Farm Road (A & V Tuckerman)**

FILE NUMBER: P720/12Pt01/EVD/ORL10NBX.V26

REPORT:

In September 1995 the Tuckermans received subdivision approval from Council for the subdivision of their land into three 10ha parcels. The land is zoned Environmental Protection 7(d1).

The Tuckermans then proceeded to sell one of the lots and had interest from a person who wished to use it for market gardening. Approval was sought to clear the land, however, given the density of the existing tree cover a flora and fauna survey was required.

Despite the sale to the potential market gardener falling through, the Tuckermans proceeded to have a flora and fauna survey undertaken by ecological consultants.

The consultants have now completed the report and have identified the lot supporting a population in excess of 100 individuals of *Pultenaea parviflora* which has special conservation significance being an endangered species in Schedule 1 of the Threatened Species Conservation Act 1995. They indicate that the proposed clearing would have significant effect on this threatened species and any application to clear must be accompanied by a species impact statement. In addition, they have identified the native vegetation community *E.fibrosa* (Broad-leaved Ironbark), *E.moluccana* (Grey Box) as being inadequately conserved on the Cumberland Plain.

The consultant suggests that, given the presence of the endangered species, wholesale clearing is undesirable.

The statutory position is that in the 7(d1) zone, Council must give development consent for dwellings as well as clearing for agricultural purposes. In giving consent, Council must consider a Section 90 Heads of Consideration which include whether there is likely to be a significant effect on threatened species. Section 77A of the Environmental Planning and Assessment Act also requires that, if development consent is required for development and that development is likely to significantly affect a threatened species, consent must not be granted without the concurrence of the Director General of National Parks and Wildlife.

Arguably, the owners can graze the land without Council consent under the Threatened Species Conservation Act as it contains an exemption for routine agricultural activities. However, it is unlikely that any person would wish to acquire the land at a reasonable price and retain all of the existing tree cover.

Mr & Mrs Tuckerman advise that they are pensioners and following the costs incurred in undertaking the subdivision, no longer have the resources to fund a species impact statement which is likely to cost between \$2,000-\$5,000. The matter has been discussed with a consultant who has undertaken work for Council and who is not aware of any other species impact statements which have been undertaken for flora on the Cumberland Plain.

The Tuckermans have essentially been caught by the Threatened Species Conservation Act which was gazetted on 22nd December 1995, after the approval of their subdivision but before the sale of the land. Given the circumstances of the Tuckermans and the fact that the SIS is “trail blazing” in the protection of endangered flora, it is considered that Council should enter into an agreement with the Tuckermans to pay for the SIS with the cost to be recouped on the eventual sale of the land.

RECOMMENDATION:

That Council undertake a Species Impact Statement for *Pultenaea parviflora* on Lot 1 DP 862391 and the adjoining two Tuckerman properties with an agreement that the Tuckermans reimburse the cost of the Statement following the sale of Lot 1 DP 862391.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 127 Oooo

ITEM: 128 **Rezoning of Lot 1 DP824047 Windsor Road, Richmond, from Light Industry 4(b) to Special Uses 5(a) - Aerodrome**

FILE NUMBER: LEP13/96/EVD/ORL10NBX.V09

REPORT:

On 7 May 1996, Council resolved to rezone Part Portion 84, 85 and 86 Windsor Road, Richmond, to Special Uses 5(a) Aerodrome.

The draft plan was prepared with the site description being changed to Lot 1 DP820047 due to the properties being consolidated.

The draft plan was referred to the following public authorities:-

Environmental Protection Agency
Sydney Water
Roads and Traffic Authority
Integral Energy
Department of Transport

No objections were received from the public authorities.

The draft local environmental plan was placed on public exhibition for the period 9 October to 8 November 1996. No objections were received as a result of the exhibition period.

Because no objections were received, 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.

RECOMMENDATION:

That the Draft Local Environmental Plan - Amendment No. 79 be forwarded to the Department of Urban Affairs and Planning for final determination and gazettal.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 128 Oooo

ITEM: 129 Hawkesbury Sustainable Development Strategy**FILE NUMBER:** GT150/015/EVD/ORL10NBX.V37

REPORT:

Council, at its last meeting, received a report recommending the combination of its HSADS project and the North Western Sydney RDO project for the Export Centre Feasibility Study. This recommendation was adopted and since that time a number of developments have occurred.

Firstly, negotiations with the University and Rural Industries Research and Development Corporation (RIRDC) have resulted in Council being offered access to the Rural Land Use survey work those institutions have undertaken. This has significantly reduced the likely cost of Council's project which is now estimated at \$30,000. The cost of this information will be \$6,000 which is significantly less than what would be expected if Council were to engage consultants to undertake this work.

Secondly, in order to co-ordinate the project, a management committee is to be established, made up of representatives of Council's Rural Lands Committee and the NWS RDO, Hawkesbury City Council, Baulkham Hills Shire Council, Hornsby Council and a representative of the agricultural industry.

At its meeting on 3 December 1996, the Rural Lands Committee nominated the Mayor, Cllr Stubbs, as its representative to this management committee. It is proposed that the Town Planning Supervisor also participate on the management committee.

Given the management committee will be selecting the successful consultant, Council now needs to delegate this responsibility to these two representatives. It should be noted that the agreement between Council and the NWS RDO is to appoint the same consultant to undertake the respective projects, subject to the acceptance of both parties of the selected consultant, and to share any cost savings that may arise.

RECOMMENDATION:

That Council delegate responsibility for the selection and engagement of consultants to undertake the Hawkesbury Sustainable Agricultural Development Strategy to its two representatives to the Management Committee as detailed in this report.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 129 Oooo

ITEM: 130 **City Health Plan****FILE NUMBER:** GP070/024/EVD/ORL10NBX.V04

REPORT:**Introduction**

The report is intended as a starting point for discussion about the benefits of this collaborative project. It provides a brief history of the project, the context in which it was developed and a suggested process for furthering the project.

A City Health Plan for Hawkesbury will be a unique opportunity. The World Health Organisation is interested in collaborating with cities and regional governments health issues especially as they relate to "heritage" tourism and the environment.

Background

In May 1996, the Western Region Association of Councils (WSROC) convened a forum for local Councils and Area Health Services to showcase developments in collaborative planning for health gains. This forum was a follow-on from a previous undertaking by WSROC to support the development of City Health Plans. In 1993, WSROC, its member Councils and the three Area Health Services of the Greater Western Sydney Region participated in a Seminar on City Health Plans. As a result, a number of these Councils initiated collaborative health planning projects. All of these City Health Plans have been developed with the support and cooperation of their local health service.

In June, Hawkesbury City Council approached the Wentworth Centre for Health Promotion and the University of Western Sydney to see if they could work on a City Health Plan for the Hawkesbury area. Both of these organisations responded positively to this approach and a working party was established.

The Mayor has been briefed about the project and has indicated his strong support for it. Senior executives of the new Hawkesbury District Health Service have also viewed the proposal and formally endorse it. They have agreed to offer continued support for the project.

Membership of Working Party

Garry Baldry, Branch Manager Environment & Waste, Hawkesbury City Council;
Linda Cristine, Planning Coordinator, Wentworth Centre for Health Promotion;
Kelly Demattia, Environmental Health Officer, Hawkesbury City Council;
Brent Powis, Director WHO Collaborating Centre for Environmental Health, University of Western Sydney - Hawkesbury;
Linda Stanbury, Health Promotion Consultant, Hawkesbury Health Service Ltd.

The working party is being assisted by two students from the University of Western Sydney - Hawkesbury, Faculty of Environmental Health - Lawrence Lingam and Joanne Dunkley.

What is a City Health Plan?

City Health Plans are a means to achieving better health for the community. They are documents which provide an opportunity for Councils to develop programs and strategies that will achieve maximum well-being for people in their municipality. They are based on local concerns about how to create environments which support opportunities for better health.

Many City Health Plans have been developed as part of a Healthy Cities Program. Healthy Cities is an international program supported by the World Health Organisation.

City Health Plans vary according to the particular circumstances of the local community including the priorities of local Councils and health services. The differing emphasis placed on the physical, social or cultural environment usually distinguishes the type of plan developed eg Social Plan, Environmental Health Management Plan, Public Health Plan, Resource Management Plan.

