

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 12 November 1996

LOCATION: Council Chambers

TIME: 7.30pm

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ORDINARY MEETING - 12TH NOVEMBER, 1996

1. FLOODPLAIN MANAGEMENT GC180/006 PT04

Following earlier representations from Council concerning flood mitigation in the Hawkesbury-Nepean Valley, advice has now been received from The Hon Kim Yeadon MP, Minister for Land and Water Conservation. The Minister has replied, in part, by letter dated 9 October 1996:

".....The Government announced it would develop a comprehensive floodplain management plan for the Valley when it decided not to raise Warragamba Dam for flood mitigation purposes. Development of the plan will be driven by the community participation approach outlined in the Government's Floodplain Development Manual. Rather than impose a strategy on the community, this approach will ensure the delivery of strategies to the community to meet their needs and address their concerns. Given that the floodplain management process is community driven, it would be difficult to detail the measures that might ultimately be selected, or given a time frame for their implementation.

With its decision to proceed with a side spillway at Warragamba Dam, the Government confirmed that it preferred a risk reduction strategy which places the onus on floodplain management solutions rather than a major engineering works. In this regard, the Government is not relying on a strategy of reducing flood levels, but on better landuse planning measures.

I trust the above information is of assistance."

The clear implication to be drawn from this letter is that the Government has abandoned any attempt at significant flood mitigation and is relying on vague land use planning principles which will be selected at some future date.

The Minister has been advised of Council's resolution of 8 October 1996 to support, as an interim measure, the lowering of the Full Water Supply Level of Warragamba Dam by five metres (equivalent to approximately 20%) and modification of the gate operating procedures at the Dam.

It is recommended that Council reaffirm the need for adequate flood mitigation works for the protection of life, property and the environment downstream of Warragamba Dam in addition to promotion of flood management planning.

2. DEVELOPMENT APPLICATIONS BY COUNCILLORS AND DESIGNATED STAFF GT090/001 PT02

The Delegation of Authority issued for processing development applications does not differentiate between any applicants.

The Council is an Elected Body responsible for the administration of its area in accordance with the applicable legislation. It must do that in the best interests of the local community as well as the public in general. Accordingly, there should be no perception that any favoured treatment is being given to Elected Members or designated staff.

Designated Staff are those nominated by the General Manager who holds a position that involves the exercise of functions under the legislation (such as regulatory functions or contractual functions) that in their exercise could give rise to a conflict between the person's duty as a member of staff or delegate and the person's private interest. The General Manager has designated all management staff and most professional staff. Accordingly, they are required (as are Elected Members) complete and annual disclosure of interests.

One of the Council's major functions is its town planning scheme (Local Environmental Plan) and its administration. To remove even the slightest perception of any favourable treatment with town planning matters, it is proposed that all development applications of Councillors and designated staff be reported to the Council for determination.

It is seen that this may require a longer time for processing than would otherwise be the case and may indeed raise undue public awareness of such matters. It is considered however, that the removal of the slightest perception of possible favourable treatment is in the greater interest of the Council, its administration and the community. I therefore recommend that all development applications by Councillors and designated staff be reported to the Council.

3. PROPOSED EXTENSION TO COLES - RICHMOND DA215/96

At its last meeting the Council resolved, in relation to a proposal by A & A Ledderer Pty Ltd and Coles Supermarkets Australia Pty Ltd, to extend the existing Richmond premises and to include a new Liquorland and specialty shops plus parking to:

1. not provide its consent as owner to the proposal and that the development application be rejected, further,
2. that Council support the proposal and it be further reported to the Council.

Later the Council adopted the Traffic Committee's report that did not support the proposal on traffic grounds.

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Mayoral Minute

The developer has indicated some confusion in relation to the two motions which I have explained as being where the Council did not support the specific proposal submitted, particularly in relation to car parking and its configuration, but did support the principle of extending the supermarket.

They have explained that it is only possible to extend the supermarket into the carpark for a number of commercial reasons with these reasons also indicating that it was neither viable nor physically possible (figuratively, in terms of subsequent configuration of the supermarket) to extend in any other direction.

They indicated that they would pursue options in the matter. I recommend that the Council clearly indicate that its position is:

1. That it does not support the currently submitted proposal on a number of grounds, but principally the carparking provision and its configuration, however, does support the principle of extending the supermarket operation.

Councillor Rex Stubbs
Mayor

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

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Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notices of Motion

Ordinary Meeting - 12 November 1996

By Councillor R D Searle :

That all future reference to the parks on the western side of the Hawkesbury River at North Richmond be specific in relation to their adopted names, ie the upstream side of the bridge "Hawkesbury Park" and downstream - "Hanna Park", and no further reference be made to the parks by this organisation as "Heritage Park".

Note : Council adopted the names Hawkesbury Park and Hanna Park for the public reserve south of North Richmond bridge, private land north of North Richmond bridge and the west bank of the river respectively on 9th March 1993. It appears that the area was originally known as Heritage Park and is still commonly referred to as Heritage Park, which is creating considerable confusion, particularly when referred to by all three names when major events are being staged.

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

ORDINARY

Notices of Motion of Rescission

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Notices of Motion of Rescission

Notices of motion of Rescission

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No Rescission Notices Were Submitted

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

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Section 3

Report of the General Purpose Committee

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 29 October 1996, commencing at 9.35am.

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

Apologies for absence were received from Councillors C A Paine, W J Mackay and R G Calvert.

Councillor Lawson arrived at the meeting at 12.40pm.

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

RESOLVED on the motion of Councillor Books and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 24 September 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

43: 5 SHORTLAND CLOSE, NORTH RICHMOND - PROPOSED REZONING TO PERMIT MOTEL, FUNCTION/CONFERENCE CENTRE AND RESTAURANT (P1963/30 PT02/EVD)

Applicant:	Falson & Associates
Applicants Reps:	Falson & Associates
Owner:	Mr C & Mrs M Ange
Stat. Provisions:	Hawkesbury Local Environmental Plan 1989
Area:	5348m ²
Zone:	Residential 2(a)
Advertising:	Adjoining Owners Notified
Date Received:	8 May 1996

Key Issues:

- vehicular access
- likely traffic generation
- height, bulk and scale of development

Action:

Require Traffic Study.

Councillor Allan declared an interest in this matter as her parents and sister live on the vendor's property.

Mr Glenn Falson, on behalf of Mr Jones, the proponent, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. THAT THE PROPOSED rezoning be deferred until the proponent has submitted to Council a traffic study for the proposed development assessing the entry/exit arrangements, traffic generation and carparking provision.
2. The applicant be advised that Council will not support vehicular access to the site from Shortland Close.

44: COMMUNITY TITLE SUBDIVISION - 6 LOTS PLUS 1 COMMUNITY LOT - LOT 1 DP 535591 AND LOT B DP 388690 - 371 EAST KURRAJONG ROAD, EAST KURRAJONG (SA88/96/EVD)

Applicant:	McKinlay Morgan & Associates
Applicants Reps:	B. McKinlay
Owner:	Marvel Investments Pty Ltd
Stat. Provisions:	Hawkesbury Local Environmental Plan, 1989
Area:	20.37 hectares and 1100 sq.m.
Zone:	Rural 1(c1) - 4 ha minimum
Advertising:	14 days to adjoining owners - 1 objection and 1 letter of support
Date Received:	31 July 1996

Key Issues:

- SEPP1 Submission - lot averaging
- Boundary adjustment
- Objection
- Department of Urban Affairs and Planning concurrence.

Action:

1. Support SEPP1 objection
2. Support application and refer to Department of Urban Affairs and Planning for concurrence.

Mr Brian McKinlay, for the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THE SEPP1 objection be supported.
- B. The concurrence of the Department of Urban Affairs and Planning to the subdivision be requested.
- C. Subject to the Department of Urban Affairs and Planning's concurrence, the application to subdivide be approved subject to:
1. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
 2. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
 3. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
 4. Payment of a cash contribution of \$13,325 (thirteen thousand three hundred and twenty five) for recreational buildings, park improvements and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
 5. Construction of full width sealed pavement, shoulders, table drains and any necessary drainage for the full length of the neighbourhood lot from the edge of Seal in East Kurrajong Road.
 6. Construction of a 3.5m (three point five) wide compacted crushed rock pavement and any necessary drainage along the access strip to Lot 7.
 7. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of nutrients, litter, vegetative debris or other water borne pollutants. Details shall be submitted and approved prior to any works commencing.
 8. Construction works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Environment and Development.
 9. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director Environment and Development.

10. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
11. Payment of a linen release fee of \$380 (three hundred and eighty). This amount is valid until 30 June 1997.
12. The subdivision shall be in general accordance with the submitted plan dated 12 April 1996, plan no 88916:DA:3 except where amended by conditions of this consent.
13. The area of Lot 7 to be reduced to a maximum of 7.55 (seven point five five) ha.
14. The creation of a restriction on use of the land prohibiting the subdivision of Lots 5 and 7 which would reduce the area of the lot.
15. The creation of a restriction on use of land pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.
16. The separate sections of Lots 5 and 7 to be joined by a vinculum.
17. The second (i.e. the eastern most) dwelling on lot 2 to be demolished and the material correctly disposed of in accordance with WorkCover requirements.
18. The large dilapidated shed on lot 3 to be demolished and the material correctly disposed of in accordance with WorkCover requirements.
19. The creation of a positive covenant requiring that any dwelling or structure to be erected on the lots be located within the cleared area a minimum of 30 (thirty) metres from the densely treed areas.
20. The creation of a positive covenant requiring that any dwelling erected on the lot be connected to an aerated treatment system with the disposal area located within the cleared area such that no run-off occurs into the treed areas or gullies on the site.
21. A management statement complying with Schedule III of the Community Land Development Act 1989 shall be lodged and approved by Council prior to issue of the final plan of subdivision. This statement is to include a provision that Lot 1 is not to be used for the purpose of erecting a dwelling or any building structure.
22. A Development Contract complying with Schedule II of the Community Land Development Act 1989 shall be lodged with and approved by Council prior to issue of the final plan of subdivision.

