

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 12 March 1996

LOCATION: Council Chambers

TIME: 7.30pm

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ORDINARY MEETING

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Mayoral Minutes

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No Mayoral Minutes Were Submitted

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

ORDINARY

Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notices of Motion

Ordinary Meeting - 12 March 1996

By Councillor R D Searle :

That the Council seek a meeting as soon as possible with the Ministers for School Education and Planning & Urban Affairs regarding the undertaking of traffic safety works in conjunction with the development of schools.

Note: Within the City there have been a number of school developments, eg Hawkesbury High, Freemans Reach Primary, Comleroy Road Primary, that have been developed where the Traffic Committee has made recommendations (which have been adopted by the Council) of appropriate traffic conditions involving safety of school users, in particular the students. These conditions have not been accepted by the Minister for subsequent approvals to the extent that the traffic safety has been compromised. Council's current endeavours to resolve the issue have met with no success and it is seen that the only avenue left is to seek direct access to the Ministers (Planning and School Education) either by visiting the site and seeing the problem first hand, or by taking appropriate photographs and documents to a meeting with them.

The point of the meeting would be to seek a change in the current policy to a position where traffic safety measures were constructed as part of a school development.

By Councillor R D Searle :

That the Council receive a report at its April Ordinary Meeting detailing the issues in preparing a Local Environmental Plan to permit the subdivision of existing legally established habitable dwelling houses on rural land.

Note : In recent times the Council has been confronted with proposals to subdivide rural land where two dwellings are existing. As the problem is ongoing I consider that it would be appropriate for the Council to receive a detailed report identifying the possible number of subdivisions that could take place and the issues involved with such subdivision. Dependent upon the content of this report, it may be appropriate for the Council to consider a time limited Local Environmental Plan to permit existing legally approved habitable dwellings to be subdivided. This would not involve an increase in population or traffic and only minimal, if any, increase in services and merely allow for separate transferring of the land. Consideration would include that subdivisions would have to be of a "*sensible nature*" and be self contained individual facilities allowing for onsite wastewater management.

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

ORDINARY

Notices of Motion of Rescission

ORDINARY MEETING
Notices of Motion

Notices of Rescission Motions

Ordinary Meeting - 12 March 1996

By Councillors L C Sheather, H J M Books and P J Minturn :

Notice of Rescission of Section 1 Environment - Item 98.

By Councillors M E Lawson, C A Paine and A W Baczynskyj :

Notice of Rescission Motion of Item 109 : Warragamba Dam

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

ORDINARY

Section 3

Report of the General Purpose Committee

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 27 February 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 and from Councillor A W Baczynskyj who would be arriving late.

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Searle that the apologies be accepted.

Councillor Baczynskyj arrived at 10.58am.
Councillor Books left the meeting at 11.45am.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 30 January 1996, be confirmed, subject to the amendment of Item 14 - Questions Without Notice to read "To stop vehicles doing a right turn from the BP Service Station into Bells Line of Road".

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

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

COMMITTEE'S RECOMMENDATION

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOMINATE a representative on the Committee with Councillor Allan being elected as Council's representative.

SECTION 1 - ENVIRONMENT

112: HAWKESBURY SPORTS STADIUM (P1950/213 PT08, DA233/94/EVD/ENG)

Mrs Gae Kelly and Mr Bob Alford of Stimulus, Mrs Lynne Lane, President and Mrs Noeline Callaghan of Greenhills Child Care Centre Management Committee, addressed the Committee.

Mr Phil Donnelly, resident Stewart Street, South Windsor addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

113: REZONING APPLICATION AND DEVELOPMENT APPLICATION FOR A COMMERCIAL DEVELOPMENT IN 2 STAGES COMPRISING, SUPERMARKET, SERVICE STATION/CONVENIENCE STORE FAST FOOD OUTLET, CAR WASH, PARKING AREAS AND ASSOCIATED FACILITIES - LOT 1 AND 2 DP 630616, PART LOT 1 DP 421574, LOTS 4 AND 5 DP 546025, PART LOT A DP 410572, LOT 3 DP 710657 AND LOT 2 DP777592 - MACQUARIE STREET, GEORGE STREET AND MILEHAM STREET, SOUTH WINDSOR (DA 278/95 LEP22/95/EVD)

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

Key Issues:

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

Action:

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

Councillor Allan declared an interest in this matter as President of the Richmond Chamber of Commerce.

Mr John Duffy, Mr Tony Isaac representing Woolworths and BP, addressed the Committee.

Mr Tom O'Brien, Mr Steve Benfield, Vice President & Mr Brian Keegan, President of the Windsor & District Chamber of Commerce, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT:-

- (a) Council not support the preparation of a Draft Local Environmental Plan to rezone Lots 4 and 5, DP546025, Lots 1 and 2, DP630616, Lot 3, DP710657, Lot 2, DP777592, Part Lot 1, DP421574 and Part Lot A, DP410572 from Residential 2(a) and Open Space 6(b) Proposed Recreation under Hawkesbury Local Environmental Plan 1989 to General Business 3(a).
- (b) Council refuse the development application for Stage 1 and 2 involving the erection of a supermarket, service station/convenience store, fast food restaurant, carwash, parking areas and other associated facilities for the following reasons:-
 - 1. Existing use rights for the site of Stage 1 has not been proven, therefore, a change of use and rebuilding cannot be considered under the provisions of the Environmental Planning and Assessment Act 1979 and Regulations 1994.
 - 2. The use of a "deferred commencement" consent for Stage 2 is not appropriate as the reason for the deferred commencement, the rezoning of the site, cannot be achieved by the applicant.
 - 3. The proposed development is prohibited in the existing Residential 2(a) and Open Space 6(b) Proposed Recreation zones of the site under the Hawkesbury Local Environmental Plan 1989.
 - 4. The proposed development is contrary to the objectives of the Residential 2(a) and Open Space 6(b) Proposed Recreation zones as contained in Hawkesbury Local Environmental Plan 1989.
 - 5. The parking space dimensions, parking area aisle widths and provision of disabled persons parking spaces do not conform to Council's policies.
 - 6. Loading and unloading areas and access ways are not satisfactorily located to ensure that conflict will not occur between delivering vehicles and customers vehicles.

7. No provision has been made for pedestrian access across Macquarie Street/George Street.
8. Access to and from Mileham Street could adversely affect the residential amenity of Mileham Street and the residents adjoining and adjacent to the access.
9. Access to the site from George Street/Macquarie Street is not satisfactory and is contrary to the recommendations of the Sydney Regional Development Advisory Committee.
10. Disposal of stormwater drainage to Woods Road from the site is not available.
11. Details have not been provided on the availability of water, sewerage and electricity for the proposed development.
12. The proposed development will adversely affect the visual amenity of the surrounding residents.
13. The proposed development is out of character with development on the site and on the surrounding lands.
14. The proposed development could adversely affect the residential amenity of the adjoining residents and the area surrounding the site.
15. Due to the likely adverse impact, the proposed development is not in the public's interest.
16. The approval of an "out of centre" supermarket will have an adverse economic and social impact on the existing Windsor and South Windsor shopping centres.

114: HOME ACTIVITY - COMPUTER CONSULTANT - LOT 1011 DP834694 NO. 9 WIRANDA COURT, WINDSOR DOWNS (DA291/95/EVD)

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

Key Issues:

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

Action:

Approval

Mr Steven Nicholson on behalf of the applicant addressed the Committee.

Mrs Judy Gallagher and Mr John Sivell, residents of Wiranda Court, and Mrs Sue McGrath, Windsor Downs Home Owners Association, objectors addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted for a period of 6 (six) months and further reported to Council at that time, subject to the following conditions:-

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

these hours will require the approval of the Director Environment and Development.

9. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:

the activity or pursuit does not -

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

10. Vehicles to enter and leave the property in a forward direction.

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

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

Key Issues:

, Traffic
 , Parking
 , Noise

Action:

Approval

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be approved in accordance with the report and subject to conditions as listed:-

1. The existing driveway between the existing garage and Colonial Drive to be constructed full width 2.6m (two point six) wide for stacked parking for 2 (two) vehicles and shall be constructed of pavers/earth toned coloured concrete or the like.
2. Details of storage and disposal of medical waste shall be submitted and approved prior to the use commencing.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia for any internal alteration or additions to the existing building.
4. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
5. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
6. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. Operating hours shall be limited to 8.00am to 7.00pm Mondays to Fridays and 8.00am to 1.00pm Saturdays. Any alteration of these hours will require the approval of the Director Environment and Development.
8. The development shall be carried out in accordance with Plan No. 15395.

116: FLOODPLAIN PLANNING (GC180/006PT02/EVD)

Mr Brian Keegan addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S RECOMMENDATION

SECTION 2 - INFRASTRUCTURE

16: RESTRICTION PROPOSAL - CROWN ROAD RESERVE OFF TIZZANA ROAD, EBENEZER (P2006/250 PT02/CSV)

Mr Steve Atkins of 578 Tizzana Road, Mr Rob Atkins, Mr Greg Foran, Mrs Barbara Hamilton, Mrs Julie Dever, in favour of the proposal, addressed the Committee.

The General Manager read a letter received from the Department of Lands and Water Conservation.

Mr Peter Wade, Mr Steven Zekonus, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. THAT THE INFORMATION be received.
2. That the Council advise the Department of Lands and Water Conservation that representations have been received and that it currently wishes to have its application for road transfer deferred.
3. Appropriate investigation take place on the relocation of the access of the existing Crown Road Reserve in accordance with the proposal by Mr & Mrs Atkins.

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

COMMITTEE'S RECOMMENDATION

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

SECTION 3 - ORGANISATION AND RESOURCES

23: COUNCIL'S COMPUTER SYSTEM UPGRADE (GC230/002 PT03/CSV)

COMMITTEE'S RECOMMENDATION

THAT THE TENDER from Hewlett Packard Australia Limited to provide an operating lease of the Council's mainframe computer and ancillary equipment for a 3 (three) year period at quarterly payments of \$24,630.29 (twenty four thousand six hundred and thirty dollars and twenty nine cents) be accepted.

24: AUSTRALIAN PIONEER VILLAGE - QUARTERLY REVIEW (GC283/107/CSV)

Mr Brian McKinlay was available to answers questions raised by the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE QUARTERLY Review of the operation of the Australian Pioneer Village be received.