City Health Plans are developed in partnership with local councils, local health services, the local community and local organisations. They are by nature collaborative efforts. In the Hawkesbury area we have the good fortune to have a World Health Organisation Collaborating Centre located at the University of Western Sydney - Hawkesbury who wish to be involved in health planning.

As planning documents, City Health Plans articulate the particular interests of local organisations. They spell out the relationship of council policies and plans to public health services and to specific health projects. City Health Plans are "umbrella" documents that enable the activities of different organisations (which impact on health and well being) to be implemented in a coordinated manner.

Aims of the Working Party

The working party is currently looking at the feasibility of a collaborative plan that will have significant impact on the plans and policies of Hawkesbury City Council and the health service. It is exploring the benefits of this type of planning by comparing different models developed in Australia. It intends to develop a model plan ensuring that the final product adds value to the business of the organisations involved and ultimately improves opportunities for health in the local community.

Current membership reflects the initial stage of the plan's development. In the first instance, the working party will review existing plans before proposing the model to be used in the Hawkesbury. At a later stage, membership of the working party will be expanded to include Local Government Councillors, other community groups and individuals, and if appropriate, other Hawkesbury Council and Hawkesbury Health Service Managers.

Benefits of the Project

1. **Increase council profile** in the community and at an international level, that is, a promotion of Council business which positively impacts on conditions for good health and well being. This includes positive environmental management and the development of tourism and business opportunities.
2. **Improved and long-term health benefits** for Hawkesbury residents.

3. **Improved coordination** and management of Council and health services. The City Health Plan will articulate the specific benefits for residents about issues of community concern. For example, if safe recreation environments are seen as a priority for residents in order to be more active and consequently healthier, then the plan will spell out how to improve safety. Importantly this will be linked to existing plans and business of Council.

Outputs of the Project in its First Year

1. **Establishment of Hawkesbury on the international scale.** The project would position Hawkesbury in the WHO Healthy Cities movement. Hawkesbury has the opportunity to be a key City in the development of a Multi-City Action Plan (MICAP) for countries in the Pacific Region. WHO is considering creating a MICAP around the issues of Environment, Health and Tourism. This would enable a pooling of resources and WHO expertise in planning for urban/rural cities which share common issues.

As a result of the development of a Healthy Cities Plan, the opportunity is available for Hawkesbury to extend the boundaries of the project by forming a unique relationship with the City of Hue, which is located in Vietnam. This City is also currently involved in developing a City Health Plan and possesses many characteristics similar to those present in the Hawkesbury. For example, both cities have major rivers that run through them and regularly deal with heritage issues etc. This relationship would provide the framework for both cities to benefit from each other's experience.

Recently, preliminary discussion took place between the WHO Director for the Collaborating Centre for Environmental Health and a representative from the City of Hue, aimed at developing networks for use on establishing a linkage between the two cities.

Council's involvement in this innovative project would provide prominence and recognition on an international scale, thereby placing Hawkesbury City Council at the forefront of health planning.

2. **Development of a model process for City health planning.** The project would recommend the proposed steps for improving the conditions for good health and wellbeing in Hawkesbury. The City Health Plan will be compatible with mainstream business planning processes of Council.
3. Production of a draft document which articulates proposed strategies for improving health. Because the City Health Plan project is a developmental process, the parameters of the final document have not been decided upon.

Resources

In the first year of the project's development few additional resources are required. In kind, human resources are provided by the partnering organisations: Garry Baldry to steer the project with the assistance of Kelly Demattia; The University is represented by Brent Powis who is supervising students working on the project; and the health service, via the Wentworth Centre for Health Promotion has allocated \$1,500 to cover incidental costs associated with the project as well as providing human resources and management support.

In order to secure continued labour from students/research assistants, we would like to see payment offered for their services. Currently, the two students working on the project are working without pay. Given that we hope to attract suitably qualified and experienced post graduate students to the project, an allocation of funds will enable the project to progress more quickly.

The Wentworth Centre for Health Promotion may consider funding the project in the coming financial year. As matched funding is more favourably considered, a commitment from Hawkesbury Council to investigate funding options would add weight to any funding proposals submitted to the Area Health Service.

RECOMMENDATION:

That Council:

1. Formally endorse the project and the proposal to develop a Multi-City Action Plan (MICAP) with Hue in Vietnam.
2. Nominate one Councillor to participate on the Working Party.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 130 Oooo

ITEM: 131 Improved Legislative Compliance on Public Swimming Pools through Education**FILE NUMBER:** GS080/007/EVD/ORL10NBX.V29

REPORT:

A New South Wales state wide survey was conducted by the Department of Health Western Sector on public swimming pools and spa pools in December 1993.

Within the Hawkesbury City Council area there was a failure rate of 47% when compared to the criteria for disinfection.

The results from this survey and the comparative research into the health effects pertaining to the non compliance of disinfection guidelines with public swimming pools was the major basis for this study, undertaken by the Environment and Waste Branch.

A follow up survey was conducted in September/October 1996 by the Environment and Waste Branch to ascertain the impacts of the twelve month education program targeting swimming pool operators. Chemical and bacteriological analysis was undertaken on 47 public swimming pools located within Hawkesbury Local Government area. A full copy of the report is available upon request.

The swimming pool operators were divided into two groups:

Group 1 - Those who attended the educational seminar were the intervention group.

Group 2 - Those who did not attend the educational seminar formed the control group.

Comparisons were extrapolated from the NSW Statewide Survey (1993) and the Hawkesbury City Council survey (1996). Comparison between the intervention and control groups within the Hawkesbury City Council survey indicated a 22% increase in compliance through education.

Research indicates that a well managed pool with an adequate disinfectant residual, satisfactory water chemistry and well maintained filter should not be capable of transmitting water borne infections.

RECOMMENDATION:

That Council resolve the following:

1. Yearly educational seminars for public swimming pool operators are to be implemented.
2. The current newsletter "DIP" is to be maintained as a source of further networking and communication between Local Council and swimming pool operators.
3. Bacteriological samples are to be obtained by the pool operators yearly at the beginning of each swimming season or when the pool is opened each year and results forwarded to Hawkesbury

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City Council. However if upon inspection a pool continually fails disinfection standards, monthly bacteriological samples will be required.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 131 Oooo



ordinary meeting

Section 5
Reports for
Information

ITEM: 132 Healthy Rivers Commission**FILE NUMBER:** GR060/081 PT01/GMA/ORL10NCX.G17**REPORT:**

The New South Wales Government has established a Commission of Inquiry into New South Wales rivers as part of its major water reform agenda.

The Commission is an independent body established to assess key river catchments including the Hawkesbury Nepean. The first Inquiry was into the Williams River Catchment which has now been completed with the Commission recently commencing an Inquiry into the Hawkesbury Nepean.

The goal of the Inquiry is to assist the community to make informed and balanced choices about environmental, social and commercial outcomes for the river catchment and explore how these are to be achieved, understand the tradeoffs involved, the price that must be paid, and how it should be shared.

Following a program of extensive consultation with the community and other involved Agencies, including Local Government, the Commission will recommend to the Government, water quality and flow management objectives for the Hawkesbury and its tributaries and the necessary strategies and measures to achieve both a sustainable ecology and sustainable patterns of resource use.

The Commissioner, Mr Peter Crawford, has indicated that his recommendations will take into account the interests and goals of Local Government, the community, agriculture, business, the development industry, catchment trusts and committees, planners and the resource and environmental authorities.

He has further indicated that he does not intend to duplicate the many initiatives already put in train in the Hawkesbury Nepean by many Councils and Agencies. Rather he intends to identify where the Commission can add value and act as a catalyst for change and action.

The informal consultation process will involve a series of meetings, discussions and workshops with various stakeholders, including Local Government.

There were discussions with the Commissioner and staff from the Commission last week, attended by Councillors and Council staff. The Commissioner indicated that he intended to look where there were problems currently and how Agencies were addressing these; to also look at economics and commerce and recognise that there have been considerable changes within the river and that it is not possible to go back to its pristine condition. In offering solutions, there is also the important point of deciding who and how payment is going to be made and costs met and to ensure that these are equitable.