The applicant be informed that the land has been subdivided on the basis of lot averaging and no additional subdivision potential is to be created or will be recognised as a result of the averaging.

23. The area of Lot 7 is to be reduced below 7.5 (seven point five) hectares to ensure that no additional lots are created.

45: SUBDIVISION INTO THREE ALLOTMENTS - LOT 21 DP 759090 - POLICE STATION, 534 WILBERFORCE ROAD, WILBERFORCE (DA041/96/PT01/EVD)

Applicant: Gary White Property Centre
Applicants Reps: Toby Fiander & Associates
Owner: Patrick's Restaurant Pty Ltd
Stat. Provisions: Part 2(a) & Part 7(d1) HLEP 1989
Area: 6,171m²
Zone: Heritage Item (Police Station) Part 2(a) Residential Part 7(d) Environmental Protection
Advertising: Yes - 2 submissions
Date Received: 27 March 1996

Key Issues:

- , Formalise Legal Public Road Access
- , On-site disposal
- , Heritage Impact on Police Station and surrounds
- , Submissions from adjoining owners

Action:

- * Seek to create an existing unformed Public Road
- * Council to agree to Manage/Maintain created Public Road
- * Approval subject to conditions

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION not be supported with appropriate reasons to be brought forward to the Ordinary meeting.

ADDITIONAL INFORMATION

At the General Purpose Committee Meeting it was resolved that the application not be supported with reasons to be brought forward to the Ordinary Meeting. The reasons for refusal are as follows:

1. The proposed subdivision has unsatisfactory access arrangements.
2. The proposed subdivision and associated residential development is considered to have an unsuitable drainage effect.
3. The proposed subdivision is considered to have a detrimental effect on adjoining properties.

46: PROPOSED 24-HOUR TRADING FOR ROYAL HOTEL, 167 WINDSOR ROAD, RICHMOND (DA430/83/EVD)

Applicant: Mr Patrick Finn
Applicants Reps:
Owner: Atrion Pty Ltd, c/- F & B Trading Co. Pty Ltd
Stat. Provisions: Hawkesbury Local Environmental Plan, 1989
Area: 1757m²
Zone: Business General 3(a)
Advertising: Adjoining owners and Richmond Police - 2 Objections
Date Received:

Key Issues:

- behaviour of patrons
- security
- public interest

Action:

Refusal of Section 102 application to amended existing consent.

Councillor Minturn declared an interest in this matter as the owner of a bottle shop at Kurrajong.

Mr Patrick Finn, licensee of the Royal Hotel, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE SECTION 102 amendment be refused for the following reasons:

1. It is not in the greater public interest.
2. It would create an undesirable precedent and will have an adverse impact on locality.

47: PROPOSED TOURIST DEVELOPMENT - LOT 1 DP75788 NO. 561 LAWS FARM ROAD, LOWER PORTLAND (DA0173/96 PT01; P1202/120/EVD)

The following report was considered at Council's Ordinary Meeting of 8 October 1996 when it was resolved that it be further reported to this meeting to enable a site inspection to take place.

Applicant: Falson and Associates
Applicants Reps: Not known
Owner: Coco Pty Ltd
Stat. Provisions: Hawkesbury Local Environmental Plan 1989; Draft Sydney Region Environmental Plan No.20
Area: 38 hectares
Zone: Environmental Protection Scenic 7(d1)
Advertising: The proposal was referred to adjoining owners for comment with no submissions being received.
Date Received: 24 July 1996.

Key Issues:

- , Scenic quality
- , Flooding
- , Disposal of effluent
- , Access
- , Requirement for an Environmental Impact Statement

Action:

Suggest to the applicant that the land has potential for the proposed development subject to detailed investigation in an Environmental Impact Statement.

Mr Glenn Falson, for the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.30pm. Councillors present at the inspection were Councillor L Allan, Deputy Mayor, and Councillors R D Searle, P J Minturn, A W Baczynskyj, M E Lawson, H J M Books and L C Sheather.

THAT THE APPLICANT be advised that the land has potential for the proposed development subject to detailed investigation in an Environmental Impact Statement.

48: AMENDED PLANS - SUBDIVISION OF 1 LOT - PORTION 57 IRWINS ROAD, EAST KURRAJONG (SA026/96 PT01/EVD)

Applicant: Messrs McKinlay Morgan and Associates Pty Ltd
Applicants Reps:
Owner: Mr H J Irwin, c/- Mr W J Thompson
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 20.23 ha
Zone: Rural 1(c1)
Advertising: 19/3/96 - 2/4/96; 30/9/96 - 14/10/96
Date Received:

Key Issues:

- SEPP 1 objection
- Public objection
- Environmental constraints
- Impacts on environment
- Effluent disposal
- Bushfire hazard and management
- Lack of infrastructure
- Preservation of Roberts Creek
- Precedent

Action:

Approval with conditions.

Mr Brian McKinlay, on behalf of the applicant, addressed the Committee.

Mrs Narelle Williams, Mrs Helene Rae, Ms Luciana Bowen, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THAT COUNCIL advise the applicant that it has severe reservations regarding the proposed 64 lot subdivision of the entire area and that if they wish to pursue development, the

applicant
will be
required
to prepare
the
necessary
environm
ental
studies to
support
the
developm
ent in
terms of
the
zoning.
Further
that
Council
may seek
funding of
an
independe
nt
consultant
to assess
the
relevant
studies.

- B. That Council issue Deferred Commencement for the 1 (one) lot subdivision only, being excised from Portion 57 Irwins Road, East Kurrajong, of an area no less than 4 (four) ha. Submission and approval by Council of the following information will be required:-

1. The location of a principal development area and building envelope on the site.
 2. A full geotechnical and water balance report showing that on-site effluent disposal can be achieved which will not affect the natural environment of the site, adjoining properties and the Roberts Creek catchment.
 3. A Plan of Management and Bushfire Management Plan for the site.
- C. That suitable operational consent conditions for the 1 (one) lot subdivision be attached to the notice of determination under delegated authority.

**49: THREATENED SPECIES CONSERVATION ACT 1995 - NEW SOUTH WALES
SCIENTIFIC COMMITTEE'S NOTICE OF PRELIMINARY DETERMINATION OF
CUMBERLAND PLAIN WOODLANDS AS AN ENDANGERED ECOLOGICAL COMMUNITY
(GP025/031 PT02/EVD)**

COMMITTEE'S RECOMMENDATION

The Scientific Committee be advised that Council supports the listing of the Cumberland Plain Woodlands (vegetation types 10c and 10d) as defined by Benson as an endangered ecological community under the Threatened Species Conservation Act 1995 subject to more precise location of the communities being provided.

**50: SUNDAY TRADING - FRANKLINS & COLES, WINDSOR; COLES, RICHMOND AND
BI-LO, NORTH RICHMOND (P1117/55 PT2, P2343/650 PT2, P731/3195, P243/90/EVD)**

COMMITTEE'S RECOMMENDATION

THAT THE D.I.R. be advised that Council raises no objection to the proposed trade on Sundays between the hours of 8.00am and 10.00pm for Franklins, Kable Street, Windsor; Coles, Windsor Street, Richmond; Bi-Lo, Bells Line of Road, North Richmond and Coles, George Street, Windsor.

51: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 1 DP789666 NO. 154 BOUNDARY ROAD, OAKVILLE (LEP8/96 PT01/EVD)

COMMITTEE'S RECOMMENDATION

THAT COUNCIL:

1. Exercise its delegation under Section 69 of the Environmental Planning and Assessment Act 1979.
2. Refer to the draft local environmental plan, Hawkesbury Local Environmental Plan 1989 (Amendment No. 78) to the Department of Urban Affairs and Planning for final gazettal.

52: DRAFT LOCAL ENVIRONMENTAL PLAN - DELETION OF DEVELOPMENT CONSENT FOR DWELLING HOUSES IN ENVIRONMENTAL PROTECTION (SCENIC) 7(d) AND 7(d1) ZONES (LEP015/95 PT01/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received and that the preparation of the draft Local Environmental Plan to delete the requirement for development consent for dwellings in Environmental Protection (Scenic) 7(d) and 7(d1) zones not continue.

53: DRAFT DEVELOPMENT CONTROL PLAN FOR DAMS (DCP1/96/01/EVD)

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL RESOLVE to prepare and exhibit a draft Development Control Plans for Dams.
2. That Council resolve to call for nominations from suitably qualified and experienced contractors to be placed on Council's Register of Dam Building Contractors.

**54: ADDITIONS TO EXISTING SCHOOL AND USE AS YOGA CENTRE - LOT 1 DP204940
NO. 105 MOUNTAIN AVENUE, YARRAMUNDI (DA152/96/EVD)**

Applicant: Mr Michael Fogarty
Applicants Reps:
Owner: Life Eternal Properties Australia Pty Ltd
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area:
Zone: Environmental Protection 7(d)
Advertising:
Date Received: 9 July 1996

Key Issues:

- Noise Impacts on adjoining rural properties;
- Ability to control extent of use;
- Four residents' submissions

Action:

- Approval subject to restrictions;
- Restrictions on hours of operation;
- Conditions relating to noise buffers and on-site carparking.

Mr Charles Tiralongo, Mr Michael Fogarty Architect & Co-ordinator, for the applicant, addressed the Committee.

Mrs Julie Matteson and Mr Trevor Sansom, neighbours, addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.10pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors R D Searle, P J Minturn, A W Baczynskyj, M E Lawson, L Allan, H J M Books and L C Sheather.

THE APPLICATION NOT be supported.

**55: HAWKESBURY SUSTAINABLE AGRICULTURAL DEVELOPMENT STRATEGY
(GT150/015 PT02/EVD)**

COMMITTEE'S RECOMMENDATION

THAT:

- A. Council resolve to undertake the investigations into its rural areas and agricultural industry in three stages as outlined in this report.
- B. Council resolve to adopt the brief for the consultant for the Hawkesbury Sustainable Agriculture Development Strategy including any changes that need to be made as a result of negotiations with UWS-Hawkesbury.
- C. Council resolve to adopt the process for selecting consultants and timing of this project as outlined in this report.