25: MONTHLY FINANCIAL STATEMENTS - JANUARY 1996 (GF011/005 PT04/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

26: BELLBIRD HILL LOOKOUT (P243/5425 PT01/CSV)

COMMITTEE'S RECOMMENDATION

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

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

27: ALCOHOL FREE ZONE CREATION AT McGRATHS HILL (GP070/001 PT05/CSV)

COMMITTEE'S RECOMMENDATION

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

28: WINDSOR RUGBY LEAGUE COMPLEX - PROCEEDS OF SALE (GC283/032 PT2/CSV)

COMMITTEE'S RECOMMENDATION

THAT THE PROCEEDS of the sale of Lot 1 in Deposited Plan 582018 to Windsor Leagues Club Limited be allocated to the property development reserve for the purchase of further recreational facilities (structural/organised).

COMMITTEE'S RECOMMENDATION

29: LEASING OF SHOP 1 - WILBERFORCE SHOPPING CENTRE (GC283/139 PT01/CSV)

Councillor Sheather declared an interest in this matter as he had carried out work for Mr Fowler from time to time.

COMMITTEE'S RECOMMENDATION

THAT:-

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

30: BUSH FIRE ESTIMATES 1996/97 (GF10/44 PT6/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received and there be a report to the next Ordinary Meeting on additional information which is available at that stage either from the Coronial Inquiry or the Department of Bush Fire Services.

ADDITIONAL INFORMATION

The Coroner has released his report that provides the findings of his enquiry into the 1994 bushfires. In short, the Coroner has made recommendations to the State Coroner as follows:

1. Restructuring

Restructuring of the fire services in NSW initially into two divisions

- (a) Metropolitan Fire Service and
- (b) Rural Fire Service

The Metropolitan Fire Service will adopt the existing NSW Fire Brigade structure and fire districts should be maintained in the metropolitan, Newcastle, Wollongong and town areas. The Coroner envisages having a Fire Control Officer with the responsibility for fire management policy who will formulate fuel management operational plans for fire districts in association with other land managers, including councils. The Fire Control Officer is to be accountable to the Board of Commissioners (newly set up) and the Minister. In emergencies NSW Fire Brigade should co-ordinate all operations where fires originate in their fire districts.

The Rural Fire Service is to have a fire structure from the Board of Commissioners through a Commander incorporating Fire Control Officers and voluntary brigades. The 1949 Bush Fires Act should be amended to regulate the Service and incorporate new administrative management and control arrangements. The Rural Fire Service should have a volunteer brigade component in the same way as similar personnel are part of the NSW Fire Brigade organisation. Section 41F of the Bushfires Act should be repealed and the Bush Fire Council disbanded.

In Council areas the responsibility for bush fire brigades should be taken over by the Fire Control Officer who is to be employed by a Government Department.

In the long term the amalgamation of the fire services to be governed by a single Act of Parliament. Throughout his findings, the Coroner constantly refers to the lack of communication and co-ordination between different services on the fireground. He praises the command structure of the NSW Fire Brigade and suggests it as a model for a single fire service.

2. Hazard Reduction

The Coroner's main finding arising out of this enquiry is that the devastation of the January 1994 bush fires and the intensity of those fires was due to high fuel loads which resulted from lack of hazard reduction. In forming this conclusion, the Coroner has pursued material provided by each District Committee and each Council in areas in which fires occurred. The Coroner is of the view that the powers under Section 13 were not utilised fully by Councils in a general sense and that hazard reduction programs were not fulfilled due to weather and lack of manpower. In one of his findings he says *"the evidence satisfied the Court conclusively that throughout NSW during the period 1989-1993 the fuel was not managed as intended by Parliament and high fuel loads were principally responsible for the intensity of the uncontrollable fires."*

The Coroner was of the view that there was a failure on the part of the Co-ordinating Committee and the Commissioner to ensure that hazard reduction was being carried out. This he saw as a mandatory obligation on the Co-ordinating Committee and the Commissioner and not a discretionary one as was the Commissioner's view.

3. Council's Role and the Fire Control Officer

The Coroner recommends reducing the role of Councils in relation to bush fire administration. He says *"the role the Councils now play in respect of bush fire administration should be modified."* He then goes on to recommend that Fire Control Officers should be permanently employed by the new Rural Fire Service but keep contact and liaise with councils. The Coroner indicated that he was aware that volunteers did not want to be full time or paid, however, he stated that it is his opinion that: *"they should be dealt with the same as retained NSW Fire Brigade personnel except that the fees for retainment of each volunteer and the service of each volunteer should be allocated to each volunteer bush fire brigade with such amount being appropriated towards the administration and resources of the brigades."*

He recommends that Fire Control Officers be employed by the State, with their focal point in each district being responsibility for fuel management, planning and operations and accountable to the Commander who should have ultimate responsibility.

4. Planning

The Coroner found that in his view *"planning restrictions on developments in bushland settings posing bush fire risks have not been strict enough."* He recommends:

- " Uniformity of standard set backs to be made mandatory by State Planning Authorities
- " Consideration should be given to making it mandatory that all development applications in bush fire risk areas be referred to the Fire Control Officer or nominated officer of the NSW Fire Brigade, whichever is appropriate, having regard to the area
- " The Australian Standard 3959 *"Construction of Buildings in Bush Fire Prone Areas"* should be adopted

- " All development of residential areas should be refused until adequate provision is made for separate access and exit roads for use by emergency vehicles
- " Preferably, there should be a perimeter road located between the outside building block and the bush land.
- " No development should be allowed on the bushland side of the perimeter road which should be at least 20 metres wide
- " Fire hydrants should be located on the bushland side of the road
- " Planning of residential areas should be concerned with the pattern of roads which aid in the evacuation of residents during dangerous fires, whilst at the same time allowing access to emergency vehicles
- " Town Planners and Fire Control Officers should review all existing residential areas which are bush fire prone

5. Community Awareness

The Coroner also recommends that community awareness needs to be heightened. He commented that members of the public, the Police Force and Fire Brigade were not aware of the 41A plans. The public needs to be made aware of the important role they can play in hazard reduction of their land and protecting themselves against bush fire risk.

6. Co-ordinating Committee

All in all Councils generally were not the main target of criticism in this enquiry. Comment was made in relation to the lack of hazard reduction carried out. The Coroner however, directs his main concern towards the lack of co-ordination by the Co-ordinating Committee and the use of the mandatory powers by that Committee and the Commissioner under the Bush Fires Act. He was of the view that insufficient planning had been carried out prior to the fires due largely to the delay in model plans being forwarded to Councils.

7. Communication

He recommends implementation of the Government Radio Network as soon as possible.

At this stage, it is understood that the Co-ordinating Committee has been requested to provide the Minister with a Draft Report by the 30th April and a final report by the 30th June. It is unlikely that anything further will take place until those reports have been prepared and received. Discussions with the Local Government Associations is that they are seeking representations to the Minister in the near future and they will be co-ordinating representations.

There should be consultation in the matter, but at the same time, there needs to be some determination made so that the organisation and structure in no matter what form, is decided and progressed.

From the Council's point of view, the main issue will be the structure that occurs and what control/resources are required. It is not difficult from reading the report to see that the Council's role could be solely as a provider of funds (as it does to the NSW Fire Brigade) and as a land manager of its own lands. In terms of staff, the report only refers to the Fire Control Officer and a person undertaking hazard reduction and not to other staff. However, if Fire Control Officers are to be employed by the State, then obviously other staff would need to be similarly employed to ensure any appropriate management control and this may see it undertaken on a regional basis to rationalise resources. In those circumstances, it would not be prudent to spend any considerable funds on upgrading the Fire Control Centre at this stage.

QUESTIONS WITHOUT NOTICE:

1. Councillor Minturn referred to an accident where a lady fell on the footpath at Kurrajong last Saturday and injured herself. He asked if Council is liable and if something could be done about the footpath.

The Director Corporate Services & Community Relations advised that it is a matter of whether Council is negligent in its actions in some way.

2. Councillor Minturn advised that, in Comleroy Road just south of the intersection with the School, there is a long drop away, and asked if something could be done in this regard.
3. Councillor Minturn asked if he could receive an itemised account of the construction cost of the SES Headquarters at Wilberforce.

The General Manager undertook to discuss this matter with Councillor Minturn.

4. Councillor Baczynskyj asked if the Federal Candidates had been asked to make a submission to Council.

The General Manager advised that this had been done and undertook to ascertain if any responses had been received.

5. Councillor Baczynskyj asked about the Bligh Park traffic lights and roundabout.

The Director Asset Services & Recreation advised that there was no further information available at this stage.

6. Councillor Sheather referred to the sign at Windsor Bridge and asked if the log in the river could be removed.

The Director Asset Services & Recreation advised that the log was removed at the same time as the sign was removed.

7. Councillor Sheather stated that the pavement had lifted, 3" in some places, across Ham Common.

The Director Asset Services & Recreation advised that the road surface is the responsibility of the Roads & Traffic Authority and undertook to take the matter up with the Authority.

8. Councillor Sheather sought the current situation regarding the roundabout at South Windsor on Blacktown Road.

The Director Asset Services & Recreation advised that the RTA is having a review of environmental factors for the construction of the slip lane.

Councillor Sheather asked if the Mayor could have discussions with the appropriate bodies so that it is not missed out again.

The Mayor advised that it would be organised fairly quickly.

9. Councillor Allan asked if Council is arranging any project for Clean Up Australia day on Sunday. South Windsor Primary School has asked if their area could be cleaned up.

The Director Environment & Development advised that the Branch Manager Environment & Waste is involved in the program and sites will be selected.

10. Councillor Paine asked if the proposal for a Training Officer for the Bush Fire Brigades was still in vogue.

The General Manager advised that this should be done on a regional basis and undertook to take the matter up again.

11. Councillor Paine asked if the provision of accessible, clean toilets could be included in the budget for both Windsor and Richmond. There are no toilets available for people who visit Windsor early in the morning. Problems have arisen since Council had arranged to have toilets locked up of a night. She referred to the condition of those toilets that were left open overnight.

The General Manager undertook to take the matter up with the Police.

12. Councillor Paine asked what is happening regarding the draining of the lagoon at McGraths Flat, if this would be detrimental to the bird life and what is the time frame.