One of the matters raised by the Commission was that of urbanisation and how this was, if at all, being controlled, particularly its impacts, or where rezoning is just occurring with resultant urban development as the need presented, on a not very well planned basis. The Commissioner in fact indicated that one of the problems was that as land moved up the value added chain there was a greater issue for change to occur and this is certainly very noticeable within the Hawkesbury, particularly as there is the increasing comment "*land is no longer suited to and for agriculture*".

The Commissioner took some considerable interest in both the Council's and the Regional Economic

Development Organisation's current studies in this area and looked forward to participating where possible in their process and reviewing the results.

The matter of possible extraction of sand and gravel from the Richmond Lowlands was raised and from this and other recent discussions, it would appear that the matter could be subject to proposals in the short to medium term. Correspondence has been forwarded to the Department of Urban Affairs and Planning in this matter to ascertain the current position.

It was also indicated that there may be a need to have an environmental plan for the river and its uses to see zoning of certain sections to enable adequate protection.

The Commission's Inquiry is likely to take a year and will involve a number of discussions and workshops and a formal Inquiry process. The Council will be kept informed in this matter.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 132 Oooo

ITEM: 133 Home And Community Care - Co-location Grant Application**FILE NUMBER:** GC100/002 PT03/CSV/ORL10NCX.C31

REPORT:

An application for funding has been submitted on behalf of Hawkesbury Home and Community Care (HACC) Forum for a grant to construct or modify a structure for use as a venue for the co-location of local HACC services.

HACC services in the Hawkesbury include:

- Home Care Service of NSW (Hawkesbury Branch)
- Hawkesbury Community Transport
- Hawkesbury Neighbour Aid
- Hawkesbury / Colo Meals on Wheels
- Senior Day Care Centres Inc.
- Confused and Demented Elderly (C.A.D.E.)
- Bridges Disability Service
- Acquired Brain Injury Group
- Community Aged Care Packages

HACC Service providers in Hawkesbury have for a number of years identified the need for a facility which could be used as a base for HACC services in the area. Existing services currently operate from a range of locations and in conditions which often make service provision difficult. The target client group for HACC services is the elderly and disabled.

The grant application submitted to the Ageing and Disability Department under the HACC Capital Assistance Program requests funding of \$551,000 to allow for the conversion of the old Hawkesbury Hospital should it become available for community use. In the event of the grant being successful and the building becoming available, a contribution in the order of \$200,000 would be required from Council and/or the community. In addition, it would be expected that additional grant applications would be submitted to relevant bodies for funds to restore the building in the event of it becoming available.

The outcome of the grant application is expected in early 1997 and the matter further reported for Council's consideration at that time.

RECOMMENDATION:

That the information be received.

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ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 133 Oooo

ITEM: 134 The Library Service and the Internet**FILE NUMBER:** GC230/044 PT01/CSV/ORL10NCX.C19

REPORT:

Two of the main objectives of the Library, outlined in the Management Plan, are to;

- C "Provide a wide range of services that meet the requirements and expectations of the broader community", and
- C "Improve service requirements through the introduction of technological advances".

The rapid expansion of the "world wide web" has meant that many sources of information are now available via the web, and their number is increasing daily. Many people cannot afford to connect to the net, or do not have a PC at home to allow them to do so. It is a function of the Public Library to provide access to information and leisure activities, and in order to fulfil that role, the library proposes to introduce Public Access Internet. The strategic plan for the Library, completed in February of this year, also identified the need to offer Internet access, and a two year time period was allowed for its introduction. Offering access in early 1997 will be a great achievement for Council and improve our Reference and Information Service to the people of the Hawkesbury.

Public Access Internet

It is planned to make the Internet available to the public through the Windsor Central Library. In the initial stages there will be one Internet PC. Current space restrictions mean that until the extensions are built, only one PC will be available to the public for Internet access. The Internet PC will operate on a single phone line to the one PC, and there is absolutely no chance that the public would be able to inadvertently access Council's computer system. This is in addition to the 5 PC's with CD ROM and computer software applications currently available for the public. The possibility of introducing Internet access at Richmond later next year is being investigated.

Proposed Access

The Internet PC will be available whenever the Library is open. Bookings will have to be made in advance, as is the case with the other public access PC's. It is proposed to offer only one hour bookings for the Internet PC, due to time delays sometimes experienced in accessing different sites. There will be no age restriction on use of the Internet, however the following measures will be put in place to address the issues of access to unsuitable sites by children.

1. Software which does not allow access to offensive and violent sites will be installed on the PC. This programme means that access will be denied to those sites by anyone attempting to use them.
2. Parents will be asked to sign a consent form for all children and young adults under the age of 18. This will give permission for them to use the Internet PC unaccompanied.

User Pays Service

While the library has a commitment to providing access to information for the users of the service, it is recognised that provision of this information has an ongoing cost. On the basis of the cost recovery principle, it has therefore been decided to charge a small fee for access to the Internet. This fee has been set at \$3.00 per hour for usage. The existing fee of 20 cents per page for black and white computer printouts will continue, and a new fee of \$1.00 per page for colour printouts is proposed. In accordance with Council's adopted pricing policy, the target recovery for both these new fees is partial cost(c) and overheads(d). The pricing policy for both is Subsidised private good(C).

A number of other public libraries have Internet for the public, and there are both free and fee based services. Prices range from \$3.00 per hour to \$5.00 per half hour (this is changing constantly). Generally, it is felt that the proposed fee is reasonable and affordable. Nevertheless once it is operational, it will be monitored and reviewed if necessary.

Assistance and Training

The Library staff are always available to assist users with any problem that occurs when they are using one of the Library's PC's. This will also apply to the Internet PC. Training on the Internet has already taken place for some staff, and will continue for others in the New Year. In addition, however, it is proposed to offer training/information sessions to interested users. These will be conducted in the Library once or twice per week, depending on demand. It is anticipated that some users will be interested in accessing further information about the Internet, and it will also allow staff working on the Information desk to refer users to these sessions if they have a particularly difficult or time consuming problem. As well, the library already holds several resources on the Internet which are available for loan.

Home Page

While it is not necessary to have a Home Page in order to offer Internet access, options are currently being investigated for the establishment of a Home Page. Consideration must be given to the type of information to be made available, and in particular the maintenance of that information so that it is always accurate and current. The possible establishment of a Home Page will be subject to a further report to Council.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 134 Oooo

ITEM: 135 **Family Day Care Scheme - Additional 25 Places**

FILE NUMBER: GC120/002 PT03/FNC/ORL10NCX.F20

REPORT:

The Commonwealth Department of Health & Family Services has recently advised of the allocation of an additional twenty five equivalent full-time (EFT) places for the Hawkesbury Family Day Care Scheme.

There is a significant shortage of long day care places for children aged 0-2 years in the Hawkesbury area. The Minister has approved these places and strongly supports the utilisation of these places towards the target group.

An additional \$22,620 for the operational subsidy of these twenty five places has been determined on the Scheme's current utilisation.

In addition, the following one off grants have been approved:-

.	Establishment Grant	\$1,328
.	Set up Grant	\$825
.	Equipment Grant	<u>\$3,000</u>
Total		\$5,153

The Hawkesbury Family Day Care Scheme has now an approved capacity of 250 equivalent full-time (EFT) places. A review of the current staff levels is being undertaken to assess the need in relation to the additional places allocated.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 135 Oooo

ITEM: 136 **Castlereagh Waste Management Centre**

FILE NUMBER: GW001/005 PT18/EVD/ORL10NCX.V10

REPORT:

A recent report by the Total Environment Centre claims that containment cells on the site are leaking into surrounding groundwater.

It is alleged that off-site monitoring bores throughout Berkshire Park and Londonderry are contaminated and are a substantial distance from the depot. This information has been taken from the press reports of the Gazette on 20 November 1996, as a copy of the report has not yet been received by Council.

These allegations are contrary to a letter received by the Branch Manager of Environment and Waste on 22 October from Mr Peter Yates, Director of Sydney Regions Environment Protection authority, which states:-

“Spatial interpretation of the February hydrocarbon data collected as part of the monitoring program indicates that sampling sites located in the central region of the depot (Areas 1 to 8 and 10A) show the presence of organic chemicals in varying concentrations. On-site bores west of this central region are clear of organic chemicals. Bores at sites which are south east of the central area exhibit a lower number of organic substances at very low concentrations, while the most southerly bore exhibited what could be described as only trace concentrations of a very few organic substances. All off-site bores were clear of organic substances. There are not trends to suggest the migration of organic substances across the Depot.”