56: REZONING OF COUNCIL'S CAR PARKS FROM 5(a) SPECIAL USES TO 3(a) BUSINESS GENERAL (LEP006/96 PT01/EVD)

COMMITTEE'S RECOMMENDATION

1. THE DRAFT LOCAL Environmental Plan - Amendment No. 12 be submitted to the Department of Urban Affairs and Planning for final determination and gazettal.
2. Council prepare a draft development control plan for the car parks affected by this draft local environmental plan.

57: FURTHER REPORT REQUEST TO REZONE TO OPEN SPACE PARK, RURAL/RESIDENTIAL, SUBDIVISION & CONTINUED EXTRACTIVE INDUSTRY APPLICATION - LOT 1 D SPRINGWOOD ROAD, YARRAMUNDI - TILMUNDA PASTORAL CO PTY LTD (P825/545, DA144/93, LEP012/90/EVD)

Mr Peter Graham, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

58: APPEAL AGAINST REFUSAL OF DEVELOPMENT APPLICATION - WOOLWORTHS SUPERMARKET - GEORGE & MACQUARIE STREETS, SOUTH WINDSOR (DA0096/96 PT01/EVD)

COMMITTEE'S RECOMMENDATION

COUNCIL RESOLVE TO defend the appeal.

59: LATE TRADING OF LICENSED PREMISES AND REGISTERED CLUBS REVIEW - DEPARTMENT OF GAMING AND RACING (GE020/029 PT02/EVD)

Councillor Minturn declared an interest in this matter as the owner of a bottle shop at Kurrajong.

COMMITTEE'S RECOMMENDATION

COUNCIL MAKE A submission to the Department of Gaming and Racing on the review of late trading of licensed premises and registered clubs as outlined in this report.

60: REQUEST FOR SUPPORT - PROPOSED RESORT - LOT 3 DP771370 AND LOT 35 DP834488 NO. 228 GREENS ROAD, LOWER PORTLAND (P717/110 PT02/EVD)

Mrs Gilla Mogy, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be deferred pending consultation with the Town Planning Section in regard to the new plans and the proposal.

61: DRAFT LOCAL ENVIRONMENTAL PLAN TO CREATE SEVEN RURAL RESIDENTIAL ALLOTMENTS WITH AREAS BETWEEN 1HA AND 2.4HA AND A SINGLE RESIDUE ALLOTMENT WITH AN AREA OF APPROXIMATELY 33HA - LOT 2 DP501880 NO. 242 BELLS LINE OF ROAD (K & B JOHNSTON) & LOT 18 DP793094 NO. 83 SLOPES ROAD (O MILLER) APPLICANT: TEERMAN NEWTON PTY LTD (LEP016/96 PT01/EVD)

Mr Chris Newton, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THAT A Draft Local Environmental Plan be prepared to permit the subdivision of the land generally in accordance with the plan prepared by Teerman Newton Pty Ltd, reference No.10733 and dated 26 September 1996, being the creation of 7 (seven) rural residential lots and a single residue of 32.8 (thirty two point eight) hectares. Further, the Draft Local Environmental Plan is to prohibit the further subdivision of the large residue allotment.

- B. Delegated authority be provided to the Director Environment and Development to determine the Draft Local Environmental Plan following its exhibition and to refer the draft plan for final gazettal under Section 68 of the Environmental Planning and Assessment Act.
- C. An environmental study not be required but the applicant be advised that a water cycle management plan is to be submitted following receipt of the Section 65 Certificate from the Department of Urban Affairs and Planning.
- D. The applicant be advised that Council will require the creation of a Section 88b Restriction as to User under the Conveyancing Act on all of the lots preventing the owners of the land from objecting to any nuisance arising from any existing or approved agricultural or livestock activity on nearby land.

62: RESTRICTION REMOVAL REQUEST ON TITLE - LOTS 1 & 8 D BELLS LINE OF ROAD, BILPIN (SA0028/95 PT01/EVD)

COMMITTEE'S RECOMMENDATION

THAT COUNCIL'S SEAL be attached to all necessary documents to allow the extinguishing of the restriction on the separate disposition of Lots 1 & 8 D and the matter be actioned before the Ordinary meeting.

63: PROPOSED REZONING TO ALLOW SUBDIVISION - SACKVILLE ROAD, EBENEZER - LOTS 1 & 2 DP744032 - OWNER: SOWELI PTY LTD (SA0068/96 PT01/EVD)

Mr Glenn Falson representing Mr Joseph Sgro, Director of Soweli Pty Ltd, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- 1. THAT COUNCIL resolve not to support the rezoning application.
- 2. That Council resolve to support in principle a 6 (six) lot subdivision of the site, in line with the lot averaging principles, subject to relevant issues being addressed, including the provision of flood free access and the lot averaging LEP being gazetted.

64: CONSTRUCTION DRAINAGE AND SEWER LINES - NO. 622 TO 626 GEORGE

STREET, SOUTH WINDSOR (DA0095/91 PT01, GT200/001 PT7/EVD)COMMITTEE'S RECOMMENDATION

THE DRAINAGE LINE from 4 to 7 and the sewer line from D to F be constructed immediately.

1. The drainage works costing \$39,500 be funded from the drainage reserve and recovered from Section 94 contributions for the area when further development proceeds.
2. The sewer works at a cost of \$11,000 be funded from the treatment works reserve.
3. The construction of the drainage line from 8 to 10 be considered in future estimates.

65: DEVELOPMENT CONTROL PLAN ADOPTION - SIGN POLICY (DCP002/94 PT01/EVD)

Ms Helen Galardi, addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. COUNCIL ADOPT THE exhibited Sign Policy as a DCP and give notice of the plan coming into force.
2. Council advertise a moratorium period of 3 (three) months to permit the unauthorised signs in the City to be issued notices by Council Officers. Following such period, appropriate action would be taken to ensure the unauthorised signs are removed.

66: RESIDENTIAL DEVELOPMENT - VERMONT AREA (LEP012/95 PT01/EVD)COMMITTEE'S RECOMMENDATION

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

SECTION 2 - INFRASTRUCTURE

13: RICHMOND PARK AMENITIES - CONSTRUCTION OF AMENITIES BUILDINGS - RICHMOND PARK, MARCH STREET, RICHMOND (GT020/159 PT01/ENG)

COMMITTEE'S RECOMMENDATION

1. THAT THE tender of Rapid Constructions Pty Ltd in the sum of \$119,400 (one hundred nineteen thousand four hundred) for the construction of an amenities building, Richmond Park, be accepted and the necessary documents be executed under Seal of Council as soon as possible following this General Purpose Committee meeting.
2. That the shortfall of \$36,167 (thirty six thousand one hundred and sixty seven) be funded from the 1996/97 Building Construction/Maintenance allocation.
3. That approval be granted for this matter to be actioned prior to the Ordinary Meeting.

14: BICENTENNIAL PARK - MAINTENANCE COSTS (PK/214 PT01/ENG)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION regarding maintenance costs on the Bicentennial Park be received.

15: FAIREY ROAD CLOSURE (606/R P/ENG)

Mrs Sue Hayden addressed the Committee.

Mrs Sue McGrath, representing the Windsor Downs Home Owners Association, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT A SITE inspection be undertaken.

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

1. The southern end of Fairey Road from the intersection of north-eastern and south-eastern boundaries of Lot 10, D 821396 to its southern most end, just south of the Rifle Range Road/Sanctuary Drive intersection, be closed.
2. The area of the closed road adjacent to Lot 10 D 821396 be consolidated with that lot and the area of closed road through the Crown land be consolidated with the Crown land.
3. Application be made to have the area of Crown land north of Rifle Range Road and adjacent to the treatment works site incorporated into that site.
4. All necessary documents be completed under seal of Council.

Councillor Books asked that his name be recorded as being against the recommendation.

SECTION 3 - ORGANISATION AND RESOURCES

19: MONTHLY FINANCIAL STATEMENTS - SEPTEMBER 1996 (GF011/005 PT04/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

20: FUTURE MANAGEMENT - AUSTRALIAN PIONEER VILLAGE WILBERFORCE (GC283/107 P/CSV)

Mr Brian McKinlay, Mr Ian Clayton, on behalf of the present Management Committee of Australian Pioneer Village, Mr M Hatherley, representing Council's Heritage Committee, and Mr Chris Wells, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE FRIENDS OF THE VILLAGE continue to manage the Village and for its Committee to sit with the staff to work out a projected budget and then discuss it at the Corporate Planning weekend and put it into Council's budget for future consideration.

21: LEASING OF SHOP 8 HOBARTVILLE SHOPPING CENTRE (GC283/012 P/CS)

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL lease Shop 8 in Hobartville Shopping Centre, 28 Laurence Street, Richmond, to Mr Warren John Tuckwell for a term of 3 (three) years with an option for a further term of 3 (three) years at a rental of \$12,300.00 (twelve thousand three hundred dollars) plus outgoings for the first year of the lease agreement.
2. All necessary documents be completed under the Seal of Council.

22: EXTINGUISHMENT OF AN EASEMENT FOR DRAINAGE (P2003/2055 PT01/CSV)

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL consent to the extinguishment of the easement for drainage 6ft (1.829m) wide affecting Lot 9 in Deposited Plan 202068, 528 Terrace Road, Freemans Reach.
2. That the owner of the subject property be responsible for all costs associated with the extinguishment of the easement.
3. All necessary documents be executed under the Seal of Council.

23: RATING STRUCTURE OF WINDSOR SEWERAGE SCHEME (GS045/006 PT03/FNC)

Mr Peter Comito and Mr Trevor Devine addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Minturn tabled a letter from the Richmond Pre-School Kindergarten Association Inc regarding the needle swapping program next to the Pre-School. He asked if this matter could be dealt with and a copy of the response provided to him.