The Director Asset Services & Recreation advised that the water level in the wetlands is currently being lowered to allow some drying out to allow the wetlands to be constructed. There will still be water for the bird life and also they can migrate to the maturation ponds at the treatment plant. It would probably take a few months before the physical work starts, as Council was awaiting EPA Approval.

The General Manager advised that arrangements would be made for some signs to be erected on the roadside.

13. Councillor Paine expressed concern about the Bike Plan and asked when is it proposed to hold a meeting.

The Director Asset Services & Recreation advised next Wednesday.

14. Councillor Calvert asked if any progress had been made with Council regaining ownership of the Sewerage Plants and control of the rate system.

The General Manager advised that Council owns, controls and holds the licence for the plants. The only matter to be finalised is who is the authority to collect the rates.

15. Councillor Calvert advised that he, as Chairman of the Hawkesbury Local Economic Development Board, had received a letter from Senator Macdonald committing \$250,000 towards the EIS feasibility study for sewerage for Glossodia, Freemans Reach and Wilberforce.

16. Councillor Calvert asked if there was any progress regarding the two intersections at Colonial Drive and Rifle Range Road.

The General Manager advised that there have been several approaches direct to the RTA on behalf of the Joint Venture. Both the Federal Member and the Coalition Candidates have indicated Federal funding from current Federal Programs for which there may be an announcement regarding these two intersections.

17. Councillor Calvert referred to previous requests for meetings with the Planning Minister on various issues such as Windsor Road and on the control of redevelopment within our area.

Councillor Allan asked about a meeting with The Hon Craig Knowles or the relevant Ministers.

Councillor Paine asked if Paul Gibson MP had been involved in trying to get a meeting organised.

ORDINARY - 12 March 1996

General Purpose Committee - 27 February 1996

Organisation & Resources

The Mayor advised that he had had personal discussions with Mr Gibson and he is well aware of the position and he was to raise a number of Council's concerns with the Premier last week.

18. Councillor Searle asked what is the current position regarding provision of toilets for Heritage Park at North Richmond.

The Director Asset Services & Recreation stated that there are no funds available at this stage for provision of toilets at the Park.

19. Councillor Searle asked if a date could be set for the meeting which was to have been held last week regarding various matters.

The Mayor advised that this would be done to-day.

20. Councillor Minturn advised that a property in Terrace Road, North Richmond has been battered down to within half a metre of the river. There is no soil control and there is a trench about three quarters of a metre deep between a couple of trees. He referred also to the shale bank. He asked if the property could be inspected.

The meeting terminated at 3.45pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 March 1996.

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 175

ITEM: 175 HAWKESBURY MUSEUM AND TOURIST INFORMATION CENTRE
 - REQUEST FOR DONATION

FILE NUMBER: P2021/40 PT02/CSV

REPORT:

A request has been received from the Hawkesbury District Tourist Association for a donation towards the running costs of the Hawkesbury Museum in Thompson Square.

In previous years, Council has donated \$500.00 (five hundred dollars) towards museum running costs. Funding is available in Councils Community Relations Budget to provide support for this project.

RECOMMENDATION:

That Council donate \$500.00 (five hundred dollars) to the Hawkesbury District Tourist Association.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C02

**** END OF ITEM 175 ****

ORDINARY MEETING

Meeting Date: **12 March 1996**

Item: **176**

ITEM: 176 CONTRACTS FOR EXECUTION UNDER SEAL

FILE NUMBER: GT50/8, GC283/103/CSV

REPORT:

Transfer of Sub-lease

The transfer of the sub-lease between Tourism Hawkesbury and R and G Hurley in respect of the Kiosk operating in the Hawkesbury Visitors Centre to the proposed new proprietors Mr J Mungoven and M Daurat. Council's consent is required as owner of the building.

Assignment of lease

Retail lease agreement for Shop 1 McGraths Hill Shopping Centre be assigned to John and Patricia Hines of Grose Vale for the purpose of a Butcher Shop, at a rental of \$594.60 per month, to be reviewed at the expiry of the initial term on 30 June 1996 and including a contribution to outgoings of 16.7%.

RECOMMENDATION:

That the Council Seal be affixed to the abovementioned documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C04

****** END OF ITEM 176 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 177

ITEM: 177 COMPULSORY ACQUISITION OF LAND OFF BAKER STREET
FROM NEVITORO INVESTMENTS PTY LIMITED

FILE NUMBER: P731/140/CSV

REPORT:

Council at its meeting on 12th December, 1995, considered a report concerning the proposed acquisition of car park land currently owned by Nevitoro Pty Limited off Baker Street, Windsor, and formally resolved to proceed with the acquisition of the land under the terms of the 'Just Terms Compensation Act' and to classify the land as 'Operational' under the terms of the Local Government Act.

The Act requires that the proposal to change classification from 'Community' to 'Operational' must be publicly advertised for a period of twenty-eight days. This has been done with no submissions received and a final resolution to effect the classification change is now required.

In terms of the progress of the acquisition, the value of the land is in dispute and at this stage, determination of same will probably be occur in the Court. Nevertheless, it is expected that the property will transfer to the Council before the compensation is determined and this is expected that the process, which is similar to a resumption, will be completed within the next few months.

RECOMMENDATION:

That the property described as Lot 3, in the Plan of Subdivision of Lot 1, DP69108 and Lot 1, DP600502 be deemed as operational under the terms of the Local Government Act.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C05

**** END OF ITEM 177 ****

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 178

ITEM: 178 ARTS SPONSORSHIP - 'DEGREE OF EXCELLENCE' EXHIBITION

FILE NUMBER: GF008/001 PT12/CSV

REPORT:

A request has been received from the Hawkesbury Community Arts Workshop for sponsorship of the 1996 'Degree of Excellence' Exhibition to be held in conjunction with the University of Western Sydney, Hawkesbury Open Day from 16 to 18 August.

The Community Arts Workshop was established in 1979 and is committed to the development of arts in the Hawkesbury area. In return for sponsorship of the 'Degree of Excellence' exhibition, acknowledgment would be provided in media and promotional material. Organisers are expecting between 200 and 400 exhibitors from around New South Wales, including local artists. Should a section of the exhibition be sponsored, the winning artwork in the relevant section would become the property of the sponsor.

In recognition of the large scale of this particular exhibition, and the valued work of the Community Arts Workshop in developing arts and cultural activity in the area, it is considered that sponsorship of a category or categories to the value of \$1,000 (one thousand dollars) would be appropriate. This activity could be funded within existing budgetary allocations.

RECOMMENDATION:

Sponsorship be offered for the Hawkesbury Community Arts Workshop 'Degree of Excellence' Exhibition to the value of \$1,000 (one thousand dollars).

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C08

****** END OF ITEM 178 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 179

ITEM: 179 INTEGRATED REGIONAL PLANNING AND SERVICE DEVELOPMENT PROGRAM

FILE NUMBER: GA010/001 PT02/CSV

REPORT:

Under the Local Government Development Program funding totalling \$235,800 has been granted for a project entitled 'Integrated Regional Planning and Service Development for Aboriginal and Torres Strait Islander Communities in the Daruk Area'. This funding has been auspiced through Penrith City Council.

The Daruk area includes the Penrith, Blue Mountains, Hawkesbury and Blacktown Local Government Areas.

The project aims to support the Councils in the region to:

- * Better service Aboriginal and Torres Strait Islander communities according to the priorities and aspirations expressed by Aboriginal people in the Aboriginal and Torres Strait Islander Commission (ATSIC) Regional Plan.
- * Strengthen the role of Local Government in co-ordinating the development of the region.
- * Engage government agencies in integrating plans and services which impact on Aboriginal and Torres Strait Islander communities based on the priorities and aspirations expressed in the ATSIC Regional Plan.

The project will employ a Co-ordinator to support Penrith, Blue Mountains, Hawkesbury and Blacktown Councils and ATSIC in developing processes for Local Government to take up opportunities for integrating the objectives expressed in the ATSIC Regional Plan with the management plans of each of the four Councils involved.

Penrith City Council will be administering this project in conjunction with representatives from the other relevant local government areas, including Hawkesbury.

Staff associated with this new project will be accommodated by Penrith City Council. It is anticipated that the project will be undertaken over a two and a half year period.

RECOMMENDATION:

That information be received and that formal endorsement be given to this project.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C09

**** END OF ITEM 179 ****

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: **180**

ITEM: 180 HAWKESBURY WINE, FOOD & MUSIC AFFAIR COMMITTEE

FILE NUMBER: GC030/029 PT 01/CSV

REPORT:

Council has previously resolved to support the Hawkesbury Wine, Food & Music Affair, to be held on Saturday 12 October 1996, at Heritage Park, North Richmond.

In 1995, two Councillors were represented on the Organising Committee for the 1995 event.

The Committee has requested that Council formally nominate its two representatives for 1996.

RECOMMENDATION:

That Council nominate its two representatives for the 1996 Hawkesbury Wine, Food & Music Affair Executive Committee.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C12

****** END OF ITEM 180 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 181

ITEM: 181 USE OF 20 FITZGERALD STREET, WINDSOR, AS A CREATIVE ARTS CENTRE

FILE NUMBER: P610/155 PT02/CSV

REPORT:

The property located at 20 Fitzgerald Street, Windsor, was originally constructed in 1953 for use as a public library. The building is currently vacant but was previously occupied by the Department of Agriculture and the Department of Corrective Services.

The building is currently described in a valuation report as being “in need of general maintenance and repair with satisfactory external appearance and presentation with internal upgrading and cosmetic improvements required”. The valuer commented that “rentals previously achieved on the building would be difficult to sustain in the current climate unless significant improvements were made to the building.”

Attempts at finding new tenants having been unsuccessful, subsequently, explorations began into the feasibility of establishing a Creative Arts Centre. The building is well-placed to attract the significant numbers of people arriving by coach at the adjacent Rest Centre, and such use is appropriate in consideration of Windsor CBD’s profile as a heritage/tourist/craft market area.