The letter also goes on to state that the Environment Protection Authority (EPA) is not satisfied with the quality and extent of review of the groundwater monitoring data carried out by the Waste Service consultant (ADI Pty Ltd) and that the EPA, therefore, suggests that the data and conclusions presented by ADI Pty Ltd, be interpreted with caution.

The letter then informed us that these issues are being taken up with the Waste Service by the EPA, as part of a comprehensive review of the Castlereagh Waste Management Centre Groundwater Monitoring Program.

A copy of the letter from the EPA to the Waste Service in relation to this matter is attached to this report, together with a letter from Waste Service defending their position.

As staff of Council have not yet been able to view the report from the Total Environment Centre, it is difficult to comment further at this stage, other than to say, that it is encouraging to note that the EPA is challenging the results of the groundwater monitoring, and not just accepting the results from the Waste Service Consultant as absolute fact.

Upon receipt and evaluation of the Total Environment Centre's report on Castlereagh WMC, a further report will be produced for Council to give a more up to date account of the current situation.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 Letter from EPA to Waste Service.

AT-2 Information letter from Waste Service regarding Total Environment Centre report.

oooO END OF ITEM 136 Oooo

ITEM: 137 Waste Minimisation & Management Act 1995**FILE NUMBER:** P1927/355 PT01/EVD/ORL10NCX.V08**REPORT:**

The EPA has recently issued a Notice under Section 72(3) of the Waste Minimisation and Management Act (WMMA) 1995, on Council as the operators of the East Kurrajong and South Windsor Waste Depots, requiring:-

1. an increase in the contribution payable from \$7.20 to \$10.00 per tonne from 1 November 1996 until 1 July 1997;
2. then from 1 July 1997 to \$15.00 per tonne;
3. contributions must be paid within 60 (sixty) days of the end of each reporting period. Interest is payable on overdue contributions;
4. the reporting form has been revamped and is required to be submitted to the EPA;
5. topographical and volumetric surveys initially and then twice a year thereafter. Calculations of the volume filled and volume remaining are to be performed and reported;
6. an approved method for S72 Contributions has been developed and is to be used for calculation of contributions;
7. rebates for materials recycled, sold or reprocessed can only be made on material on which a contribution has been paid.

(The levy was originally levied against every tonne of waste landfilled and it was assumed the levy acted as an incentive to encourage waste reuse, minimisation and recycling, however, it does not seem that this is the case as all materials are levied. Due to the previous increase in the levy from \$4.20 to \$7.20 per tonne, all materials received at the SWWD which are reused on-site or recycled have been recorded on a form headed "Record on Non-Landfilled Waste". However, if the S72 Contribution is not paid to the EPA then a rebate cannot be claimed.)

It would appear that there is some contradiction in the application of the levy. It is mandatory that all material entering the waste depot must have the levy paid (with few exceptions) but a rebate can only be claimed for materials for which the contribution has been paid which makes the paying of the levy on these materials appear optional. At the present time, the rebate will be a refund of the levy, provided Council can satisfy the EPA of the volume (or tonnages) and that the material is being reused or recycled. The recording of material will be altered to comply with the EPA requirements. This will **increase the initial levy payment made to the EPA**. A rebate will then be applied for; and

8. the requirement for a weighbridge has come down from 25,000 tonnes received per annum under the Draft Guidelines to 20,000 tonnes per annum under the WMM Regulation 1996.

Attached is the media release from the LGSA on the changes to the waste regulations.

The LGSA raises the issue of the new licensing system for waste generators, transporters and facilities. The implication is that Council will become responsible for ensuring that minimum environmental and health standards are being met by the operators/owners of all the non-licensed generators, transporters and facilities. At the present time there is no legal requirement upon Council to carry out any inspections.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 Media release from LGSA.

oooO END OF ITEM 137 Oooo

ITEM: 138 **Hawkesbury-Nepean River - Water Quality Monitoring**

FILE NUMBER: GE020/018, GR060/061/EVD/ORL10NCX.V25

REPORT:

Hawkesbury/Nepean River Recreational Water Quality Monitoring Program

The New South Wales Environment Protection Authority monitored recreational water quality in the Hawkesbury Nepean River from October 1993 to March 1996 at a number of locations between Menangle and Berowra. The program, which has now concluded, enabled the Authority to establish the suitability of the river for recreation and to develop and refine monitoring protocols.

Six sites in the Council's area were studied as part of the program. These sites were in the Hawkesbury Nepean River at Macquarie Park, in South Creek at the Governor Phillip Park Boat Ramp and the Hawkesbury River at the Cattai National Park, in the Hawkesbury River at Sackville Ferry, Lower Portland Ferry and Wisemans Ferry.

The sites were sampled every six days. The sites at Macquarie Park and South Creek complied with the National Health and Medical Research Council's bacteriological guidelines for secondary contact recreation for 22 months out of the 24 months sampled. These two sites also complied with the bacteriological guidelines for primary contact recreation for 10 and 13 months respectively out of the 24 months sampled, using faecal coliforms as the indicator organism.

The remaining four sites complied with the National Health and Medical Research Council's bacteriological guidelines for secondary contact recreation during the entire sampling period. The site at the Cattai National Park complied with the bacteriological guidelines for primary contact recreation for 23 out of the 24 months sampled using faecal coliforms as the indicator organism.

The remaining three sites complied with the bacteriological guidelines for primary contact recreation during the entire sampling period, again using faecal coliforms as the indicator organism. It should be noted in this regard that the site at Sackville Ferry was only sampled for 14 months.

The Department of Land and Water Conservation has undertaken to fund the monitoring of 19 sites during the summer period 1995/1996 with the trust taking on a co-ordinating role. Sites within Hawkesbury Local Government area include Governor Phillip Park and Macquarie Park, Baulkham Hills Local Government Area includes Wisemans Ferry, Sackville Ferry and Cattai National Park. Sampling to start from Monday 6 December 1996 with analysis to be carried out by Department of Land and Water Conservation's Arncliffe laboratories.

As from the first Monday in January 1997, it is envisaged that local councils will then proceed to collect samples within their areas in accordance with the EPA's specifications for the rest of the summer period. All samples from the Hawkesbury/Nepean River are to be couriered to DLWC's

designated laboratory. All associated costs for couriers and analysis to be incurred by Department of Land and Water Conservation.

Specifications and procedures to be finalised at a meeting on 12 December 1996 at the trust.

It has been highlighted that Local Government will then be expected to regularly monitor these sites and incur all costs, to maintain a concurrent data base with supporting trend reports. This will be at some cost and should be the subject of representations for funding.

RECOMMENDATION:

1. Council make representations to have the water quality monitoring of the Nepean-Hawkesbury River continue, given the importance of the system and the Healthy Rivers Commission enquiry. Advise that with funding the Council would agree to the collecting of samples.
2. That a letter be forwarded to EPA recommending that when an algal bloom is present, weekly monitoring should be undertaken to alleviate any unnecessary hardship and uncertainty.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 138 Oooo

ITEM: 139 **Food Handler's Training Course****FILE NUMBER:** GP070/023/EVD/ORL10NCX.V07

REPORT:**Introduction**

In recent times the incidence of food poisoning has rapidly increased, however, despite this fact, currently in Australia there is no requirement for food handlers to undertake any type of formal training in food hygiene and food handling techniques. With new food establishments opening regularly and the hectic lifestyle of today, more people are eating out more often.

The Environment and Waste Branch, in conjunction with the Richmond Ex-Servicemen's Club, currently run Food Handler's Courses and have done so for the past three years at a rate of approximately three to four courses per year. These courses are voluntary and are offered free of charge to the public. People currently employed in the food industry or those involved in any type of food preparation are encouraged to attend. The courses aim to enable food handlers to understand the basic principles behind food poisoning and the factors that contribute to its occurrence.