The General Manager advised that when the Area Health Service relocated some of their services from the building next to the Pre-School to the new Hospital, they established a needle exchange in that building. They do not need Council approval because it is part of the Area Health Program. The Service states that the program is badly needed in Richmond and close to the Park where the needle problem is. The matter could be referred to the Service seeing that it is a management issue. Construction of the carpark for the Pre-School is being undertaken on the southern side of their premises during school holidays rather than during the term. This should help to reorientate the Pre-School away from the Area Health Service's operation.

2. Councillor Baczynskyj asked if he could get a copy of the letter sent to the Department of School Education on his behalf.
3. Councillor Baczynskyj referred to some draft guidelines placed in his Council mail box. He stated that he did not know whether it was from Bob Debus, or could a copy be organised for him. They are really concerned about community representation and leadership roles.

Councillor Lawson stated that the submission should be forwarded to Minister Ernie Page.

4. Councillor Baczynskyj asked about the provision of the new laptops for the Councillors.

The General Manager advised that the new notebooks, which will incorporate windows, will be here by the end of November.

5. Councillor Sahasrabuddhe said he had received a submission from a citizen in Bourke Street stating that the street needs tidying up down close to the University end. Said there is no grass there and a lot of dust.
6. Councillor Sahasrabuddhe referred to an A frame Yellow Pages sign on the side of Windsor Road and asked if this was legal.

The General Manager advised that it is a registered vehicle and there is nothing that can be done about it.

7. Councillor Lawson referred to a copy of a letter addressed to the Mayor and placed in her Council mail box from the Western Sydney Regional Public Tenant Council Inc. She asked if a reply has been forwarded and if so, could she get a copy of the response.
8. Councillor Lawson asked about the bins in Thompson Square.

The Director Asset Services & Recreation advised that as far as he is aware Mr Steve Benfield is organising the people to empty them.

9. Councillor Books produced some photographs of the accommodation reserved at the Local Government Conference at Wagga last year and asked if accommodation has been booked for the next Local Government Conference at Port Macquarie.

The General Manager advised "Yes it has".

10. Councillor Sheather referred to the airconditioning of Richmond Neighbourhood Centre building and also the locks.

The General Manager stated that the tenders went out to-day to upgrade that building and the airconditioning and locks are part of the tender.

ORDINARY - 12 November 1996

General Purpose Committee - 29 October 1996

Organisation & Resources

Councillor Sheather asked if this information has been passed on to the Committee. The General Manager advised "Yes".

The meeting terminated at 7.20pm.

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

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ITEM: 76 HAWKESBURY RURAL ACTION GROUP

FILE NUMBER: GC280/003 PT02/GMA

REPORT:

Two items of correspondence have been received from the group regarding:

1. recording of Member's votes and
2. subdivisions of rural land.

In relation to Item 1 their correspondence is as follows.

"For some time now this group has been lobbying Council to install a system whereby a record is maintained of how each Councillor votes on motions presented at Council meetings. We have been informed that the cost of such a system would be prohibitive and, therefore, quite out of the question.

We have approached various other Councils and learnt that most minute the names of Councillors who oppose motions, however, the Sydney City Council, using the old and tried method of an experienced shorthand writer, dutifully notes how each Councillor votes on each issue.

Having thus discovered that there are Councils prepared to accept the concept that residents are interested in how their Councillors vote, could Hawkesbury City Council please adopt even the simple method of recording the names of Councillors who oppose motions?"

The cost of installing an automated system from the voting system would be in the order of \$15,000. The votes could be recorded manually, this would take a little time and extend the meetings.

The option is available to all Councillors, should they so desire, to have their names recorded against a matter.

In relation to rural subdivisions, the following is the motion of the Action Group.

"A moratorium be placed on future subdivisions in that no further subdivisions of land previously or currently used for any agricultural or horticultural purposes be allowed under existing LEPs which would alienate if from future agricultural or horticultural uses. This moratorium would seek to act as an interim LEP across the Hawkesbury LGA until the approval of a new LEP or March 1998, which ever is soonest."

ORDINARY MEETING

Meeting Date: **12 November 1996**

Item: **76**

There have been discussions with them since that time, where they indicate the need to retain large areas of current and possible future rural lands should agriculture and horticulture be a major industry within the City. In doing so they point out that it is not just prime fertile land that needs to be retained, as agriculture takes many forms and it can often be established on other than fertile land.

They also indicated the relatively short period of time that needs to be used given that the Rural Lands Study will be completed by mid 1997.

RECOMMENDATION:

THAT the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NAX.G16

****** END OF ITEM 76 ******

ITEM: 77 HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT TRUST

FILE NUMBER: GM001/018 PT01/GMA

REPORT:

The Trust has advised that a study has been commissioned with its general objective to be how the Trust can strengthen its relationship with Local Government and how it and Local Government can develop co-operative catchment management programs.

One outcome of the study is anticipated to be a negotiated agreement between Local Governments in the catchment and the Trust regarding co-operative programs.

Consultants implementing the study will conduct three workshops to consult Local Government stakeholders with the one in the central area being at Windsor from 9am to 1pm on the 25th November.

The Council is invited to nominate a team of up to five people made up of Elected Members and professional staff to attend. Participants ideally should have understanding of catchment management and natural resource issues and be actively involved in the development of catchment management activities within the Council area.

Nominated participants will receive a brief discussion paper at least one week before the workshop to brief them on issues relevant to the workshop and the outcomes, which, it is hoped, will be achieved.

RECOMMENDATION:

THAT two/three Councillors be nominated for the workshop.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NAX.G22

****** END OF ITEM 77 ******

ITEM: 78 DONATION OF RATES - ROSE COTTAGE

FILE NUMBER: P1812/105 PT01/CSV

REPORT:

A request has been received from the Thomas and Jane Rose Family Society for Council to assist by making a donation of rates in respect of the property occupied by Rose Cottage.

The Cottage is situated adjoining the Australian Pioneer Village at Wilberforce and is owned and maintained by the Rose family for the benefit of the general community. The property previously owned by Council was transferred to the Rose Family Society in 1993.

The Society are requesting reimbursements for the 1995/96 rates, totalling \$516.58.

The Society is a non-profit group committed to the ongoing preservation of this significantly historical building and hence their request for assistance is supported.

Funding is available through the Rates Donation component of the Community Relations Budget.

RECOMMENDATION:

That Council donate the cost of rates from August 1995 to the Thomas and Jane Rose Family Society, being an amount totalling \$516.58.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.C03

****** END OF ITEM 78 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 79

ITEM: 79

DOCUMENTS FOR EXECUTION UNDER SEAL

FILE NUMBER: SA0047/96, SA0047/96, P1358/600, P1830/225, GC283/027 PT01/CSV

REPORT:

Transfer of Title
(file SA0047/96)

Lots 108 and 109 in DP 862413 from Council to Smid Pty Limited and Kemeta Pty Limited, being the transfer of closed road areas in exchange for the opening of road lots 100-103 DP 862413 in Greens Road, Lower Portland.

Transfer of Title
(file SA0047/96)

Lots 110 and 111 in DP 862413 from Council to Neil and Robyne Staples, being the transfer of closed road areas in exchange for the opening of road lots 100-103 DP 862413 in Greens Road, Lower Portland.

Transfer of Title
(file SA P1358/600)

Lot 1 DP 204638 being Richardson Park on the corner of Moray and College Streets, Richmond. This reserve is to be transferred from the Department of Housing to Council as dedicated in the NSW Government Gazette on 15 June 1962 for public recreation.

Transfer of Title
(file P1830/225)

Lot 83 DP 200702 being land on the corner of Rickaby and Cox Streets, South Windsor. This reserve is to be transferred from the Department of Housing to Council as dedicated in the NSW Government Gazette on 30 August 1963, for public recreation.

Renewal of Retail Lease
(file GC283/027 PT01)

PepsiCo Australia Pty Limited exercising their option for a further term of 5 (five) years with provision for a further option of 5 (five) years. For the ground lease of 69 Macquarie Street, Windsor being the land upon which the Windsor Pizza Hut Restaurant is located. The base rental from 30 November 1996 shall be \$18,698 per annum or the turnover rental of 3% (three percent) of annual gross revenue, whichever is the greater.

Transfer of Title
(file SA 103/93)

From Mr W and Mrs F Forster to Council, land which is part of Lot 5 in DP 247968, and adjoins the Kurrajong Waste Depot, that has previously been excavated.

RECOMMENDATION:

That the Council Seal be affixed to the abovementioned documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.C10

****** END OF ITEM 79 ******

ITEM: 80 AGRICULTURE/HORTICULTURE TECHNOLOGY PARK**FILE NUMBER:** GM001/021 PT04/CSV**REPORT:**

The Hawkesbury Local Economic Development Board recently supported, in principle, a Concept Statement for Potential Development of an Agriculture/Horticulture/Food Technology Park within the University of Western Sydney - Hawkesbury's Yarramundi Paddocks.

A copy of the Concept Statement is attached for information and a general overview of the proposal is as follows:

- UWS-Hawkesbury has strongly supported the idea of developing an "Export Agriculture Centre" as part of the North-Western Sydney Regional Development Organisation's and Hawkesbury Local Economic Development Board's strategies to boost the development of locally based agriculture and horticulture industries.
- The University has indicated its willingness to see the proposed Export Agriculture Centre developed on the Yarramundi Paddocks in conjunction with an Agriculture/Horticulture/Food Technology Park.
- It is suggested that the proposal is consistent with the University's charter in respect of research and development, education and training.
- The Yarramundi Paddocks are a 344 hectare single site bounded by Londonderry Road, Southee Road, Castlereagh Road and The Driftway. It is proposed that only 130 hectares of the site form the basis of the Agriculture/Horticulture/Food Technology Park, it being noted that 140 hectares of the paddocks are heavily timbered bushland being part of the last vestiges of the Cumberland Scrub, and the University intends to preserve this area as a natural bushland.
- The University would offer a head lease of a minimum of 60 years over the site to make it attractive to Private Investment with controls placed to ensure appropriate tenants are secured and environmental and construction controls exist.
- The proposal would involve a rezoning and rededication of the site as it is currently gazetted as being for education purposes.
- The University would not wish to have any operational role in the day-to-day operations of the park except via the research centre and any mutually agreed interaction and collaboration with tenants, nor would it wish to intrude on the commercial interests of individual park tenants.