Following a call for expressions of interest in the local press, a number of submissions were received. Applicants were invited to show how they would use the centre, according to the following guidelines:

1. The centre to be run on a businesslike basis, being open to the public during advertised times for sales of high-quality art and craft.
2. The centre to actively promote the work of local artists and craftspeople through both exhibitions and sales.
3. The centre to provide studio and/or office space to a variety of individual artists and cultural groups as appropriate.
4. The centre to complement existing businesses.
5. The applicant/s to be responsible for all outgoings, and for payment of rent.

Submissions were received, and the parties involved were asked jointly to form a management committee with responsibility for running the facility in the best interests of the cultural community and the wider community of the Hawkesbury .

The resulting proposal provides for offices, studio space, an exhibition area, and a craft shop, selling locally-produced craft, seven days a week. It is argued that most local craftspeople are not able to exhibit/sell their work in their local area, and that to do so would not be to compete with existing businesses.

The proposal involves the following repairs/modifications:

1. Removal/installation of partitions (committee to undertake)
2. Repair of broken/missing tiles adjacent to the WC (committee to undertake)
3. Removal of carpet and sanding of timber floor in the central exhibition area (committee to undertake)
4. Installation of security bars on the windows (committee to undertake).
5. Repair of guttering (Council asked to undertake)
6. Safety check - electrical circuitry (Council asked to undertake).
7. Painting of interior walls (Council asked to provide the paint)

It is proposed that Ms Mollie Hulbert, Ms Cath Berry and Ms Dorothy Shirt form a management committee, with responsibility for public liability insurance, all outgoings, and weekly rental of one hundred and five dollars being returned to Council. The Committee propose to let studio space to local artists and at this time intend to permit Rob Sledge and Jaye Pont share a studio space, being responsible for their portion of outgoings and a weekly rental of five dollars.

It is further proposed that an office be made available to the HAGYA-aided Youth Creative Arts Project, with forty dollars per week rental being returned to Council.

It is proposed that the large open space in the centre of the building be used for exhibitions, to be organised by a sub-committee comprising Mollie Hulbert, Rob Sledge, and representatives from the Community Arts Workshop, the Macquarie Towns Art Society and the Hawkesbury Action Group for Youth Affairs (HAGYA).

It is intended that the agreement rest on correspondence, as an alternative to a formal lease, with provision for regular review and for the submission of financial statements.

It is considered that the degree of interest expressed, and the variety and creativity of responses, indicate that there is a need for this kind of venture and that it could assist in encouraging innovative cultural activities in the area, whilst complementing local tourism initiatives. In addition, the project would be anticipated to provide a return to Council in the form of one hundred and forty-five dollars per week.

RECOMMENDATION:

That the Fitzgerald Street property (Part Portion 20 Fitzgerald Street Windsor in the Parish of St Matthew) be used as an arts and crafts centre, being managed by the Committee as outlined in this report.

That the building be offered on a trial basis of one year with an additional one-year option.

That an amount of \$500.00 be made available for paint and minor improvements, such funds to be provided from within the existing Cultural Development budget.

That the management committee be responsible for all outgoings, with a weekly rental of one hundred and forty-five dollars being returned to Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.C17

****** END OF ITEM 181 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 182

ITEM: 182 HERITAGE ASSISTANCE PROGRAM 1996 APPLICATIONS

FILE NUMBER: GG021/098 PT07/EVD

REPORT:

Correspondence has been received from the Department of Urban Affairs and Planning inviting Council to apply for assistance under the Heritage Assistance Program.

In the past Council has been successful in obtaining funding under the Program for projects such as the Wildlife Corridor Study, repair of vandalism damage at Windsor Roman Catholic Cemetery and the Richmond Archaeological Zoning Plan.

The Program requires a financial commitment on Councils part as the assistance is only available on a dollar for dollar basis.

Included in Section 6 (Report of Committees) of this Business Paper are the minutes of the last Hawkesbury Advisory Committee Meeting. At its meeting on 29 February 1996, Council's Heritage Advisory Committee resolved that Council make application under the 1996 Program for the following:

1. Heritage Advisor
2. Hawkesbury Local Heritage Assistance Fund
3. Windsor Archaeological Zoning Plan
4. Stabilisation works to Windsor Toll House

Given the Committee's resolution, the projects chosen by the committee have been prioritised in order of importance and applications should now be made for funding. Each project is briefly described below:

1. **Hawkesbury Heritage Advisor**

Robert Staas (Conservation Architect) acts as the Hawkesbury Heritage Advisor on a one day per month basis. The Advisor is consulted by owners or prospective owners requiring advice in relation to heritage items in the Hawkesbury. Recently the Advisor has been in high demand with each day totally booked out. It is considered that there is enough demand for the Heritage Advisor to be available 2 days per month. The cost of running the Heritage Advisor Service on a fortnightly basis would be approximately \$15,000. This will require a contribution of \$7,500.00 from Council due to funding being made available on a dollar for dollar basis. Should Council be successful in obtaining funding for the Heritage Advisor, provision will have to be made in the 1996/97 estimates.

2. Hawkesbury Local Heritage Assistance Fund

The Hawkesbury Local Heritage Assistance Fund was established in 1984 to provide funding to property owners to conserve identified heritage items. Funding has previously been provided to property owners on the basis of "one off" grants or on a dollar for dollar basis.

In 1996 Council wrote to all owners of heritage items, advising of 1996 priority areas for funding. Approximately 40 applications were received for funding which will leave no money in the fund. Further, not all applications will receive funding.

Given the need for and the popularity of the fund application should be made for \$30,000.00 "top up" of the fund. The "top up" will require a contribution of \$15,000.00 from Council due to the funding being made on a dollar for dollar basis. Should Council be successful in obtaining funding provision will have to be made in the 1996/97 estimates.

3. Windsor Archaeological Zoning Plan

The preparation of an archaeological zoning will compliment the Richmond Plan and will identify areas of potentially high archaeological significance and sensitivity. It is estimated to cost approximately \$26,000.00 and will therefore require a contribution of \$13,000.00 from Council if the application is successful. Provision will have to be made in the 1996/97 estimates.

4. Stabilisation Works to Windsor Toll House

Given the significance of this building the current state of disrepair is of some concern. Stabilisation are estimated to cost \$10,000.00. The works would require a contribution of \$5,000.00 from Council due to the funding being available on a dollar for dollar basis. Should Council be successful in obtaining funding under the Program, provision will have to be made in the 1996/97 estimates.

RECOMMENDATION:

Council make application under the 1996 Heritage Assistance Program for the projects listed below in order of priority:

1. Hawkesbury Heritage Advisor
2. Hawkesbury Local Heritage Assistance Fund
3. Windsor Archaeological Zoning Plan
4. Stabilisation works to Windsor Toll House

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.V07

****** END OF ITEM 182 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 183

ITEM: 183 EXCAVATION OF A DAM AND LANDFILL - LOT 202 DP801553 AND LOT 1 DP574043, CORNER ARGYLE STREET AND FAIREY ROAD, SOUTH WINDSOR (OLD SPEEDWAY SITE)

FILE NUMBER: DA270/95/EVD

Applicant: Falson and Associates, Town Planners
Applicants Reps: As Above
Owner: Schaffer Corporation Limited and Hawkesbury City Council
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 10.4hectares
Zone: Rural 1(b)
Advertising: 14 days to adjoining owners with an objection being received from the Windsor RSL and a submission from State Rail
Date Received: 30 November 1995

Key Issues:

- , Whether designated development
- , Drainage
- , Sediment control
- , Dust
- , Truck movements
- , Batters on dam excavation
- , Filling of land below floor height standard

Action:

Support a deferred commencement (in principle) approval.

REPORT:

The application proposes the placement of "clean fill" over the majority of the land. The total volume of fill is approximately 48,900m³ of which it is proposed to "win" approximately 32,500m³ from the excavation of a dam on site with the residue of 16,400m³ to be trucked in.

The maximum amount of fill at any one location is marginally over 2m in depth with the finished levels providing a gentle change in grading over the majority of the site.

The applicant advises that the proposed land filling forms the first stage of a development program. Whilst no application has been received it is proposed to undertake sandstone sawing as the second stage with the final stage involving the rezoning of the land for general industrial development. One component of stage three will be the establishment of an industrial complex for "urbanstone". The applicant advises that urbanstone is a West Australian based firm that manufactures an array of paving products utilising a sandbase and which compete with clay and concrete products. It is proposed that further fill be imported to the site for stage three so as to increase the level to better guard against flooding.

Submissions Arising From Consultation

The objection received from the Windsor RSL is on the following grounds:-

1. *Any overflow from the proposed dam we feel would inundate our property, causing damage to the buildings situated there.*
2. *The explanations in the applications give insufficient detail as to the use of the dam, and the future use of the property.*

The submission from State Rail expresses concern about a dam in close proximity to the rail tracks but suggests these concerns may be alleviated by a proper geotechnical investigation. Should there be no threat of subsidence, wash out or any other similar concerns, a favourable response should be forthcoming. Their pre-requisites are that drainage not be directed onto State Rail land, there be no alterations to the natural drainage, State Rail not be held responsible for noise complaints, no work be carried out on or from State Rail land and that the existing State Rail access be not impeded in any way. State Rail also recommends that a superior type fence be erected along the adjoining State Rail boundary at the developers extent. State Rail is of the view that it should not be held responsible to install a higher standard of boundary fencing solely because an adjacent owner wishes to improve or develop their land.

Statutory Provisions

The delay in the consideration of the application has been due solely to the imprecision of the regulations defining designated development ie that development which requires an environmental impact statement. The Department of Urban Affairs and Planning suggested that such applications constitute "waste management facilities or works" that include the disposal of "cleanfill" such as soil, sand, gravel, bricks or other excavated or hard material. However the definition of "waste" is inconsistent with this proposition. "Waste" is defined as;

Any matter or thing whether solid, gases or liquid or a combination of any solids, gases or liquids that is discarded or is refuse from processes or uses (such as domestic, medical, industrial, mining, agricultural or commercial processes or uses).

In the City of Hawkesbury, "cleanfill" is not a product which could be considered to be discarded but rather, in many instances has a market value. Advice was obtained from Abbott Tout who concur that if the "cleanfill" is discarded then it is designated development but if it is not discarded an EIS is not required. The opinion of Abbott Tout is that in the context of the development application for the construction of a dam, there is very strong argument that the use of the fill which is extracted for the purposes of the construction of the dam, is not "waste" for the purposes of the definition in the schedule.