The most recent course was held on 19 November 1996, at the Richmond Ex-Servicemen's Club from 6.30pm to 8.30pm. The after-hours trial course proved very successful with a record number of thirty five participants attending. A cross-section of attendants ranged from Childcare Workers to Hawkesbury City Council Fire Control Catering volunteers. In the past representatives from the Richmond RAAF Base and Hawkesbury District Health Service have also attended. It is also envisaged that in the future the course will be offered to other relevant organisations and community groups including school canteen workers and the like.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 139 Oooo

ITEM: 140 **South Windsor Waste Depot - Status of Negotiations with Property Owners Within A 250 Metre Buffer of the Edge of the Final Landfill**

FILE NUMBER: GC281/067/EVD/ORL10NCX.V35

REPORT:

It has been previously reported that the Environment Protection Authority's Guidelines for Solid Waste Landfills recommend a minimum buffer zone of 250 metres from the boundary of a landfill to a residential zone or dwelling.

There are nine properties within this recommended buffer on the opposite side of The Driftway and in Reynolds Road in the City of Penrith.

Whilst an offer of acquisition of these properties is not obligatory under these guidelines, it is suggested that it would be prudent for Council to offer to acquire them so as to comply with the guidelines and to ensure that there are no amenity impacts on adjoining properties as the landfill progresses towards The Driftway.

There has been considerable conflict with these residents over amenity issues (appearance, noise, odour, flies, wind blown litter, vermin etc), which has escalated over the past year as Council has proceeded to implement a new plan of management which will extend the life of the depot for at least 20 years.

The plan of management also provides for overtopping of the final completed cell to create sufficient fall for stormwater runoff so as avoid leachate creation. This means that the height of the completed landfill will be approximately 11 metres above natural ground at a distance of approximately 275 metres from the closest dwelling.

The conflicts which have occurred are likely to become more intense as the landfill moves closer to the adjoining properties. Most of the amenity issues cannot be resolved by varying operational procedures, being unavoidable outcomes from operating a putrescible waste landfill.

Valuations have been sought for nine properties, eight of which are significantly within a 250 metre buffer. Following an initial inquiry by Council's valuer only four of the nine property owners provided access to enable a valuation to be undertaken. A further request for access to undertake a "no cost without obligation" valuation has been sent to the outstanding five property owners.

All nine affected property owners have also been invited to instruct their own valuer so as to facilitate agreed valuations.

Following receipt of valuations for all properties where property owners have provided access, the matter will be reported to Council for determination. It will be important that a consistent approach to the valuation of the properties and determination of "out of pocket" expenses be applied.

RECOMMENDATION:

That the information concerning the status of negotiations on the creation of a buffer around the South Windsor Waste Depot be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 140 Oooo



ordinary meeting

Section 6
Reports of
Committees

**Report of the Committee Appointed by Council to Consider the Proposed Lease of Australian
Pioneer Village, Wilberforce**

The Friends of the Hawkesbury Art Collection

Local Traffic Committee

Heritage Advisory Committee

Hawkesbury Sustainable Agriculture Development Strategy Committee - 3 December 1996

Minutes of the Meeting of Hawkesbury Sustainable Agricultural Development Strategy Committee - Held on 3 December 1996 Commencing 10.00am, at Council Chambers, George Street, Windsor

Present: Clr R P Stubbs (Mayor), Mr B McKinlay, Ms K Gillespie (DUAP), Ms E Hanlon (Hawkesbury Nepean Catchment Management Trust), Mr B Shields, Mr D Mason (Department of Agriculture), Mr S Leathley, Mr P Lee

Apologies: Clr C Paine

1.CONFIRMATION OF PREVIOUS MINUTES

**The committee resolved to adopt the minutes of the meeting held on 14 October 1996.
Moved: B Shields, seconded: E Hanlon**

2.PROJECT BRIEF UPDATE

The committee were briefed on the Council resolution of 12 November 1996 to combine the brief for the Hawkesbury Sustainable Agriculture Development Strategy with the REDO's brief for the Agriculture Export Centre brief. A combined brief was circulated. Discussion took place on changes to brief.

Resolution

On the motion of E Hanlon, seconded by B Shields on the following matters:

- (i) Discussion take place with the selected consultant for the project and this committee with regular reports throughout the project; and**
- (ii) The selected consultants be requested to present to this Committee their draft report for consideration.**

3.COMMITTEE REPRESENTATIVE TO MANAGEMENT COMMITTEE

As part of the project with the REDO, a joint management committee is to be formed including a representative of this committee to oversee the study in relation to tasks, deadlines and regular consultation with the selected consultant.

Mr D Mason declared an interest in this matter, as he had been involved with a consultancy tendering for this project.

Mr B McKinlay also noted an association with Mr G Falson who was part of a consultancy team who tendered for the project.

Ms K Gillespie requested that the Department of Urban Affairs and Planning may seek to be separately represented on this Management Committee as this was an important regional issue

and the Department were funding part of the study.

Resolution

On the motion of B Shields that the Mayor be nominated as the Committee representative on the Management Committee to oversee the joint study, the Mayor, Dr R P Stubbs, was voted as the representative.

4.RURAL LAND USE SURVEY/UWS PROJECT

An update on the Rural Land Use survey was made, together with the advice on the purchase of information from Dr F Kelleher, to go onto Council's computer system.

Recognition was made on the input from the Department of Agriculture into this survey.

5.DISCUSSION ON CONSULTANTS FOR PROJECT

Mr D Mason left during discussion on this matter.

The following list from 13 consultants who tendered on the project and were identified as suitable to interview:

- J Skillcorn and Associates
- Hassall & Associates
- Australian Rural Group
- Coopers and Lybrand
- Mentor Consulting

6.NEXT MEETING

A date was to be advised.

Meeting closed at 11.25am.

***** END OF REPORT *****
- 23 November 1996

Minutes of the Heritage Advisory Committee held in the Committee Room of the Council Chambers, Windsor on Wednesday 23 October 1996, commencing at 7.30pm.

PRESENT:Councillor Books, Mr B Flakelar, Mr G Edds, Mr A Hendrikson, Professor I Jack, Ms J Jack, Mr C Grinter, Mr M Hatherly, Mr E Higginbotham (Richmond Archaeological Plan), Mr V Murphy (Richmond Archaeological Plan), Ms Cath Snelgrove (Heritage Office), Mr P Pleffer, Mr M Coulter, Mrs R Cumming.

PRESENTATION:

Richmond Archaeological Zoning Plan

Ted Higginbotham outlined the significance of the Hawkesbury in terms of archaeology due to the fact that there has been minimal disturbance to the ground surface. This has been mainly due to the level nature of the ground and no major terracing has occurred in building and there has been limited development requiring under ground car parking, large footings etc. Therefore the archaeology significant to the Macquarie Towns has remained intact.

Ted discussed the plan and suggested that the problems being encountered were not actually with the identification and assessment of archaeological sites but rather with the implementation of the plan.

Ted explained that the total number of archaeological sites which may require some investigation or conservation is 265. Of this 265, 158 are already listed as Heritage Items in Schedule 1 of HLEP 1989 and only 10 additional sites would need to be listed in Schedule 1.

Cath Snelgrove of the Heritage Office advised the Committee and developers/builders that Council are presently obliged under the Heritage Act 1977 to report relics found on a property. Ted advised that the advantage of the archaeological management plan would give some certainty to developers and home owners in developing land in Richmond.

It was decided that just the additional sites and not all of Richmond, would be listed and a Development Control Plan or a Local Approvals Policy would be formulated to provide guidelines for development of these sites. Ted Higginbotham requested some written comments from Council in relation to the draft plan. It was suggested that a seminar be conducted early in 1997 to advise Councillors and Council Officers of the archaeological management plan and its implementation. The plan will therefore be completed by Ted Higginbotham before the seminar.

The Committee resolved that the funding for the Windsor Plan should be accepted as the initial problems with the implementation of the Richmond Plan had been overcome.

CONFIRMATION OF MINUTES

The Committee resolved to adopt the minutes of the meeting held on 23 October 1996.

MATTERS ARISING OUT OF PREVIOUS MINUTES

1.170 Cabbage Tree Road.

Mr P Pleffer showed the photos taken of the property as requested by the Committee. Mr Edds suggested that the building was worthy of inclusion due to the slab construction and the associated slab barn which constructed between 1860's and 1870's.