The Board acknowledges that the agriculture and horticulture industries are the major income earners for the Hawkesbury, with approximately one billion dollars in production each year and considers this proposal will further develop and compliment these key industries and The

University is seeking, at this stage, the support of the Council and the Hawkesbury Local Economic Development Board for the proposal prior to proceeding any further. It is pointed out that the Board supports the Concept Statement in principle and should the Council be also supportive, the matter would then be referred to the University's Board of Governors, the Minister for Lands and the Minister for Education for their support.

RECOMMENDATION:

That the Council support in principle at this stage, the Concept Statement for Potential Development of an Agriculture/Horticulture/Food Technology Park within the University of Western Sydney - Hawkesbury's Yarramundi Paddocks.

ATTACHMENTS:

AT-1 Concept Statement

FN:ORB12NBX.C13

****** END OF ITEM 80 ******

ITEM: 81 WINDSOR MALL - BAZAAR

FILE NUMBER: GR120/016 PT02/CSV

REPORT:

A report was prepared for the September General Purpose Committee Meeting in regard to a proposal for establishing a bazaar in Windsor Mall and was subsequently withdrawn to allow further consultation with the Windsor Chamber of Commerce and retailers in the Windsor Commercial Centre.

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

Should the proposal be supported, it is suggested that a rental of \$10 per stall apply which is the same rate as the Sunday markets. The applicant recently addressed a meeting of the Windsor Chamber of Commerce to outline the proposal and correspondence has been received from the Chamber confirming that they have agreed to a two month trial period for the bazaar. At the time of preparing the report, verbal advice had been received that petitions can be expected from both proponents and objectors to the bazaar and it is also pointed out that the Windsor Mall Craft Group have indicated their objection to the proposal.

In view of the fact that the bazaar is proposed to be held between the hours of 5.00pm and 8.00pm on Thursday nights when most retailers are closed for business and the fact that stallholders are not proposing to sell goods which are in direct competition with retailers in this vicinity, it is recommended the trial period be supported subject to conditions.

RECOMMENDATION:

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

1. The approval be for a trial period of two months only.
2. Payment of a rental equivalent to \$10 per stall.
3. A maximum of 10 (ten) stalls to be allowed at any one time, with access to shops open for business not being impeded.

4. The organisers and stallholders being responsible for the cleanliness and clearing of any litter within their specified areas.
5. Pedestrian access within the mall not to be impeded.
6. No exposed hot food counters, boilers or urns to be placed on public areas.
7. The organisers having in place public liability cover by way of a certificate of currency indemnifying themselves and Council in respect of the use of the mall and in the amount of not less than five million dollars.
8. Any necessary documentation being completed under seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.C14

****** END OF ITEM 81 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 82

ITEM: 82 WINDSOR AND DISTRICTS CHAMBER OF COMMERCE -
CHRISTMAS PROMOTIONS**FILE NUMBER:** GC155/002 PT02/CSV**REPORT:**

Correspondence has been received from the Windsor and Districts Chamber of Commerce, again seeking Council's support towards their proposed Christmas Promotions which will be conducted throughout the townships of Windsor, South Windsor, McGraths Hill and Wilberforce.

The request for support is similar to that in 1994 and asks the Council to forego its rental income from the Windsor Craft Markets for the three month period being October to December 1996. Rental from the markets provides for \$10 for each stall to be paid to Council each week and whilst the number of stalls varies from week to week the average weekly payment to Council is in the order of \$450 to \$500. Thus the overall request is for financial support that could be in the order of \$5,500 to \$6,000.

The Chamber of Commerce has submitted a preliminary budget for the promotion which is as follows:-

Street Decorations in the Wilberforce, McGraths Hill, South Windsor and Windsor areas	\$2,500
Hire of Santa Claus including wages, insurance cover and confectionery giveaways	\$1,500
A large Christmas stocking giveaway	\$1,000
Gift wrapping	\$350
Incidentals including placement of decorations etc.	<u>\$600</u>
	Total <u>\$5,950</u>

It is noted that in October, 1995, to assist with Christmas promotions it was resolved to make a donation of \$1,000 to both Richmond and Windsor Chambers of Commerce and a donation of \$500 to the Kurrajong Small Business and Community Forum. It was also resolved that the Wisemans Ferry Chamber of Commerce be supported if an application was received for financial support. In view of this previous resolution and adopted policy of supporting Christmas promotions within the major townships to an extent of \$1,000 in recent years, it is felt that the current request, notwithstanding the fact that it was agreed to in 1994, is not equitable and, indeed, if fully supported it could reasonably be expected that the other Chambers could ask for increases.

However, in view of the fact that the proposed promotions are intended to cover four townships, a total donation of \$3,000 is considered reasonable and this could be made by way of donation from funds within the Public Relations donation section of the budget as opposed to adjusting rental income from the Mall Markets.

It is considered that there may be opportunity for the Chamber to seek some corporate support towards the promotion from the local business sector and it is further considered appropriate that the Chamber be asked to submit a full financial reconciliation after the event has been completed.

RECOMMENDATION:

1. That Council support the proposed Christmas promotions to be organised by the Windsor and Districts Chamber of Commerce in the townships of Wilberforce, McGraths Hill, South Windsor and Windsor, in an amount of \$3,000 with funding to be provided from the Donations section of the Public Relations Program within the current budget.
2. The Windsor and Districts Chamber of Commerce be advised of Council's decision and be asked to submit a full financial reconciliation at the conclusion of the promotion.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.C24

****** END OF ITEM 82 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 83

ITEM: 83 THE HAWKESBURY CREATIVE ART CENTRE - 20 FITZGERALD STREET, WINDSOR

FILE NUMBER: P610/155 PT02/CSV

REPORT:

Council has previously agreed to the establishment of a creative arts centre within its building located at 20 Fitzgerald Street, Windsor.

Under the terms of the leasing arrangement between Council and the Hawkesbury Creative Arts Centre Incorporated, that group pays a weekly rental of \$105 with Council assuming responsibility for outgoings with the exception of electricity charges.

Occupation of the building by the group commenced earlier this year and, to date, it has been successful in terms of various art and cultural exhibitions having been conducted as well as various other art and craft displays and art classes.

The centre is operating seven days a week with all staffing resources contributing on a voluntary basis. There are art and craft sales, however these, to date, have been minimal.

In terms of the rental calculation this took into account a proposed sub-letting arrangement whereby some floor space was to be made available to another group at a rental of \$5 per week. The Hawkesbury Creative Arts Centre Incorporated have now approached the Council to advise that the proposed sub-letting arrangement did not come to fruition and therefore the \$5 income from that arrangement did not eventuate. The Hawkesbury Creative Arts Centre Incorporated have now made an approach seeking Council's consent to a corresponding reduction of their weekly rent. In view of the community value and non-profit nature of this venture, the request is supported.

RECOMMENDATION:

That rental in relation to the lease between Council and the Hawkesbury Creative Arts Centre Incorporated in respect to their occupation of 20 Fitzgerald Street, Windsor, be reviewed to an amount of \$100 per week with all other terms and conditions remaining.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.C29

**** END OF ITEM 83 ****

ITEM: 84 QUARTERLY REVIEW AS AT 30 SEPTEMBER 1996

FILE NUMBER: GF4/3 PT1 A1-6/FNC

REPORT:

The quarterly review of the Management Plan for 1996/97 Financial Year is reported to Council in accordance with the requirements of the Local Government Act 1993. Each of the 'Targets' of the 'Principal Activities' have been reviewed and the 'Current Position' is now reported in the attachment to this Business Paper. In addition, the Quarterly Financial Statement, that forms part of the Management Plan, is included in the document.

RECOMMENDATION:

That the quarterly review of the 1996/97 Management Plan and Financial Statement for period to 30 September 1996 be adopted.

ATTACHMENTS:

AT-1 Management Plan distributed to Senior Officers and Councillors

FN:ORB12NBX.F17

****** END OF ITEM 84 ******

ORDINARY MEETINGMeeting Date: **12 November 1996**Item: **85****ITEM: 85****SUPPLY & DELIVERY OF CRUSHED SHALE AND SANDSTONE****FILE NUMBER:**

GT020/327 PT01/ENG

REPORT:

Tenders for the supply and delivery of crushed shale and sandstone for the period 1st December, 1996 to 30th June, 1998, closed at 2pm on 16 October, 1996.

Tendered rates have been scheduled according to price and are based on radial distances from the Wilberforce Depot. Radial distances have been categorised into zone areas for delivery purposes as follows:-

Zone A - up to 10km from Wilberforce Depot

Zone B - 11km to 20km

Zone C - 21km to 50km

Zone D - 51km to 100km

			RATES PER TONNE \$			
Material	Company	Ex Pit	ZONE			
			A	B	C	D
20mm crushed shale	B. Monaghan	\$8.50	\$13.00	\$14.50	\$17.50	\$21.50
	ABAX	\$8.80	\$14.20	\$15.40	\$18.80	\$24.90
	R. & S. Evans	-	\$15.30	\$18.20	\$20.50	\$24.00
Crushed S/stone 40mm	Halpins	\$6.50	-	-	-	-
	B.Monaghan	\$8.00	\$12.50	\$14.00	\$17.00	\$21.00
	Pioneer	*\$6.00	\$16.20	\$18.50	\$20.50	\$25.00
Crushed S/stone 75mm	Halpins	\$6.00	-	-	-	-
	B.Monaghan	\$8.00	\$12.50	\$14.00	\$17.00	\$21.00

* The tendered amount of \$6.00 per tonne Ex-pit from Pioneer is considered uneconomical due to transport costs associated with the Lithgow quarry site.