Schedule three of the Environmental Planning and Assessment Regulations also lists extractive industries as designated development requiring an EIS. Extractive Industries are defined as industries:

That obtain extractive materials by methods including excavating..... or that store, stockpile or process extractive materials by methods including washing, crushing, sawing or separating and

(2) disturb or will disturb a total surface area of more than 2ha of land by:

(a) Clearing or excavating; or

(b) Constructing dams, ponds, drains, roads or conveyors; or

(c) Storing or depositing overburden, extractive material or palings.....

The proposed development is not an extractive industry as there are two distinct phases being the excavation of the dam and the placement of fill. Unlike an extractive industry where there is a single process involved, a landfill operation can be distinguished by the following characteristics:-

- * Source of fill is usually physically remote from the destination (this applies in part to the application)
- * Fill may be won on a site with an unknown destination
- * It could not be said that the placement of fill is the same as *to store, stockpile or process extractive material*

The purpose of placing fill is to permanently change the level of the land, usually for some urban purpose. This is distinct from storing or stockpiling extractive materials.

Consequently the proposed landfill is not designated development.

The application proposes to fill land which has an existing level as low as 11m AHD. Under Hawkesbury Local Environmental Plan 1989 buildings are not permitted to be erected on any land lying at a level lower than 13m AHD. Council has adopted a draft Local Environmental Plan to alter this provision from any building to a habitable building. Consequently there will be no minimum land level requirement for industrial development.

Whilst it may be appropriate to have no minimum standard in the Local Environmental Plan for the floor level of industrial development, it is an issue which should be considered in a development control plan. Whilst some industrial uses, including the proposed sandstone sawing, may not be adversely affected by siting on very flood liable land, other uses may be far more susceptible to damage. In particular, the proposed stage three rezoning of the land to enable industrial development should consider setting aside the higher parts of the land for industrial uses such as factory units, whilst reserving the lower parts of the land for more flood compatible industrial uses.

Drainage

Three pipe culverts discharge onto the site, one off Faurey Road and two off Argyle Street. If the area is to be filled these will need to be piped and where necessary easements created. There is also a pipe which drains the RSL land through an existing easement. The area acts as a natural detention basin downstream of the industrial area and also protects the railway embankment culvert immediately downstream. Full hydraulic calculations are needed to demonstrate that the proposal will not adversely affect the railway embankment culvert prior to any approval.

The side slope of the proposed dam is approximately 2:1. This exceeds normal engineering standards, particularly where the batter will be underwater or where it is affected by fairly rapid drawdown of water. A geotechnical investigation will be required to justify this batter or to provide a lesser batter slope.

Soil Erosion and Sediment Control

The application provides no detail as to soil erosion and sediment control measures which are likely to be one of the most significant environmental impacts. The letter accompanying the application indicates discussions with the Hawkesbury/Nepean Catchment Management Trust who suggested the use of filtration traps, hay bales etc during construction as an appropriate way of mitigating any potential pollution with the immediate grassing of disturbed areas.

Given the volume and area of the proposed filling it imperative that a detailed soil erosion and sediment control plan be prepared by a professional practising in the field.

Truck Movements

The application proposes to import approximately 16,000m³ of cleanfill to supplement the fill won through the excavation of the dam. This equates to approximately 1,600 loaded trucks or a total of 3,200 truck movements. The application does not specify the origin of the fill to be imported and as a consequence there is no indication of the truck route. The most desirable and likely route is Macquarie Street and Argyle Street with a relatively small number of residential properties in Argyle Street (nine properties fronting the section between Macquarie and Mileham Streets) being effected by truck noise during the period of haulage.

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 183

The environmental impact from noise from the truck movements will be restricted in time. It should also be acknowledged that the existing traffic volumes are such that the truck movements will not interfere with the amenity of the area to the same extent as an area devoid of traffic noise.

Summary

There is insufficient detail with the current application to issue a development consent. In particular there are no details regarding drainage through the site, the provision of easements for drainage, or its piping. There is no detail on soil erosion and sediment control or geotechnical justification for the batters on the dam or its affects on railway property.

The application does not propose a period within which the dam excavation and landfill would be completed, however one letter notes that the 16,000m³ to be imported to the site would take only a matter of weeks to be completed.

With such information gaps it is only appropriate for Council to issue a deferred commencement (in principle) approval. Given the requirement for further environmental investigations, it is not considered appropriate at this stage to submit a list of conditions for a future development consent but rather that these be determined under delegated authority following the satisfactory completion of the investigations. Should there be any significant disagreement between the applicant and the Director Environment and Development as to the conditions of a development consent, they would be referred to Council for determination.

RECOMMENDATION:

- A. A deferred commencement consent (approved in principle) be granted subject to the fulfilment of the following conditions:-
1. The provision of full hydraulic calculations which demonstrate that the proposed dam and landfill will have no adverse impacts on adjoining and downstream property including the railway embankment.
 2. Provision of a geotechnical report which justifies the proposed batters of the dam as being stable and having no adverse impact on the railway embankment or alternatively such modifications as are necessary to ensure there stability.
 3. Submission of a comprehensive soil erosion and sediment control plan prepared by a member of the International Erosion Control Association.
- B. On satisfactory completion of the deferred commencement conditions 1-3 above, compliance with conditions of development consent as determined under delegated authority or by determination of Council as appropriate.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.V13

**** END OF ITEM 183 ****

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 184

ITEM: 184 REZONING OF CARPARKS ADJACENT TO SHOPPING CENTRES
FROM SPECIAL USES 5(A) PARKING TO GENERAL BUSINESS 3(A)

FILE NUMBER: LEP6/96/EVD

REPORT:

Council has received a proposal from the owner of the Richmond Mall (A & A Lederer Pty Ltd) to extend the existing Coles Supermarket onto Council's carpark with three additional shops and a Liquorland opposite the proposed extension to the Supermarket. The gross leasable area of the extension is 1,523m².

The proposed extension to the Richmond Mall will occupy an area of approximately 1,700m². A & A Lederer Pty Ltd propose to swap with Council an area of 2,770m² being 3 allotments adjacent to the existing carpark access off Bosworth Street.

According to calculations provided by A & A Lederer Pty Ltd the extended Richmond Mall would require 327 off street parking spaces with 334 proposed to be provided as a consequence of the land swap.

A & A Lederer Pty Ltd and Coles Myer wish to proceed with the extension to the Mall as soon as possible. However the land is zoned 5(a) Special Uses Parking and would require rezoning to General Business 3(a). A rezoning of the land to permit an extension to the Mall could take 6 months to complete.

The purpose of this report is not to provide an assessment of the extension of the Richmond Mall from either a town planning or commercial perspective but rather to demonstrate the limitations of the traditional practise of zoning carparks Special Uses which have extremely limited uses.

Invariably instances will arise where Council may wish to swap land or otherwise trade existing carparks for reasons which are in the public interest. The current 5(a) Special Uses zoning of Council owned carparks in shopping centres impedes such opportunities because of the delays incurred by the rezoning process.

If the rezoning of carparks adjacent to shopping centres was to revert to the appropriate alternative land use zoning (3(a) General Business) Council still retains control over their use through the requirement for development consent. Council also retains the discretion of whether to swap or otherwise trade the land where it is the owner.

So as to be in a position to respond to opportunities which may arise it is recommended that all off street parking areas currently zoned Special Uses 5(a) Parking and which service shopping centres be zoned General Business 3(a).

RECOMMENDATION:

1. That a draft local environmental plan be prepared to rezone Council's off street car parking area at the rear of the Richmond Mall between Bosworth Street and West Market Street from Special Uses 5(a) Parking to General Business 3(a).
2. That a draft local environmental plan be prepared to rezone other land used for off street parking for shopping centres from Special Uses 5(a) Parking to General Business 3(a).

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NAX.V20

****** END OF ITEM 184 ******

ORDINARY

Section 5 **Reports for Information**

ORDINARY MEETINGMeeting Date: **12 March 1996**Item: **185****ITEM: 185** REPORTS REQUESTED BY COUNCIL - STATUS AS AT 12 MARCH 1996**FILE NUMBER:** C50/1/GMA/GMA**REPORT:**

File Rep Date	Referred To	Subject	Comment
25 May 95	By-pass Road DAS&R	Feasibility of by-pass road from McGraths Hill to North Richmond together with a comparison with The Driftway proposal.	Awaiting response from RTA
8 Aug 95	Ham Common DAS&R	Provision of suitable lighting in the Ham Common general area for the enhanced use.	Report March GPC
5 Sep 95	Agricultural Study DED	Program & schedule of works.	Report following establishment of Committee
7 Nov 95	Our City Our Future DED	Tourism - Potential for a weekend opening of grounds & gardens of selected heritage buildings in the City for public inspection.	Report March GPC
7 Nov 95	Our City Our Future DED	Work currently being undertaken by HNCMT to determine effects of agriculture on Hawkesbury River.	Report April GPC
12 Dec 95	Stimulus Building DAS&R	State of building including amount of money expended on it since its completion in 1988.	Report March ORD
13 Feb 96	DLEP DED	Further report on extension of adjoining areas from Fernadell Orchard to Cleary's Property in Hall Street.	Report April GPC

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NCX.G01

****** END OF ITEM 185 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 186

ITEM: 186 CULTURAL DEVELOPMENT PROGRAM 1996/97 (FOR INFORMATION ONLY)

FILE NUMBER: GC130/032/CSV

REPORT:

As a result of public meetings held in 1995 regarding cultural development in the Hawkesbury, an interim Cultural Committee has been formed, chaired by Clr Sahasrabuddhe. At its inaugural meeting, the committee agreed to focus its activities around the Hawkesbury Wine, Food & Music Affair, by organising various “fringe” events of a cultural nature, E.g., Poetry Affair, Dance Affair etc., such activities being designed to complement existing Affair activities while increasing local participation and the range and quality of events.