The Committee requested Robert Staas inspect the property and consider it for inclusion on

schedule 1 of Hawkesbury Local Environmental Plan 1989.

2. Australian Pioneer Village (APV)

Councillor Books advised that Council did not adopt the Committee's recommendation in relation to including to the artefacts belonging to APV on Schedule 1 of HLEP 1989. The Committee again expressed their concern over the future of the artefacts in the village.

Mr M Coulter advised that listing the artefacts in the LEP would not necessarily safeguard the items. He suggested an alternative may be to require the payment of a bond and a Deed of Agreement in the Terms of the Lease. I Jack suggested that someone should check the inventories every six months and this should not be left to the Lessee. A further alternative would be to remove all the relics.

The Committee resolved that the Members of the Friends of APV be given access to the village every 6 months to audit the number of items and condition of items belonging to the Village and that a suitable bond be fixed in the Terms of the Lease.

The Committee further resolved that Council be notified of their concern with the unstated value of the artefacts and that the Corporate Services Division of Council put a plan into place to safeguard the items.

CORRESPONDENCE

No Correspondence.

UPDATE ON HERITAGE STUDY SUBMISSION

The Committee discussed the brief and suggested that the study could not include archaeological assessment due to limited funds. The Committee also suggested that the amount applied for the study should be increased to \$80,000 over 2 years after consultation with the Heritage Office for estimates on similar studies.

LOCAL HERITAGE ASSISTANCE FUND

The list of priority funding for 1997 application for the Local Heritage Assistance Fund was circulated for the Committee's approval. The Committee suggested that picket fencing should not be a priority in this round of applications and that the maintenance of slab barns should be added to the list.

CONSULTANT REGISTER

P Pleffer advised that Council's Heritage Advisor, Mr Robert Staas, had suggested that Council compile a list of professional, builders Consultants etc that specialise in heritage. An

application would have to be made to Council to be included on the list and would details of expertise and references.

GENERAL BUSINESS

1. G Edds suggested that Councils Heritage Advisor could be funded by Council regardless of whether Heritage Assistance Program Funding is successful or not. M Coulter advised that Council could apply for funding to have Robert Staas' visits increased to once per fortnight.

The Committee resolved to request Council to review funding with the aim of increasing the frequency of Robert Staas' visits.

2.128 Francis Street Richmond

I Jack asked what Council's position was on the demolition of 128 Francis Street. M Coulter advised that a Development Application was being reported to Council for an extension to the Coles supermarket in Richmond which involved the demolition of the cottage. If the DA is approved an application would then be made to demolish the building.

The Committee expressed their concern that the overall streetscape has not been considered in the assessment of this development. The Committee highlighted the importance of this building in the integrity of the street.

3.Windsor Road Heritage Study

I Jack requested an update on the status of the Windsor Road Heritage Study being conducted by the RTA. P Pleffer advised that an update would be given at the next meeting.

4.Stable on Richmond Road Windsor

The Committee requested a report on the stables located behind the Burmah Service Station.

NEXT MEETING

The next meeting of the Heritage Advisory Committee will be held on 15 January 1997.

Meeting closed at 10.05pm

ITEMS FOR ADOPTION

1.That Council accept the dollar for dollar funding for the Windsor Archaeological Zoning Plan on the basis that any recommendations will be site specific and will provide developers and the public with advice as to the likely archaeological investigations which may be required.

2.That the members of the Friends of the Australian Pioneer Village be given access to the village every six months to audit the number of items and conditions of the items belonging to

the village and that a suitable bond be fixed on the terms of the lease.

***** END OF REPORT *****
- 15 November 1996

Minutes of the Meeting of the Local Traffic Committee held in the Council Chambers,
Windsor, on Friday 15 November 1996, commencing at 9.45am.

PRESENT: Councillor R Searle (Chairman); The Hon K Rozzoli, MP; Mr D Lamont, Roads & Traffic Authority; Mr J Christie, Office of P Gibson, MP; Senior Constable M Stewart-Woods, NSW Police Service.

APOLOGIES: Mr G Hatch, Department of Transport.

ALSO PRESENT: Mr C Daley, Director of Asset Services & Recreation and Mr T Shepherd, Administrative Officer, Asset Services & Recreation.

MINUTES:

The Minutes of the previous Meeting held on 18 October 1996, were confirmed.

BUSINESS ARISING OUT OF MINUTES:

1. Bells Line of Road, Bilpin - Traffic Conditions - Bilpin Public School. 243/R PT6

QWN1, 20 September 1996 - The Hon. K Rozzoli advised of representations received from Bilpin Public School, Bells Line of Road, Bilpin regarding the speed of vehicles in proximity of the school, particularly at times when children are crossing Bells Line of Road to either enter or depart the school.

Deferred from the meeting held on 18 October 1996 pending site inspection carried out on this dated with Mr D Schuster, Principal, Bilpin Public School in attendance.

Recommendation

1. To support relocation of the existing pedestrian entrance and steps to Bilpin Public School in an easterly direction on Bells Line of Road, adjacent to the existing pedestrian refuge.
2. That the Roads and Traffic Authority be requested to reduce the speed limit in the vicinity of Bilpin Public School to 60kph, including extension in a westerly direction to Power Pole 5381.
3. That the Roads and Traffic Authority be requested to upgrade the advisory signage in accordance with the plan presented to the meeting.

2.South Windsor Traffic Study. GT230/011 PT3

Item 14, Local Traffic Committee Meeting of 18 October 1996 - consideration of a proposal providing for relocation of existing “Give Way” signs to govern Church and Cox Streets, South Windsor giving priority flow to intersecting streets in an east west direction.

Deferred to this meeting pending receipt of comment from the Roads and Traffic Authority.

Recommendation

Whilst noting the Roads and Traffic Authority preference for mini-roundabouts, that priority flow be given to east/west traffic movements in relation to Cox and Church Streets, South Windsor, subject to compliance with the following requirements imposed by the Authority:-

- 1.erection of “Changed Traffic Conditions Ahead” advisory signage;**
- 2.two (2) “Stop” signs be erected on each approach to each intersection, including marking of holding line, for a period of 4 (four) weeks;**
- 3.upon expiration of that 4 (four) week period remove one (1) set of “Stop” signs to give desired priority traffic flow;**
- 4.the remaining “Stop” signs are not to revert to “Give Way” signs; and**
- 5.all works to be funded by Council.**

CORRESPONDENCE:

3.Lennox Street, Richmond - Traffic Conditions - Richmond High School. 1208/R PT02

In respect of the Lennox Street frontage to Richmond High School requesting School Zone, “No Parking” on the school side of Lennox Street and a speed hump at the existing pedestrian crossing.

Report

- (a)School Zone - request has been lodged with the Roads and Traffic Authority;**
- (b)Parking restrictions sought by the school would substantially reduce the available student pick-up/drop-off facility in a desirable location; and**
- (c)In view of high traffic flows and proximity to the intersection of Lennox Street/ Castlereagh Road, a speed hump/raised platform is not desirable; one recommendation of the Richmond Traffic Study was to instal kerb blisters on each side of the existing pedestrian crossing.**

Recommendation

To defer consideration of this matter to the next meeting pending a site inspection.

REPORTS:

4. March Street, Richmond - Regulatory Signage - Hawkesbury City Council

Requesting installation of “No Stopping” regulatory signage on the southern side of March Street, Richmond west of West Market Street to provide a passing lane for through traffic on March Street to avoid vehicles turning right into the drive entrance to Orange Grove Mall.

Recommendation

That “No Stopping 3.00pm - 6.00pm Mon-Fri” regulatory signage be erected on the southern side of March Street, Richmond from the eastern edge of the drive-entrance of No. 138 to the western edge of the drive entrance to No 144 March Street, Richmond.

5. George Street, South Windsor - South Windsor Traffic Study. GT230/011 PT03

Council Resolution, 13 August 1996, that a 40 kph speed zone be implemented and design plans including costings providing for installation of pedestrian crossings at previously designated locations and providing for gateway/blister island treatment on George Street, South Windsor, mid-block between Argyle/Bell Streets and James/Campbell Streets, be prepared.