RECOMMENDATION:

That the scheduled list of prices for the supply and delivery of crushed shale and sandstone for the period 1st December, 1996 to 30th June, 1998 be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.E02

****** END OF ITEM 85 ******

ITEM: 86 FORBES STREET, WINDSOR - PROPOSED CLOSURE

FILE NUMBER: 611/R PT02/ENG

REPORT:

Council, at its General Purpose Committee Meeting held on 24 September 1996, resolved that Forbes Street, Windsor be closed at its intersection with Macquarie Street, as requested by the Roads and Traffic Authority under its proposal to install traffic signals at the intersection of Macquarie Street and Richmond Road, Windsor.

Community comment was sought by way of advertisement and letter-drop as well as by correspondence addressed to relevant industry and service organisations.

At expiration of the comment period, two (2) submissions had been received, one in support of closure and one objection.

With regard to the latter submission, the following heads of objection were advised:

- a. inconvenience to users of Forbes Street;
- b. denial of access to Macquarie Street at those times when Mileham Street is flooded;
- c. increased volume of heavy vehicles using Day and Mileham Streets in close proximity to Hawkesbury Hospital; and
- d. requesting left-turn southbound from Forbes Street onto Macquarie Street to alleviate potential traffic congestion at Day/Macquarie Streets.

The foregoing objections must be balanced against the benefit accruing to the community at large upon installation of traffic signals at Macquarie Street/Richmond Road.

RECOMMENDATION:

In accordance with the provisions of the Roads Act, 1993, that Forbes Street, Windsor be closed at its intersection with Macquarie Street by placement of physical barrier, subject to:

1. Physical closure being effected at time of construction of traffic signals; and
2. The Roads and Traffic Authority being requested to fund and undertake all works associated with closure of Forbes Street as part of installation of those traffic signals.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.E05

**** END OF ITEM 86 ****

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 87

ITEM: 87 GOVERNOR PHILLIP RESERVE, WINDSOR - DRAG BOAT RACERS OF AUSTRALIA LTD - RACING CALENDAR 1997/1998

FILE NUMBER: PK/205 PT4/ENG

REPORT:

The Drag Boat Racers of Australia Ltd has advised of the 1997 and 1998 Racing Calendar at Governor Phillip Reserve. The application is for exclusive use on each date listed below and complies with Council policy. Local residents will be advised of the calendar.

Sunday 16 February 1997
Sunday 1 June 1997
Sunday 26 October 1997
Sunday 14 December 1997
Sunday 15 February 1998
Sunday 7 June 1998
Sunday 25 October 1998
Sunday 13 December 1998

RECOMMENDATION:

That approval be granted to the 1997 and 1998 racing calendar submitted by the Drag Boat Racers of Australia Ltd at Governor Phillip Reserve, subject to compliance with the following standard conditions:

- A. The applicant is to submit a public liability policy indemnifying Hawkesbury City Council, in the amount of no less than \$10,000,000 (ten million dollars).
- B. The reserve being left clean and tidy with the applicants being responsible for the collection, removal and disposal of all rubbish from the area.
- C. The applicant obtaining all necessary permits/approvals in relation to any sale of hot food/amusement devices.
- D. Noise levels are to be kept to a reasonable level.
- E. The applicant payint to Council contribution rate applicable for exclusive use at time of use.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.E06

****** END OF ITEM 87 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 88

ITEM: 88 GOVERNOR PHILLIP RESERVE, WINDSOR - UPPER
HAWKESBURY POWER BOAT CLUB - RACING CALENDAR 1997

FILE NUMBER: PK/205 PT04/ENG

REPORT:

The Upper Hawkesbury Power Boat Club has advised of the 1997 Racing Calendar at Governor Phillip Reserve:

Sunday 12 January 1997
Sunday 9 February 1997
Sunday 9 March 1997
Sunday 20 April 1997
Sunday 4 May 1997 bridge to bridge
Sunday 18 May 1997 - alternative bridge to bridge
Sunday 15 June 1997
Sunday 6 July 1997
Sunday 3 August 1997
Saturday 13 September 1997 - 2 day spectacular
Sunday 14 September 1997 - 2 day spectacular
Sunday 12 October 1997
Sunday 2 November 1997
Sunday 23 November 1997
Sunday 7 December 1997

The calendar complies with Council policy regarding use of the reserve. Local residents will be advised of the calendar.

RECOMMENDATION:

That approval be granted to the Upper Hawkesbury Power Boat Club 1997 Calendar at Governor Phillip Reserve, subject to the following standard conditions:

- A. The applicant is to submit a public liability policy indemnifying Hawkesbury City Council in the amount of no less than \$10,000,000 (ten million dollars).
- B. The reserve being left clean and tidy with the applicants being responsible for the collection, removal and disposal of all rubbish from the area.
- C. The applicant obtaining all necessary permits/approvals in relation to any sale of hot food/amusement devices.
- D. Noise levels are to be kept to a reasonable level.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.E07

****** END OF ITEM 88 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: **89**

ITEM: 89 TEMPORARY ROAD CLOSURE - WINDSOR STREET, RICHMOND -
RICHMOND TOWN MAIN STREET COMMITTEE

FILE NUMBER: 2343/R PT04/ENG

REPORT:

At its Ordinary Meeting dated 8 October 1996, Council resolved to approve the application by Richmond Town Main Street Committee for temporary closure of Windsor Street, Richmond between East Market Street and Bosworth Street from 2.00pm to 11.00pm and use of Richmond Park on Saturday 7 December 1996 to hold a community event for Christmas called "Once Upon A Time"

The applicant has requested permission to transfer this event to Sunday 15 December 1996, comprising of temporary closure of Windsor Street, Richmond between East Market Street and Bosworth Street from 1.30pm to 7.30pm and use of Richmond Park. The event will be followed by Carols By Candlelight.

RECOMMENDATION:

That approval be granted to Richmond Town Main Street Committee for the event to be transferred from Saturday 7 December 1996 to Sunday 15 December 1996, subject to the same conditions previously approved.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.E26

****** END OF ITEM 89 ******

ITEM: 90 PROPOSED RAIL AMPLIFICATION - BLACKTOWN TO RICHMOND
 - REVIEW OF ENVIRONMENTAL FACTORS

FILE NUMBER: GT240/002 PT02/EVD

REPORT:

Council has received the Review of Environmental Factors for the proposed Rail Amplification works for Blacktown to Richmond line. The proposed work within the Hawkesbury City area involves:

- provision of a crossing loop and new platform at Clarendon;
- improvements to the Mulgrave crossing facilities;
- resignalling; and
- remote control of the crossing loops.

The proposed work also involves duplication of the railway line between Blacktown and Marayong in Blacktown City area.

The proposed work is regarded as an ancillary activity by a railway undertaking, which, under the 5(b) Special Uses Railways zone, may be carried out without the consent of Council. As such the proposed activity is a Part V development under the Environmental Planning and Assessment Act.

Accordingly, a Review of Environmental Factors has been prepared for the proposed activity by consultants Scott Carver. The statement addresses the relevant matters for consideration and on behalf of State Rail Authority the consultant has consulted with Council for its comments.

The proposed work is within the railway corridor and involves in the Hawkesbury City area the construction of a 450 metre long crossing loop at Clarendon. This will allow trains to pass between Richmond and Mulgrave; which will provide an improved rail service particularly in peak times, with an expected 15 minute service, instead of the current 30 minute service.

The crossing loop at Clarendon will be constructed to the south of the existing rail line. A new platform will be constructed on the southern side and the total work will require the demolition of the "Old Racecourse Platform". The impact of these proposed works on the heritage value of Clarendon Station is discussed.

Council's Heritage Consultant advises that the heritage significance of the railway at Clarendon is the old station master's house which is situated on the racecourse land. The proposed crossing link adjoins, but does not impact this item.

In respect of the old racecourse platform, this is not as significant a heritage item and it is considered satisfactory to demolish, subject to:

- (i) Historic statement and physical recording during demolition;
- (ii) A measurement survey; and

- (iii) Full copy of document records to be lodged with Council.

The proposed rail amplification work is considered to be a positive benefit for rail commuting for the City and is not considered to have a significant effect on the environment.

RECOMMENDATION:

That:

1. Council advise State Rail Authority that it has no objections to the proposed rail amplification works between Blacktown and Richmond and encourages the positive benefit to the community.
2. Council welcomes continual input into the improvement of the Richmond line.
3. In respect of the demolition of the old racecourse platform at Clarendon, Council raises no objection subject to:
 - a. Historic statement and physical recording during demolition;
 - b. A measurement survey; and
 - c. Full copy of document records to be lodged with Council.
 - d. Consideration of impacts on the old station master's house on the racecourse land.
4. Council requests that Hawkesbury Racecourse be advised of the proposed works involving the demolition of the old racecourse station in the vicinity of Clarendon.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.V04

****** END OF ITEM 90 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 91

ITEM: 91 DEVELOPMENT APPLICATION - PROPOSED SERVICE STATION
WITH UNDERGROUND TANKS - RICHMOND MARKET PLACE -
CNR EAST MARKET AND LENNOX STREETS, RICHMOND

FILE NUMBER: DA193/96/EVD

Applicant: Restifa & Partners
Applicants Reps: Scott Carver Architects Pty Ltd
Owner: Woolworths Limited
Stat. Provisions: Hawkesbury Local Environmental Plan 1989 as amended by Local
 Environmental Plan 47
Area: 3,831m²
Zone: Residential 2(a) as amended by Local Environmental Plan 47 which permits
 a retail shopping centre and commercial centre incorporating a
 comprehensive discount department store and a comprehensive supermarket
Advertising: Yes, 14 days to adjoining owners, no submissions
Date Received: 20 August 1996, amended plans 24 October 1996

Key Issues:

- Permissibility of development
- Heritage issues
- Traffic issues

Action:

Recommended for approval

REPORT:

Proposal

The proposed development involves the demolition of the existing residences on the north-eastern corner of East Market and Lennox Streets and the erection of a petrol filling station with underground tanks as a tenant within the Richmond Marketplace Shopping Centre.

Access is gained via the underground carpark from East Market Street or entry/exit from Lennox Street.

Attachment 1 is a site plan and Attachment 2 is elevation plans of amended proposal.