Further, there are a number of arts/cultural events planned for the coming months, including:

- C Seniors Week, with a full program of activities including bus trips, computer workshops, linedancing and a variety concert to be held on Sunday 24 March at the Windsor Function Centre. Council’s budget allocation has been augmented by a grant of \$1200 from the Seniors Week Grant Fund administered by the Department of Ageing and Disability.
- C From 29 - 31 March there is to be an art exhibition at St Monica’s historic church, Richmond, organised by the Friends of the Hawkesbury Art Collection. The exhibition is titled “Bridges and Byways of the Hawkesbury” and the Friends intend to acquire works to the value of \$1000.00.
- C 1996 marks the centenary of several Hawkesbury paintings by Arthur Streeton, including the renowned “Purple Noon’s Transparent Might”, which was painted from a location on Terrace Road. It is proposed that a sign be installed to mark the location, and that the weekend beginning 24 May be marked by activities celebrating the centenary.
- C Ken Done has donated a signed and numbered print for the Friends to raffle, the raffle to be drawn at the 24 May Streeton function, to be held at Toxana Gallery, Richmond.
- C Hawkesbury Community Arts Workshop is organising a “Degree of Excellence” exhibition, which Council has been invited to sponsor. A full report on this matter has been submitted to Council..
- C An application for funding has been made to Festivals Australia, to run workshops in circus training for Hawkesbury young people. The training would be conducted by the Flying Fruit Fly Circus over an eight-week period, leading up the Hawkesbury Affair, at which the children would perform.

ORDINARY MEETING

Meeting Date: **12 March 1996**

Item: **186**

- C WSAAS funding has been secured for a Youth Arts Project, under which an Arts worker will be employed for two years, to coordinate workshops and other training activities for the target group of teenagers.
- C The Hawkesbury Wine Food & Music Affair will be held on 12 October at Heritage Park, North Richmond. The organisers hope to match last year's success, and all of the major sponsors have agreed to participate again this year. The committee has voted to aim to be self-financing by 1997.
- C Discussions are underway with the Spare Parts Puppet theatre, based in Fremantle but travelling to the east in June, and with the SBS Youth Orchestra. The orchestra will be returning from a tour of Orange and districts in December, and is prepared to stage a performance in the Hawkesbury for a reduced rate. It is envisaged that the orchestra would form the basis of a fine music event, to be held in McQuade Park, should funding become available.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312NCX.C19

****** END OF ITEM 186 ******

ORDINARY

Section 6 **Reports of Committees**

ORDINARY MEETING
Reports of Committees

Access Forum Committee - 6 February 1996

Minutes of Meeting of Access Forum Committee held in the Committee Room, Hawkesbury City Council on Tuesday, 6th February, 1996, commencing at 10am.

PRESENT: Mr. K. Ferris, Mr. M. Clear, Ms L. McDonnell, Mr. A. Hastie, Miss J. Astley, Mr. S. Perry, Mr. J. Newton, Mr. P. Duffy, Mr. P. Lindsay.

APOLOGIES: Mr. R. Hyde, Councillor L. Sheather, Mr. G. Ryan

CONFIRMATION OF MINUTES

Resolved M. Clear, seconded S. Perry that the Minutes of the Meeting held on 5th December, 1996, be adopted.

BUSINESS ARISING FROM PREVIOUS MEETING

Item 1. The Committee was advised that Architect, Robert Pont has been instructed to prepare concept plans for a new toilet facility in Richmond Park.

CORRESPONDENCE

1. Accessible Pathways - The Marrickville Experience

This document prepared by the Marrickville Access Committee was developed as part of a plan to provide a pedestrian access network linking business and recreation areas throughout that local government area. Tabled for Committee's information.

2. The National Federation of Blind Citizens of Australia Ltd

Raising matters relating to the wellbeing and safety of blind and vision impaired pedestrians.

GENERAL BUSINESS

Item 1 Park Furniture Accessibility

Advice was received that Mr. K. Ferris, Ms L. McDonnell and Mr. S. Perry have recently looked at ways to make park furniture generally more accessible.

ORDINARY MEETING Reports of Committees

One furniture designer, "Playmaker" has indicated that they would if instructed, build a prototype (accessible table and chair) if the Committee could provide them with specific measurements.

It was resolved to provide "Playmaker" with the relevant measurements and at the same time, request a quote from them for a cost to construct a prototype model.

Item 2 The Sydney Paralympic Organising Committee

Mr. S. Perry advised that the above Committee was now looking for any community groups prepared to host a team from another country for pre-paralympic games training.

It was advised that community groups would have to provide a submission of interest by the 15th March, 1996.

A meeting is to be held for interested parties in the Bligh Room, Windsor Function Centre on 21st February at 7pm.

Item 3 Hawkesbury Sports Stadium

Matters raised by the Committee in relation to the Sports Stadium were discussed with Mr. P. Duffy, Environment Development Officer.

Item 4 Access and Disabled Facilities - Richmond Marketplace

Project Manager, S. Restifan and Architects, B. Leffler and A. O'Grady tabled the plans for the proposed shopping/business complex and answered questions relating to access for pedestrians and vehicles; car parking spaces/locations/dimensions; disabled toilet facilities and general building considerations.

It was resolved to provide Building & Development Control Officer, Mr. P. Lindsay with details of any access concerns to ensure that all access policy requirements are complied with.

NEXT MEETING

The next meeting will be held on Tuesday, 2nd April, 1996, commencing at 9.30am.

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

Ethnic Affairs Statement Policy Committee Meeting - 21 February 1996

Minutes of the Hawkesbury City Council Ethnic Affairs Policy Statement Advisory Committee held in the Committee Room, Windsor, on 21 February 1996, commencing at 3.45pm.

PRESENT: C Wenzel-Nepean Migrant Access, M Corapi-Ferns-Community Representative, A Sledge-Hawkesbury City Council, C Orellana-Community Representative.

APOLOGIES: Councillor R Sahasrabuddhe, M Katrivesis-TRI Community Exchange.

GENERAL BUSINESS:

1. Community Events

It was reported that three meetings of the Multicultural Day Sub-committee had been held. An event titled 'Festival of Cultures' will be held in Windsor Mall on Sunday 31 March and will conclude Unity Week activities being co-ordinated by the University of Western Sydney and Hawkesbury.

The aim of the day will be to highlight the diverse range of cultures in our community. Events will include an Aboriginal dance display, Maori group, Peruvian dancers, Spanish musical performance, and Indian dancers.

2. Policy Development

It was reported that the Policy Working Party had meet three times since the last meeting. The working party has been discussing access and equity strategies which may be included in Management Plans with key Council staff/managers.

The main areas outstanding for consideration are Environment and Development, Engineering, Road Safety and Communications.

In addition, Council staff attended a briefing with the Local Government and Shires Association Policy Officer-Access/Equity, Ann Blackwell, regarding the document Ms Blackwell prepared titled "For One and All-Access and Equity in Local Government a Guide to Customer Service in a Multicultural Society".

Ms Blackwell highlighted the fact access and equity strategies are not about doing anything extra, but are about ensuring that the services provided are available to all customers.

It was agreed that two additional working party meetings are required to complete this task. The next meeting of the working party will be held on 12 March 1996, 2.00-4.00pm. The working party is to be called the 'Access and Equity Policy Development Working Party'.

Next Meeting: Wednesday 20 March, 1996 at 3.30pm.

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

ORDINARY MEETING
Reports of Committees

Heritage Advisory Committee - 29 February 1996

Minutes of the Heritage Advisory Committee held in the Council Chambers, Windsor on Thursday 29 February 1996, commencing at 7.30pm.

PRESENT: Mr B Flakelar, Mr M Hatherly, Mr G Edds, Mr G Baldry, Mr M Coulter, Mr P Pleffer, Mrs R Cumming and Mr A Hendrikson

APOLOGIES: Councillor HJM Books, Councillor L Allan, Professor I Jack, Mrs J Barkley

1. CONFIRMATION:

The Heritage Advisory Committee resolved to adopt the minutes of the meeting held on 31 January 1996.

2. MATTERS ARISING OUT OF PREVIOUS MINUTES:

2.1 Richmond Archaeological Zoning Plan

Mrs R Cumming advised that the site survey had been completed and work is now being carried out on data collection. Mr M Coulter advised the Committee that trenching had commenced on the Richmond Market place site in preparation for the relocation of the buildings.

3. CORRESPONDENCE:

3.0 Hawkesbury Heritage Discovery Tours

Advice has been received from Hawkesbury Heritage Discovery Tours in relation to historical sites in Windsor. The letter provides further documentation in relation to the First Burial Ground and Bardo Narang Creek and proposes memorials and appropriate signage.

The Heritage Advisory Committee requested that this matter be deferred due to the absence of a number of members. The Committee requested a letter be forwarded to Hawkesbury Heritage Discovery Tours advising that it would be discussed at the next meeting.

4. GENERAL BUSINESS:

4.1 Heritage Assistance Program 1996 Applications

The Committee was advised that applications were being called for 1996 Heritage Assistance Program. Ideas were discussed in relation to funding to be sought and the priority areas. The Committee resolved that funding for the following be sought:

1. Heritage Advisor:
It is anticipated that Council will seek funding for Mr R Staas to provide advice 2 days per month.

Funding sought \$15 000 in total.

2. Hawkesbury Local Heritage Assistance Fund:
It is anticipated that Council will seek funding for \$32,000 on a dollar for dollar basis so as to 'top up' the local fund. This will result in a total of \$64,000.
3. Windsor Archaeological Zoning Plan:
It is anticipated that Council will seek \$13,000 on a dollar for dollar basis to undertake an archaeological zoning plan for Windsor.
4. Windsor Toll House:
It is anticipated that Council will seek funding for stabilisation works for the Windsor Toll House. The amount of funding sought is \$5,000 (on a dollar for dollar basis).

4.2 Hawkesbury Local Heritage Assistance Fund

Mrs R Cumming advised that applications for funding from the Local Heritage Assistance Fund on the 29 February 1996 and that 20 applications had been received so far.

Discussion took place as to how the fund would be administered and how much money was available. Mr M Coulter advised that there was approximately \$10-12,000 in the fund.

5. GENERAL BUSINESS

5.1 Macquarie Arms Hotel

Mr G Baldry advised that he had inspected the site with Council's Heritage Adviser. The owner of the building is going to undertake painting of the building and relocate plants so as to limit the problems associated with constant watering.

5.2 Disabled Access in Historic Buildings

Mr G Edds asked what was Council's policy on disabled access to heritage items. Mr G Baldry advised that the Access Policy did not relate to heritage buildings specifically, however concessions could be made under the Building Code of Australia. Mr G Edds advised that this was becoming a major problem in other Council areas.