Design Plan No. 731-139 at an estimated cost of \$23,000 will be available at meeting. Nett cost \$11,000.

Note: Roads and Traffic Authority has provided funding of \$12,000 which has been allocated to this project, the remaining funds required are available from funds identified for the implementation of the South Windsor Traffic Study.

Recommendation

That a 40 kph speed zone be implemented on George Street, South Windsor mid-block between Argyle/Bell Streets and James/Campbell Streets with pedestrian crossings and gateway/blister treatment as depicted on Plan No 731-139.

6.The Terrace, Windsor - Tourist Coach Parking - Hawkesbury City Council. 2019/R PT04

Council at its meeting held on 9 July 1996 resolved that tourist coach parking be provided on The Terrace, Windsor, north of Baker Street and below the embankment comprising Thompson Square subject to comment being sought from Tourism Hawkesbury, the Department of Transport and coach operators, and in respect of the latter particularly in relation to clearance of an overhanging tree branch.

No objection is held by the Department of Transport or Tourism Hawkesbury. Advice has not been received from the Bus and Coach Association.

Oral advice has been received from Australian Pioneer Tours (APT) that the following vehicle heights apply with required clearances shown in brackets:

- (a) Single deck - 3.6m (3.9m)
- (b) Double deck - 4.3m (4.6m)

As indicated on the attached plan, overhead clearance in relation to the tree branch is 3.7m at the fence line and 4m at 1.5m from the fenceline.

Inspection reveals that the whole tree limb will need to be removed to accommodate coach parking. Removal will compromise the streetscape as well as substantially reduce the life span of the tree in question.

It is common practice for tourist coaches to drop off passengers at a designated place, depart and collect passengers at a specified location at a later time.

Recommendation

That no further action be taken in respect of this matter, other than relocation of the barrier fence on The Terrace, closer to its intersection with Thompson Square.

7.Post Office Arcade Car Park - Traffic Conditions - D Burns. P1341/115

Advising of pedestrian hazard upon exit from the Post Office Arcade into the adjoining car park due to limited sight distance by motorists as well as narrow footpath width and requesting appropriate traffic control devices.

A plan of the proposed raised pedestrian threshold is submitted for the Committee's consideration.

Recommendation

That a raised pedestrian threshold be installed at the subject location.

8. Windsor/Bourke Streets, Richmond - Traffic Conditions - Roads & Traffic Authority.
2343/R PT04

In response to Council's request that the Authority re-mark barrier lines on both approaches on Windsor Street, Richmond, to Bourke Street, as well as investigate marking reverse curve delineation lines on Windsor Street, advising that the intersection alignment and traffic conditions are satisfactory and marking of guide-lines through the intersection is not warranted but that existing line-marking will be re-marked.

Recommendation

That the information be received.

9. Staysafe Committee - General Urban Speed Limit. GT230/002 PT05

Advising that the Staysafe Committee report on the introduction of a general urban speed limit of 50kph in New South Wales had been tabled in State Parliament, with the proposed introduction scheduled in early 1998.

Recommendation

That the information be received.

10. 271 Windsor Street, Richmond - Extension to Richmond Mall - A & A Lederer Pty Ltd.
DA215/96

Council, at its meeting held on 8 October 1996, resolved to adopt the recommendation of the Committee that the subject Development Application not be supported due to inadequate traffic flow throughout the car park in that lack of circular flow would force patrons on to local roads in looking for parking within the development.

Revised plan of car park layout, dated 7 November 1996, submitted that plan provides for:-

1. greater internal circulation;
2. compliance with Council's Parking Policy in relation to aisle widths; and
3. deletion of additional car park entrance on Bosworth Street and relocation to Francis Street.

Mr M Coulter, Director of Environment and Development, joined the meeting at this stage.

Recommendation

No objection to the proposed car park layout, as shown on plan dated 7 November 1996,

subject to:-

1.use of the Loading Zone adjacent to the proposed butcher shop and Liquorland is not to unreasonably obstruct access to the fruit shop and is to be restricted to small medium rigid trucks; and

2.installation of a raised pedestrian platform from the end of the awning to the southern edge of the first parking bays immediately north of that awning.

The Chairman thanked the Committee for their efforts over the year and wished them and their families a happy and safe festive season.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held at 10.00am on 17 January 1997.

******* END OF REPORT ***** - 7 November 1996**

Minutes of the Meeting of the Friends of the Hawkesbury Art Collection held at Council Chambers, George Street, Windsor on 7 November 1996.

Present: Clr Stubbs (Chair), Marcia Rea, Enid Colquhoun, Steve Neave, Prue Charlton, Ruth Aldrich, Judy Brownlie, Brian Jones, Greg Hansell (8.10pm).

Apologies: Laurie Wood

Previous Minutes

Resolved on the motion of Enid Colquhoun, seconded Ruth Aldrich that the previous minutes be received.

Business Arising

1.Streeton Centenary

Treasurer's Report

The bus tour took \$695, of which forty dollars was refunded to the two Mosman ladies who claimed the train was late. The lecture took \$693, sales \$285. Expenses, including bus hire, food and drink, photography and photocopying amounted to \$1633. Net profit was \$43.67, with approximately \$150 worth of wine and beer left over.

General Comments

Clr Stubbs declared the event "the most successful promotion of the year" and it was agreed that it was very successful from a public relations point of view. There was some discussion as to whether tickets were sold too cheaply.

2. Collection - condition appraisal

Gay Hendriksen has submitted an interim report which indicates that many works in the collection are badly framed, including some of the Friends' acquisitions. Acid attack is the main problem, as is the problem of where to store these items until they find a permanent home. It is recommended that they be stored in a solander box, and put into interchangeable frames for display. It was suggested that Friends become educated in some of these conservation matters, possibly via an excursion to the NSWAG. It was agreed that the backing on the Lycett needs to be replaced with foam core. Clr Stubbs offered to keep the engravings in his office.- Cataloguing. Brian, Steve and Ruth offered to help with in December.

3. Proposed Richmond Chamber of Commerce and School of Arts exhibition.

Enid, Marcia and Prue reported on the meeting held to discuss the feasibility of the above. There were some concerns about the lack of helpers and security, and about the possibility of overload given that the Creative Arts Centre is also putting on a Collection exhibition in January. It was

RESOLVED on the motion of Enid, seconded Steve that the Richmond exhibition not be proceeded with at this time. RESOLVED on the motion of Brian, seconded Judy that the Creative Arts Centre exhibition go ahead.

4. Proposed coach trip to Canberra for the Paris Exhibition.

Enid, Judy and Greg agreed to sound out MTAS, CAW and John Miller to see whether there is enough interest to warrant organising a trip.

5. Patrons.

Clr Stubbs undertook to follow up.

Treasurer's Report

General A/C: \$1531.32 Donations: \$31.92

RESOLVED on the motion of Judy Brownlie, seconded Greg Hansell that the Treasurer's Report be received.

General Business

- Art lover's Auction.

Enid has compiled a comprehensive mailing list which Prue undertook to have made into a data bank to be available for all future mailouts. Steve offered to speak to Gary White to confirm his attendance as auctioneer. It was agreed that a meeting be held in the lunch room at Council on Friday 15 November to make arrangements, including invitations, catering, entertainment and cataloguing. Marcia and Brian apologised for not being able to attend/assist, though Brian offered to make up a basket to be raffled on the night.

ORDINARY MEETING
Reports of Committees

- *Art Bank.*

Enid proposed that local banks and other business houses having climate control and security be offered paintings on the basis of 10% of value for six months hire of selected works.

- *Camera Club.*

Ruth announced the forthcoming exhibition and sale, to be held at the Creative Arts Centre 15th - 25th November (official opening 15th November at 7.30pm)

Correspondence Out

Philip Jago, National Gallery of Victoria, returning slide

**Correspondence In
MTAS newsletter**

Philip Jago, thanks and congratulations

**Richmond Chamber of Commerce, inviting participation in "Once Upon A Time" 7 December
Hawkesbury Show Society, requesting sponsorship of Junior Secondary art prize
Rhoda and Roger Pooley, thanks and application for membership.**

RESOLVED on the motion of Steve, seconded Brian that the correspondence be received. It was agreed that Clr Allan be approached to coordinate Once Upon A Time activities; that Prue write to Show Society offering \$40, and that Enid send membership details to the Pooleys.