As part of DA56/95 for the shopping centre, approval on this part of the site was a commercial building for professional suites.

Original Application

Flat roof canopy over petrol pumps with minimal architect relief and landscape screening.

Amended Application

Hip and gable roof form similar to previously approved professional suites. The roof form is consistent with adjacent heritage buildings. Screen elements are proposed with brick screen walls and timber landscape screen trellis in conjunction with landscaping to screen the development and assist in screening the shopping centre.

Zoning

The land is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan 1989 and has been amended by Amendment No. 47 which permits a retail shopping and commercial centre. The amendment specifically included a comprehensive discount department store and a comprehensive supermarket.

The applicant maintains that the proposed service station is a consistent and ancillary use to the shopping centre and is permissible under the amendment to the zone. In addition the service station is designed to cater for the patrons of the shopping centre rather than the passing trade and does not contain any retail floor space other than a pay point.

The proposal may be considered to be an ancillary use to the shopping centre and permissible under the amendment to the zone.

Heritage

Council's Heritage Adviser has commented on the development proposal as follows:

Original Plans:

The design and use was considered incompatible with the heritage/residential character of Lennox Street and extends the commercial activities of the site beyond the areas originally envisaged for this part of Richmond.

The concerns of the Heritage Adviser were conveyed to the applicant with the desire to break down the large wall expanse of the Marketplace Shopping Centre and the need to respect and refer to the adjacent heritage buildings.

The applicant has addressed these issues, as described above, with the amended plans which is more effective in visual relief and breaking down the scale of the shopping centre while referring to the roof form of the adjacent heritage buildings and providing more landscaping and screening treatment.

Council's Heritage Adviser's comments on the amended proposal are as follows:

Amended Plans:

Should the application be recommended for approval, the following conditions are applicable:

- The extension of the blockwork or brickwork screen walls along East Market Street to infill the gaps between the pay point.
- Provision of similar screen walls along portion of Lennox Street frontage to fill the gaps to reduce the impact when viewed from across the street.
- Provision of a detailed landscape plan to include dense landscape screening and suitable low level border. The landscaping is to incorporate the shopping centre master plan.
- No additional roof level signage to be permitted over the fascia signs as shown on the drawings.
- Subject to full recording of the existing structure prior to demolition in accordance with Department of Urban Affairs and Planning's guidelines.
- Confirmation from the Archaeological consultant that the site is not archaeologically sensitive and standard conditions apply to watching brief during demolition and bulk excavation works.
- Submission of colours and material selection prior to building approval.

Engineering Comments

The tanker and vehicle access are generally satisfactory, subject to suitable conditions as required by the Local Traffic Committee.

- (i) The proposed vehicular crossing in East Market Street being modified by constructing a raised median similar to that on the internal drive between the face of the kerb and line of path paving. The raised median to include an inverted U-shaped barrier with reflector tape to warn pedestrians and motorists of the raised area.
- (ii) The erection of stop signs at the two egress points from the filling station onto the main driveway to the Richmond Marketplace.

Appropriate conditions are fully included in the recommendation.

Conclusion

The development proposal, although not originally envisaged as appropriate for the site on the corner of East Market and Lennox Streets, with the amended architectural treatment providing an appropriate roof form the development is considered suitable. The treatment to the service station canopy is sympathetic to the heritage significance of the locality while still providing visual screening to the shopping centre.

The service station is considered ancillary to the shopping centre and satisfactory to approve, subject to suitable conditions.

RECOMMENDATION:

Development consent be issued for the proposed service station and underground tanks associated with the shopping centre subject to the following conditions:

1. The development shall be carried out in accordance with Plan No. DA01402 issue B, dated 24.10.96.
2. The proposed vehicular crossing in East Market Street being modified by constructing a raised median similar to that on the internal drive between the face of the kerb and line of path paving. The raised median to include an inverted U-shaped barrier with reflector tape to warn pedestrians and motorists of the raised area.
3. The erection of stop signs at the two egress points from the filling station onto the main driveway to the Richmond Marketplace.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
5. The forecourt area of the service station to be constructed of dark reinforced concrete to reduce the appearance of the hard paved area. Full details to be submitted with the building application.
6. The extension of the blockwork or brickwork screen walls along East Market Street to infill the gaps between the pay point.
7. Provision of similar screen walls along portion of Lennox Street frontage to fill the gaps to reduce the impact when viewed from across the street.
8. Provision of a detailed landscape plan to include dense landscape screening and suitable low level border. The landscaping is to incorporate the shopping centre master plan and is to be approved prior to construction.
9. No additional roof level signage to be permitted over the fascia signs as shown on the drawings.
10. Subject to full recording of the existing structure prior to demolition in accordance with the Department of Urban Affairs and Planning's guidelines.

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11. Confirmation from the Archaeological consultant that the site is not archaeologically sensitive and standard conditions apply to watching brief during demolition and bulk excavations units prior to commencement of work.
12. Submission of a separate development application for advertising signs.
13. Submission of a building application, plans and specifications complying with the Building Code of Australia.
14. 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.
15. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the building application for consideration and approval.
16. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
17. 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 concurrently with the building application.
18. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment & Development.
19. Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
20. Noise generated as a result of the development must not exceed more than 5dB(a) above the ambient noise level when measured at the nearest residential boundary.
21. Construction is only to take place between the hours of 7.00am and 6.00pm, and 7.00am and 1.00pm on Saturdays.

ATTACHMENTS:

AT-1 Site plan

AT-2 Elevations of amended building proposal

FN:ORB12NBX.V12

**** END OF ITEM 91 ****

ITEM: 92 NOTICE OF APPEAL - REFUSAL OF DEVELOPMENT APPLICATION
 - DUAL OCCUPANCY - 3 DEANE PLACE, BLIGH PARK

FILE NUMBER: DA214/95/EVD

REPORT:

Council has received notice of appeal against the refusal of development application DA214/95 for detached dual occupancy development on the subject property.

Council, at its meeting of 14 November 1996 resolved to refuse the application subject to the following reasons:

1. The likely increase in traffic flow from the proposed development resulting in potential safety problems.
2. Lack of off-street parking, thereby causing parking congestion within the cul-de-sac, and restricting access for service vehicles.
3. The nature of the proposed development causing general loss of amenity, therefore, not being in the public interest.

Two (2) residents of Deane Place objected to the dual occupancy development on the basis of increased traffic volumes, parking, access for garbage trucks, devaluation of existing properties, amount of dual occupancies in local area and impact of driveway or parking in cul-de-sac.

Council officers recommended approval as the dual occupancy development complied with State Government legislation and Council's D.C.P.

Accordingly, instruction to Council's solicitors to defend the appeal would also include instructions for a consultant to defend the appeal.

However, in order to reduce costs it is considered that in the first instance mediation be instructed including the residents, to try to resolve the issues. Mediation could be run with Council officers and Council's solicitors and should resolution be reached it would be reported to Council to endorse. Should no resolution be reached, the matter would be listed for hearing with the Court.

RECOMMENDATION:

Council resolve to instruct Council's solicitors to defend the appeal and in the first instance attempt mediation including the residents who objected to the application.

1. Should mediation resolve the issues the matter would be reported back to Council to endorse.

2. Should mediation not be successful, the matter be listed for hearing with the Court.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.V19

****** END OF ITEM 92 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 93

ITEM: 93

APPLICATION FOR EXTENSION OF HOURS - LICENSING COURT - COUGARS NIGHTCLUB, 10 WEST MARKET STREET, RICHMOND.

FILE NUMBER: P2338/45Pt01/ED

REPORT:

Council has received a request to extend the hours of the premises known as "Cougars Nightclub" (formerly "Samanthas") under the Liquor Licensing Act.

The application for an on-licence is to sell and supply liquor in the nightclub and restaurant for the following hours:

Monday to Sunday (inclusive)
12 noon to 6.00 am

The reasons submitted as part of the application to the Court are as follows:-

- a) There is a customer expectation that the hours will be longer than to midnight.
- b) The other nightclubs in the area have extended hours according to their licensee to 6.00 am each day.
- c) The Council approval permits the extended hours.
- d) Windsor Police have raised no objections.
- e) The current hours of trading are 12 noon to midnight Monday to Saturday and 12 noon to 10.00 pm Sunday.

Each of the above reasons given by the applicant are examined as follows:-

a) Customer expectations

There may or may not be a customer expectation for late trading of licensed premises, however, there exists the greater community well-being for the local area. There has been growing issues faced with alcoholic problems in Richmond, particularly near to Richmond Park.

This is not a good reason to justify extending the hours to 6.00 am.

b) Other Nightclubs

A search of Council's records for other licensed premises in Richmond has indicated the following details:

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Name of Premises	Hours
Richmond Inn	No extended trading approval.
Royal Hotel	No extended trading approval. Note: 24 hour request rejected GPC 29 October 1996
Commercial Hotel	No extended trading approval.
Jupiters	Council approved 10 November 1992 to extend the hours of operation from 3.00am to 5.00am
Richmond Golf Course	No extended trading approval.
Richmond Ex-Servicemen's Club	No extended trading approval.

It should be noted that the nearby premises to Cougars is Jupiters, West Market Street, which advertises as "Open til 5 am - No entry after 3 am" as approved by Council in 1992.

c) Council approval

Development Consent No.361/1984 was issued on 13 November 1984 to erect a two storey commercial building containing shops on the ground floor and reception area on the first floor.

No hours of operation were restricted on the conditions of consent.

Condition No.3 of the consent related to amenity, i.e., that the development was not to interfere with the amenity of the neighbourhood.

As such, no approval exists for late trading for Cougars (formerly Samanthas) and as stated in the application closes at midnight Monday to Saturday and 10.00pm Sunday.

d) Police comments

Windsor Police comments are quoted:

"... from a Police perspective it would be desirable to have the same considerations/restrictions as do presently apply to 'Jupiters Nite Spot' Richmond applied to the licence of 'Cougars Nite Spot and Restaurant', if the license is granted."

e) Current hours of trading.