5.3 Roman Catholic Cemetery - George Street, Windsor

Mr G Baldry advised that work will commence on 11 March 1996 to repair the vandalism on the graves.

5.4 St Matthews Anglican Church, Windsor

Mr A Hendrikson advised the repairs had been carried out on the Rectory and Barn of St

Matthews Anglican Church.

5.5 Claremont Cottage

Mr A Hendrikson asked what was happening with Claremont Cottage. Mr M Coulter advised that the Heritage Council approved the subdivision plan prepared by Robert Staas in December. The owners have not commenced any work on the project as yet.

5.6 Horse Trough, Agnes Banks

R Cumming advised that the horse trough located on the corner of Castlereagh Road and The Driftway had recently been stolen. It has now been returned and Council may need to look at some method of securing the trough to prevent this happening in the future.

5.7 Fire Prevention of Major Heritage Items

The Committee discussed the protection of heritage items covered by a Permanent Conservation Order from fire. It was suggested that Council write to the owners of buildings covered by a PCO and ask what measures have been taken with respect to fire detection. This is of particular importance with the recent fire at St Patricks Catholic Cathedral.

6. Date of next meeting

To be advised.

Meeting closed 9.05pm.

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

Heritage Advisory Committee - 31 January 1996

Minutes of the Heritage Advisory Committee Meeting held in the Tebbutt Room, Windsor Library on Wednesday, 31st January, 1996, commencing at 7.30pm.

PRESENT: Councillor L Allan; Mr M Hatherly; Mr B Flakelar and Mrs R Cumming

APOLOGIES: Mr M Coulter

CONFIRMATION OF MINUTES:-

The Committee resolved to adopt the Minutes of the meeting held on 6th December, 1995.

BUSINESS ARISING FROM PREVIOUS MINUTES:-

1. Richmond Archaeological Zoning Plan

Mrs R. Cumming advised that Mr. Edward Higginbotham of Higginbotham & Associates had been the successful consultant for the Richmond Archaeological Zoning Plan. Mr. M. Hatherly gave a brief outline of the events of the selection panel which chose the consultant on the 19th December, 1995. He outlined the merits of each candidate and gave the reason why Mr. Higginbotham was selected.

2. Melrose Cottage, 57 East Market Street, Richmond

Councillor L. Allan advised the Committee that the recision motion was not supported and the property was deleted from the list of additional North West Sector Heritage Items (LEP 1/94).

3. Lillburndale, West Portland Road, Sackville

Mr. M. Hatherly advised that people had been visiting the site without authorisation from the property owner. Mrs R. Cumming advised that the people had not been sent by Council.

GENERAL BUSINESS:-

1. Local Heritage Assistance Fund

The Heritage Advisory Committee resolved to adopt the new guidelines for the Local Heritage Assistance Fund titled "*Guidelines for the Operation of the Hawkesbury Local Heritage Assistance Fund*".

2. Local Heritage Assistance Fund 1996 Applications

Mrs R. Cumming advised the Committee that Council's Heritage Advisor, Mr. Robert Staas, suggested the following priority areas for the 1996 Local Heritage Assistance Fund:-

ORDINARY MEETING
Reports of Committees

1. Smoke and fire detection for major heritage items.
2. Traditional fencing for residential properties, including picket/wire and brick walling.
3. Traditional colour schemes in Windsor and Richmond.
4. Roof/chimney/verandah repair/restoration/reinstatement.
5. Archaeological investigation of development sites.
6. Conservation Plans for significant heritage items (not in order of priority).

These suggestions were discussed and the Committee resolved to delete m 5 Archaeological investigation of development sites. The Committee resolved to adopt the revised list of priority funding areas.

The Committee requested that funding not be limited to these areas and that owners are aware that the list is not in order of priority. Mrs R. Cumming advised that this would be outlined in the letter to owners of heritage items.

3. Historical Signage of Wilberforce

Mr. M. Hatherly advised that the dates on the sign at Sackville Road in relation to first settlement of the area may be incorrect. Mr. M. Hatherly to advise R. Cumming if the information is incorrect.

NEXT MEETING:-

To be held at the Council Offices on 13th March, 1996, commencing at 7.30pm.

Meeting closed at 8.30pm.

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

ORDINARY MEETING
Reports of Committees

Hawkesbury Local Economic Development Board - 1 March 1996

Minutes of the Hawkesbury Local Economic Development Board Committee Meeting held in the Committee Room, Council Officer, Windsor, on Friday 1 March 1996, commencing at 8.15am.

PRESENT: Councillor R Calvert (Chairperson); Mr C Hanna; Mr B Lindsay; Mr R Tolson; Group Captain M Smith; Mr M Coulter and Mr C Dalli.

APOLOGIES: Councillor L Allan and Mr P Rasmussen.

CONFIRMATION OF MINUTES:

The Minutes of the Meeting held on Friday 1 December 1995, were confirmed.

GENERAL BUSINESS:

Item 12 Warragamba Flood Mitigation Works Proposal

Discussion took place regarding actions carried out in seeking the State Government to raise the Warragamba Dam Mitigation wall to 23m.

Concern was expressed that despite committees being established, the issue has not been capitalised on with the Federal Election Campaign. It was suggested that the issue may not receive the support it warrants unless a major flood occurs to remind the public and the government of its impact on the community. The Director Environment and Development addressed the Board on actions taken place or being pursued by the DAMIT Committee and distributed a copy of the Committee's fax sheet, which is being distributed to media outlets and circularised throughout the community.

It was resolved that representatives of the Board attend the next DAMIT meeting scheduled for Monday 4 March 1996, and convey to the Committee the above concerns and suggest that a structure be in place for immediate action following future flooding incidents, with action plans already developed, information sheets prepared and material in place for an intensive media campaign. Concerns should also be conveyed to the Committee that once a commitment is made to the spillway option, it is unlikely that any further consideration would be given to raising the mitigation wall in view of the cost of the exercise.

Item 13 Sponsorship of the Board and the Proposed Business Enterprise Centre (this item was considered in conjunction with Item 19)

It was determined that potential sponsors for the Board and Hawkesbury Business Enterprise Centre, not be approached until after the meeting with Councillors scheduled for Tuesday 26 March 1996.

ORDINARY MEETING
Reports of Committees

In regard to the establishment of the Hawkesbury Business Enterprise Centre, it was resolved that the establishment of the Centre be pursued, with the office being located within Orange Grove Mall, Richmond, for at least the initial 12 (twelve) month period.

Further, that the Penrith City and District Business Advisory Centre be advised in terms of the above and that the Board pledges an initial contribution of \$5,000 (five thousand dollars) towards the establishment of the facility and the initial 12 (twelve) months rental. Also, that the University of Western Sydney - Hawkesbury has pledged a further \$2,500 (two thousand five hundred dollars) and the Board will pursue additional sponsorship and assist in developing a network of advisers.

It was noted that the Centre is likely to open in late April and its opening will coincide with a major promotional campaign and launch. A request has been made for the Board's Chairman to be included on the Board of the BEC.

Item 14 Hawkesbury City Economic and Employment Development Study - Status Report (Items 20 and 21 were considered in conjunction with this report)

The information in the reports was received and noted and it was resolved that the Mission Statement, Aims and Objectives and Strategies of the Board be reviewed at a half-day forum to be scheduled after the meeting with the Councillors, scheduled for Tuesday 26 March (between 12.30-2.00pm).

Item 15 National Defence Headquarters

The actions taken place by the Member for Macquarie, North Western Sydney Regional Development Organisation and the Council in terms of having the National Defence Headquarters located at Richmond was acknowledged and it was resolved to pursue the issue further with the Local Member and new Minister after the Federal Elections.

Group Captain Smith reported that the Headquarters would bring a further 1,000 families to the area and that Richmond would meet most of the criteria to be established during the course of 1996. At this stage, competition is expected with Holsworthy, Glenbrook and Nowra and it was agreed that once the criteria has been made available, a sub-committee be formed to pursue the proposal, ie. develop a campaign and arrange delegations etc.

Item 16 Sydney 2000 Paralympic Games

The information in the report was received and noted and the Board has requested that it be kept informed of developments in this matter.

Item 17 Greater Western Sydney Business Expo

ORDINARY MEETING
Reports of Committees

The information in the report was received and noted and it was acknowledged that the static displays did not attract suitable numbers, however, participants in the Food Fair were pleased with their exposure.

Item 18 Monthly Status Report (Item 23 was also considered in conjunction with this report).

The information in these reports was received and noted.

Item 22 1996/97 Budget Submission

In regard to the 1996/97 Estimates, the Board resolved to convey to the Council a request for funding in the amount of \$25,000 (twenty five thousand dollars) with the break-up of the funds being as follows:-

Item	Amount
Contribution to Hawkesbury BEC	\$5,000
Meeting and Miscellaneous Expenses Including Forums	\$3,000
Promotion and Marketing Including Launches	\$5,000
Consultancies and Studies	\$12,000

It was also resolved to convey to the Council that the Board may seek further funding for promotional campaign material, eg. video, if the need arises.

The next meeting has been scheduled for Friday 12 April 1996.

The meeting terminated at 10.25am.

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

ORDINARY MEETING
Reports of Committees

Local Traffic Committee - 16 February 1996

Minutes of the Local Traffic Committee held at the Council Chambers, Windsor, on Friday 16 February, 1996, commencing at 10.15am.

PRESENT: Councillor R Searle (Chairman), Mr K Rozzoli, M.P., Sgt L Balt, NSW Police Service, Sen Constable R Banno, NSW Police Service, Mr J Christie, Office of P Gibson, M.P.

APOLOGIES: Mr G Hatch, Department of Transport, Mr D Lamont, Roads and Traffic Authority

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

MINUTES

The minutes of the previous meeting held on 19 January 1996 were confirmed.

Business Arising Out of Previous Minutes

2. Old Stock Route Road/Old Pitt Town Road, Pitt Town - Alteration of Existing Regulatory Signage - Pitt Town Progress Association

Requesting provision of "Stop" signs in lieu of "Give Way" signs at the intersection of Old Stock Route Road and Old Pitt Town Road, Pitt Town. Deferred from the previous meeting pending submission of a report regarding adequacy of warning signs. Report submitted.