The meeting closed at 9.20pm.

Next Meeting: Thursday 5 December 1996 at 7.30pm.

******* END OF REPORT *****
- File Ref: GC283/107 PT05**

Committee Report

Council at its last Ordinary Meeting in considering the future operation of Australian Pioneer Village resolved to support in principle, the leasing of the Village to Mr Chris Wells for an initial period of 3 - 5 years with a renewal period thereafter. It was further resolved that a Committee comprising of Councillors and staff discuss the terms of the proposed lease with the applicant and a further report be submitted regarding these terms.

A meeting was held with the applicant, Mr Wells, attended by Councillors Lawson and Calvert and Council's Director of Corporate Services & Community Relations.

As Council would appreciate, a detailed Lease will be required and this will be prepared by Council's Solicitor and embrace many standard type conditions relative to a lease of this nature and legislative

ORDINARY MEETING
Reports of Committees

requirements, however, having regard to the submission prepared and endorsed by Council and the specification that was prepared in conjunction with the invitation for tenders, the following terms have been agreed upon and will form part of the formal Lease Agreement:-

- C The initial Term of the Lease will be for a period of 5 years with three 5-year options thereafter. It is noted that Mr Wells previously withdrew his option to purchase the facility.
- C There will be no rental for the first two years of operation with rental to apply at the commencement of the third year of the Lease Term at \$300 per week. This rental will be annually adjusted according to movements in the Consumer Price Index. Rental will be reviewed at the commencement of each new Lease option period.
- C A Security Bond in the sum of \$30,000 is to be lodged by the Lessee with the Council with such Bond covering the various items of equipment, artifacts and memorabilia which will be retained within the Village and utilised by the Lessee. (It is noted that not all of the memorabilia and artifacts are owned by Council and the respective owners have been advised of the current situation and asked whether they wish to allow their possessions to remain or retrieve same).
- C The Lessee is to effect a Public Liability Insurance Policy in an amount of not less than \$20m in the names of the Lessee and the Council. This Policy is to indemnify the Council against any claim that may arise for damage or injury that may occur during the period of the Lease. The Lessee is also responsible for effecting appropriate Workers' Compensation Cover in relation to any staff engaged at the Village whether they be permanent or casual and plate glass insurance. Further, if any volunteers are engaged from time to time to work within the Village the Lessee will be required to effect a suitable Volunteer Workers' Insurance Policy. Council will be responsible for the ongoing insurance of the buildings and artifacts.
- C The Lessee will be responsible for the care and treatment of the animals within the Village and associated costs including veterinary expenses in accordance with the requirements of New South Wales Agriculture. The Lessee will be responsible for holding in his name and displaying the required Licence as required under the Animal Protection Act. No animals are to be removed or destroyed without the approval of the Council and the concurrence of New South Wales Agriculture in accordance with the Animal Protection Act.
- C The Lessee will be required to maintain the grounds and the buildings within the Village to a satisfactory standard and at least to a standard existing at the commencement of the Lease. Council, as owner and landlord, will be responsible for the structural maintenance of the buildings. Inspections of the Village to be undertaken twice yearly to ensure that appropriate maintenance is being undertaken.
- C Operation of the Sewerage Treatment Plant will be in accordance with the conditions in the Tender Specification for the leasing of the Village. Basically the Lessee acknowledges that the Council is responsible for the operation of the Treatment Plant and Council has full and free right of access to that Plant. The Lessee will be required to pay a contribution for the connection of the Village to the Treatment Plant.
- C The Lease Agreement is to recognise the Lessee's commitment to expend monies in the sum of

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\$100,000 over the first three years of the agreement on general improvements within the Village, such expenditure not including general maintenance and/or operating costs. The Lessee will be required to submit a specific program of these works within three months from the commencement of the Lease.

- C The Lessee should confirm with the Rose Family Society, ongoing arrangements for the utilisation of the Cottage as an attraction within the Village.
- C The Lessee will be responsible for all costs associated with the operation of the Village including building and grounds maintenance, animal feed, rates and insurances as required, electricity, sewer, train maintenance, salaries, promotion, various licenses, printing of stationery, vehicle and equipment running costs.
- C The Lessee will provide and be responsible for all necessary plant and equipment required for the operation and maintenance of the Village and its grounds.
- C The Lessee will be responsible for the ongoing licensing and all maintenance of the mechanical train and the related train track that operates within the Village grounds. Maintenance to include wheels, the track, engine servicing and general repair. Any major rebuild will be the responsibility of Council, however, Council reserves the right to determine whether it wishes to proceed with any such repairs dependent upon costs. This equipment is to be licenced and its ongoing operation to be in accordance with the requirements of the Licensing Authority.
- C A Strategic Plan is to be developed by the Lessor and Lessee in the event of flooding of the facility which addresses the following -
 - Protection of the pumps and blowers associated with the Sewage Treatment Plant within the Village grounds, the train, the animals, the removal of furniture, memorabilia, artifacts, equipment and vehicles.
 - It is noted that the Lessee has, in his submission, placed a performance measure on the Council to repair flood damage and as indicated, Council will not be accountable for loss of income in the event of flooding, providing repairs are carried out in a timely manner.
- C The various items of equipment, special vehicles (e.g. wagons) animals, artifacts and memorabilia are provided for the general operation of the Village. Temporary removal from the grounds for reasons such as promotional activities will require consent on the basis that such consent will not be unreasonably withheld.
- C The Lessee will be required to maintain the appropriate Water Licence and maintain the irrigation system installed in the Village grounds.
- C The Schedule of Memorabilia, Artifacts and Equipment is to be updated and agreed upon by both parties prior to the commencement of the Lease.

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- C Any sub-letting of the whole or a major proportion of the Village will require Council's consent.
- C The Lessee is to honour all future bookings presently made at the same terms and conditions.
- C Commencement of the Lease will occur on 1 January 1997, however, as from 23 December 1996, the Lessee will be permitted to work with the current management to facilitate a smooth transition and "Handover".

As is previously indicated, these heads of consideration have been agreed upon between Council's Committee and Mr Wells and the matter is presented to Council for its concurrence to enable leasing arrangements to formally proceed.

Notwithstanding the Lease, Council should note that it still has some financial exposure in relation to structural repairs, flooding, insurances and major work on the train. Appropriate financial provision should be made in future budgets.

In terms of the existing staff employed at the Village, discussions are continuing in relation to suitable options.

It will take some little time prior to final drafting of the Lease and subsequent execution by both parties and, therefore, on the basis that the principal heads of consideration have been agreed to by both parties, it is felt that it is appropriate to permit occupation, pending execution of the formal agreement. For Council's information, the theme proposed by Mr Wells for the Village is "Australia's Farming Heritage" .

As Council will know, the present Committee agreed to act in a "caretaker" capacity until handover and this spirit of good faith and cooperation has been acknowledged to the Chairman. In terms of the many volunteers and special interest groups who have worked timelessly and often unacknowledged towards the operations to date within the Village, it is understood that Mr Wells has invited interested individuals and groups to continue with their involvement with the facility on a mutually agreeable basis.

During the current six month period (ie. 1 July 1996 to 31 December 1996), Council agreed to financially underwrite the Village's operations and for this period the anticipated operations deficit is in the order of \$50,000. This includes the sum of \$12,000 debit, which the Committee requested to be carried forward to this financial year. When actual costs are known this will be further reported. It is noted that only \$7,500 has been provided in the current budget, therefore, a source of additional funding will have to be identified.

The future of the Village has been a protracted issue subject to much deliberation. Indeed, in reality it has been before and raised by Council over many years. It is now considered appropriate to move forward and proceed with the proposed leasing arrangement.

Committee Recommendation:

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That;

1. The proposed Lease of Australian Pioneer Village proceed with Mr Wells on the basis outlined in this report, subject to those general terms and conditions specified.
2. The commencement of the Lease to be the 4th January, 1997.
3. Both parties to meet their own legal costs associated with the preparation of the Lease.
4. The Common Seal of Council be affixed to all appropriate documentation.

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



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meeting

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