Committee Recommendation:

- (1) that the Roads and Traffic Authority be requested to erect a "Give Way" sign on the northern approach of Old Stock Route Road to Old Pitt Town Road;
- (2) that a "Give Way Sign Ahead" advisory sign be erected on each approach on Old Stock Route Road to Old Pitt Town Road; and,
- (3) that the holding line on the southern intersection of Old Stock Route Road with Old Pitt Town Road be re-marked.

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

ORDINARY MEETING
Reports of Committees

Requesting the provision of a right turn holding bay southbound at 729 George Street, South Windsor to facilitate entry to subject premises. Deferred from meeting held on 19 January 1996 pending investigation of conditions of Development Consent in relation to that development. There were no consent conditions relating to a right turn holding bay.

Committee Recommendation:

To defer further consideration of this matter pending discussions between Andy Mac's Timber and Hardware, representatives of the NSW Police Service and Council Officers regarding feasibility and payment for installation of the subject facility by Andy Mac's Timber and Hardware.

CORRESPONDENCE

4. Comleroy Road/East Kurrajong Road, Kurrajong - Reduction of Speed Limit - Hawkesbury Independent School, Inc. 2311/R PT03, 510/R PT05

Requesting reduction of speed limit from 80kph to 60kph on Comleroy Road and East Kurrajong Road frontages of the School, as well as provision of advisory signage.

Committee Recommendation:

That the Roads and Traffic Authority be requested to reduce the speed limit from 80kph to 60kph on the Comleroy Road and East Kurrajong Roads frontages to Hawkesbury Independent School and the appropriate school signage be installed.

5. Staysafe Committee - Proposed Introduction of 50kph Urban Speed Limit. GT230/007 PT03

Inviting Council's comments regarding the proposed introduction of a general speed limit of 50kph, and forwarding a submission by the Roads and Traffic Authority as basis for comment.

Committee Recommendation:

That the submission by the Roads and Traffic Authority be received and the Staysafe Committee be advised that the introduction of a general 50kph urban speed limit is supported in principle.

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

Site inspection carried out this date by the Committee in conjunction with Mr P and Mrs C Rothhuedt.

Committee Recommendation:

- (1) that a traffic count, with the parameters of traffic speed and volume, be undertaken on Crooked Lane, Kurmond Road and Tennyson Road, to determine priority traffic routes;

ORDINARY MEETING
Reports of Committees

- (2) that a plan of carriageway re-alignment to provide a distinct "T" intersection in respect of Crooked Lane at Kurmond Road and incorporating a roundabout be prepared; and
- (3) that the Roads and Traffic Authority be requested to investigate imposition of 60kph speed restriction on Crooked Lane and Tennyson Road approaches to Kurmond Road;
- (4) all advisory and regulatory signage be up-graded to "B" size, Class 1 at the following locations:
- (a) the Crooked Lane approach to Kurmond Road; and
(b) the western approach of Kurmond Road to Crooked Lane; and
- (5) Items 1 and 2 are to be submitted to the next meeting of the Local Traffic Committee.
7. Grose Vale Road, Kurrajong - Pedestrian Crossing - Student Representative Council, Kurrajong Public School 722/R PT

Requesting a pedestrian crossing on Grose Vale Road, Kurrajong at Kurrajong Public School.

Committee Recommendation

That the Student Representative Council, Kurrajong Public School be advised that due to site constraints and school catchment areas, that a pedestrian crossing cannot be provided on Grose Vale Road, Kurrajong, due to site constraint of the requested location and the Road Safety Officer liaise with Kurrajong Public School.

REPORTS

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

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

Committee Recommendation:

To defer further consideration of this matter to the next meeting pending site inspection and that a traffic count be undertaken.

9. Collith Avenue, South Windsor - Regulatory Signage - Hawkesbury City Council 360/R PT02

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Plan of regulatory signage in relation to pedestrian crossing/bus-stop on Collith Avenue, South Windsor following occupation of Chisholm Catholic Primary School.

Site inspection carried out this date.

Committee Recommendation:

- (1) that the Trustees of the Roman Catholic Church be required to erect all regulatory signs associated with the School bus-zone, wombat crossing and pavement treatment at the southern access point to the school;
- (2) all regulatory signs on the western side of Collith Avenue, South Windsor opposite the School, with the exception of the "No Stopping" sign immediately north of Harpur Crescent, are to be time-restricted as follows to maximise resident parking:

"7.30am - 9.30am
2.30pm - 4.00pm
School Days Only",
- (3) Council erect "Bus-zone" signage on the western side of Collith Avenue between the carriageway treatments, as well as "No Stopping" sign on Collith Avenue six (6) metres north of the intersection of Harpur Crescent with Collith Avenue; and,
- (4) the Committee expresses its strong disapproval of traffic facilities provided at the subject location in relation to the development.
10. Greggs Road/Grose Vale, Kurrajong - Regulatory Signage - Mrs N Oglethorpe 718/R PT02; 722/R PT03

Requesting additional "Give Way" sign and holding line governing Greggs Road, Kurrajong at its intersection with Grose Vale Road, in light of recent accidents at the subject intersection.

Committee Recommendation:

That the Roads and Traffic Authority be requested to erect a "Give Way" sign on the northern side of Greggs Road, Kurrajong as well as mark broken holding line on Greggs Road, as its intersection with Grose Vale Road.

11. Bells Line of Road, Bilpin - Reduction of Speed Limit - Roads and Traffic Authority 243R/PT06

Advising of refusal to reduce the speed limit in the vicinity of 2995 Bells Line of Road, Bilpin as resolved by Council.

Committee Recommendation:

The Committee reiterates its support for its original recommendation and that correspondence be

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forwarded to Mr K Rozzoli, MP, to make representations to the Roads and Traffic Authority on behalf of Council seeking clarification as to reasons for the Authority's decision.

Questions Without Notice

Senior Constable R Banno

1. Enquired as to progress regarding preparation of report concerning improvement of sight distance along Westbury Road, Grose Vale upon exit from Horans Lane, as requested by the Committee at its meeting held on 20 October 1995. (809/R PT02; 230/R PT02)

Mr C Daley advised that the matter was still under investigation due to site constraints.
2. Advised of receipt of correspondence from Mr E Jones advising of steady reduction in road fatalities on Putty Road, Colo Heights with reduced heavy vehicle traffic and predicting increased fatalities should heavy vehicle traffic resume upon approval of a Development Application currently before Council for sand extraction at Tinda Creek. (1927/R PT02)

Committee Recommendation:

Information supplied by Mr E Jones be received and the NSW Police Service be requested to monitor the situation.

3. Advised of representations received from the Hawkesbury District Agricultural Association alleging inability of articulated vehicles to negotiate temporary devices associated with trial re-alignment of the intersections of Racecourse Road and Windsor Street, Clarendon. (1820/R PT02; 2343/R PT02)

Committee Recommendation:

To defer further consideration of this matter to the next meeting, and that a representative from the Hawkesbury District Agricultural Association be invited to attend that meeting.

4. Enquired as to progress regarding preparation of a report regarding egress from properties onto Macquarie Street, Windsor between Brabyn and Bell Streets, as requested by the Committee at its meeting held on 20 October 1995. (1341/R PT02)

Mr C Daley presented a plan of traffic management providing for re-alignment of travelling lanes.

Committee Recommendation:

That the proposed plan of traffic management be adopted and be forwarded to the Roads and Traffic Authority for comment and stressing the unacceptable risk to local residents upon egress from their properties.

Councillor R Searle

5. Advised of representations received requesting provision of "Left Turn Permitted After Stopping" facility for southbound traffic at traffic signals located at the intersection of Macquarie and Argyle Streets, Windsor. (1341/R PT02; 119/R PT02)

Committee Recommendation:

No further action be taken in respect of this matter due to potential traffic conflict with northbound vehicles utilising dedicated right turn phasing on the subject signals.

Councillor R Searle

6. Advised of missing guide posts at the culvert situated at the intersection of Redbank Road and Bells Line of Road, North Richmond. (243/R PT02; 1804/R PT02)

Committee Recommendation:

- (1) that guide posts at the subject location be replaced; and,
- (2) the Roads and Traffic Authority be requested to investigate redesign of the subject intersection to provide for more effective traffic management.
7. Advised of representations received regarding increasing the speed limit on The Driftway, Agnes Banks from 70kph to 80kph in light of improvements carried out at the intersection of The Driftway and Londonderry Road. (2018/R PT02)

Committee Recommendation:

That the Roads and Traffic Authority be requested to investigate raising the speed restriction on The Driftway, Agnes Banks from 70kph to 80kph.

8. Enquired as to progress regarding installation of "Do Not Queue Across Intersection" sign and broken holding line on Grose Vale Road, North Richmond at Sunnyside, as resolved by the committee at its meeting held on 20 October 1995. (722/R PT02)

Mr T Shepherd advised that a reply had not been received from the Roads and Traffic Authority.

Committee Recommendation:

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That the matter be followed up with the Roads and Traffic Authority.

9. Advised that cycleway pavement logos had not been removed from certain areas within Richmond and North Richmond.

Committee Recommendation:

That the matter be referred to the Roads and Traffic Authority.

Mr J Christie

10. Advised that the cycleway lane southbound on Londonderry Road, Richmond ceases after the first bend south of the drive entrance to the University of Western Sydney - Hawkesbury. (1226/R PT02)

Committee Recommendation:

That the matter be referred to the Cycleway Network Steering Committee for investigation.

Councillor R Searle

11. Raised the issue of absence of a representative from the Roads and Traffic Authority from Committee Meetings, with consequent lack of critical and timely advice, particularly having regard to the nature of several items considered at this meeting. (GT230/002 PT05)

Committee Recommendation:

That correspondence be forwarded to the Roads and Traffic Authority strongly reinforcing the necessity for attendance of a representative from that Authority at Committee Meetings to ensure efficient, effective administration of the Committee, and representations be made to Local Members of Parliament seeking intercession with the Minister for Roads on behalf of Council.

NEXT MEETING

The next meeting of the Local Traffic Committee will be held at 10.00am on Friday 16 March, 1996.

The meeting terminated at 12.35pm.

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

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MEETING**

Meeting Filename: OR120396.BIN

END OF BUSINESS PAPER