As mentioned, the current late trading hours close at midnight Monday to Saturday and 10.00pm Sunday. The request to extend to 6.00 am seven (7) days a week seems to be without justification.

The Police comments are for similar hours to the nearby Jupiters of 5.00am closing.

Conclusion

The application to the Licensing Court for extended trading to 6.00am seven days a week is considered to be without significant justification.

Council has recently expressed concern with the late trading of licensed premises and the effects on the area particularly around Richmond Park. This view was reinforced with a request for 24 hour trading for the Royal Hotel, Richmond, at Council's General Purpose Committee of 29 October 1996 which was recommended for refusal.

It is considered that licensed clubs and premises operating hours by the Licensing Court should be reviewed regularly say, twelve months, to ensure satisfactory performance and compliance.

RECOMMENDATION:

1. The applicant and the Licensing Court be advised that Council raises objection to the request to extend the trading hours of Cougars Nightclub to 6.00 am Monday to Sunday.
2. The reason being that Council is concerned with the anti-social behaviour of persons late at night leaving licensed premises in the Richmond area

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.V20

****** END OF ITEM 93 ******

ITEM: 94 DELETION OF RESTRICTION ON THE USE OF LAND - DP 849823 -
COLONIAL DRIVE, BLIGH PARK

FILE NUMBER: DA205/94/EVD

REPORT:

Development Consent for the erection of eight (8) dwellings and the subdivision thereof was approved subject to conditions including "A Section 88B restriction to be entered on the title of each allotment requiring that the lots be developed in accordance with Drawing No. PR1256-A dated 7 November 1994." This was to ensure that subdivision was not released and then inappropriate dwellings erected on the site.

The subdivision plan was released and registered and created the restriction. The builder, Cahill Homes, has now requested that the restriction be lifted as a purchaser of one of the lots will not exchange contracts until this occurs.

As all the proposed dwellings on each of the lots is completed to lock-up stage or beyond, the intent of the restriction has been met and it is no longer required.

RECOMMENDATION:

1. Council agree to the lifting of the restriction on the use of land secondly referred to in DP 849823.
2. Council's seal be affixed to all documents necessary to lift the restriction.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NBX.V21

****** END OF ITEM 94 ******

ORDINARY

Section 5 Reports for Information

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 95

ITEM: 95 REPORTS REQUESTED BY COUNCIL - STATUS AS AT 12 NOVEMBER 1996

FILE NUMBER: GC280/005 PT03/GMA

REPORT:

File Rep Date	Referred To	Subject	Comment
8 Aug 95	Ham Common DAS&R	Provision of suitable lighting in the Ham Common general area for the enhanced use.	Investigating solar lighting
7 May 96	Tree Planting DAS&R	Types of trees to be planted along roadsides.	Report November GPC
11 June 96	Review Party - Sports Council DCS&F	Assessment of Sports Council's direction.	Deferred at the request of the Sports Council
8 Oct 1996	Heritage Park DAS&R	Report on one name - Heritage Park, Hanna Park or Hawkesbury Park	Report November GPC

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NCX.G09

****** END OF ITEM 95 ******

ITEM: 96 HAWKESBURY LOCAL ECONOMIC DEVELOPMENT BOARD

FILE NUMBER: GM001/021 PT01/CSV

REPORT:

The following is a report on current initiatives and strategies being pursued by the Hawkesbury Local Economic Development Board.

Delegations in Respect of Windsor Road

The Board has organised a meeting with representatives of the North Western Sydney Regional Development Organisation, Western Sydney Regional Organisation of Councils and Greater Western Sydney Economic Development Board to discuss and seek their support for the Board's strategies in relation to the following:

- Windsor Road upgrade
- Defence contracts
- Commercial use of Richmond RAAF facilities
- Olympic opportunities for the Hawkesbury

The meeting was organised with a view to seeking the involvement of those organisations in delegations to the Minister for Roads in respect of the upgrade of Windsor Road and the Minister for Regional Development in terms of defence and aviation related contracts for Richmond.

Water Forum

The Board acknowledges that the Hawkesbury area has limited short term growth potential due to difficulties in accessing water for domestic and agricultural purposes.

Subsequently, in view of the seriousness of the problem and its impact on the local economy, the Board is proposing to conduct a Water Forum on 28 February 1997.

Issues to be included on the agenda include the recently announced inquiry into the Hawkesbury/Nepean Catchment, access to water supply, water reuse proposals, developing a transfer system or reallocation of unused capacity of the main water users in the area, moratorium on water licences and a summation of the issues with a view to developing strategies and action plans. The Minister for Conservation and Land Management is being approached to officially open the Forum and Mr Ian Kiernan is to be invited to either chair the Forum or be a guest speaker. It is anticipated that at this stage approximately 30 to 40 people will attend the Forum and a budget in the order of \$3,000 is proposed to cover expenses including promotion.

Major Contracts in the Area

Concern has been expressed that local businesses are missing out on major contracts available in the area through lack of awareness of the availability of the contracts and an inability to meet the criteria for being awarded the contracts.

In conjunction with the Chambers of Commerce and the Hawkesbury BEC, a meeting was scheduled to be held on 11 November to discuss this issue with a view to developing proposals for assisting local businesses in this regard. In the interim, a register of major contracts awarded in the area is being developed with information on contracts being provided by organisations such as the University of Western Sydney - Hawkesbury, Richmond TAFE, Hawkesbury Hospital, Defence Housing Authority and Council. The types of contracts being targeted at this stage include cleaning, grounds maintenance, building maintenance and catering.

Agriculture Summit

Councillors will be aware that the Board organised the recent Agriculture Forum and a synopsis is being prepared by the facilitator, Mr Phil Herd, which is to be reported to the Board and Council shortly.

Hawkesbury Business Forum

More than 100 representatives of Hawkesbury businesses recently attended the inaugural Hawkesbury Business Forum conducted by the Board.

Delegates were given a brief overview of the services provided to local businesses by Tourism Hawkesbury, Richmond TAFE, UWS-Hawkesbury, Australian Business Chamber, Hawkesbury City Business Enterprise Centre and the local Chambers of Commerce. Syndicate sessions were also led by experts in the following areas:

- Education and training
- Business promotion and marketing
- Business planning and employment
- Industrial relations

The evening proved to be an excellent opportunity for businesses in the area to find out what services are available to them and for receiving tips on business related issues. Also it provided network opportunities for the participants and raised the profile and awareness of the Board. Feedback has been extremely positive with the view expressed by many that similar functions should be held in the future.

RECOMMENDATION:

That the information be received and noted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NCX.C15

****** END OF ITEM 96 ******

ITEM: 97 RATING STRUCTURE OF WINDSOR SEWERAGE SCHEME

FILE NUMBER: GS045/006 PT03/FNC

REPORT:

Item 23 to the General Purpose Committee of 29 October 1996 identified the major issues with the introduction of an annual charge for the Windsor sewerage system. The representations to Council from some property owners, particularly in the commercial area, has identified some inconsistencies with the charge and these are being investigated. An examination of the equity principle is being undertaken on this rating structure.

A further report will be presented at the next Ordinary Meeting.

RECOMMENDATION:

It is recommended that the information be received and a further report on the rating structure of the Windsor sewerage scheme be submitted to the December Ordinary Meeting.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NCX.F25

****** END OF ITEM 97 ******

ITEM: 98 BUILDING MAINTENANCE AND IMPROVEMENT

FILE NUMBER: GC305/072/ENG

REPORT:

1996/97 Program

An amount of \$757,415 is currently available for building maintenance and improvements.

The work being undertaken in this program covers general repairs, i.e. painting, floor repairs, roof repairs, tiling, gutter repairs and the like, on buildings. A number of larger items in the program include: replacement/repair of the air-conditioning units which service the Council Chamber (\$65,000), Administration Building (\$18,000) and the Windsor Function Centre (\$68,000), Wilberforce Offices (\$15,000), North Richmond Community Centre (\$26,000), modification to the Council Chamber toilet/kitchen and meeting room (\$95,000), provision of disabled facilities at a number of toilet blocks including Bicentennial Park (\$25,000), Wilberforce Park (\$22,000) and Windsor Library building (\$15,000).

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NCX.E23

****** END OF ITEM 98 ******

ORDINARY MEETING

Meeting Date: 12 November 1996

Item: 99

ITEM: 99 SECTION 94 CONTRIBUTION AND AUSTRALIAN PIONEER VILLAGE, WILBERFORCE.

FILE NUMBER: GT200/001PT07/EVD

REPORT:

This report is presented to Council for information following a question at the General Purpose Committee of 29 October 1996 on the possibility of using Section 94 funds for Australian Pioneer Village.

Council's adopted Section 94 Contribution Plan (July 1996) identifies contributions for new development towards the following areas:-

- . community facilities
- . open space
- . car parking
- . drainage
- . road intersection improvement and road levy

For community facilities such as child care centres, community centres, neighbourhood centres, function centres and libraries there is identified a program of works for new facilities for each catchment area in the City. For the catchment, including Wilberforce, there is identified a Wilberforce Community Centre as a facility linked to community need.

Australian Pioneer Village does not form part of the works schedule for community facilities.

For Section 94 funds to be allocated to a new project (i.e., Australian Pioneer Village) there must be established a nexus between the type of development, the need for additional community facilities and community needs in the catchment area.

Section 94 plans can be amended as the need arises and any amendment must be re-exhibited and adopted by Council. However, it is considered that the nexus between Australian Pioneer Village and community facilities cannot be demonstrated.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NCX.V27

**** END OF ITEM 99 ****

ITEM: 100 OUTCOME OF INJUNCTIONS TO LAND AND ENVIRONMENT COURT - SULTANA AND PAPAGEORGIU

FILE NUMBER: DA0154/89 P3465/122/EVD

REPORT:

Notice has been received from our Solicitors that Council has been successful in Class 4 injunctions in two recent proceedings before the Land and Environment Court.

1. Sultana - Lot 4 DP 239897 No.137 Commercial Road, Vineyard.

Class 4 injunction was taken to seek the cessation of the use of the property for stockpiling and storage of manure and sawdust without consent of Council.

Consent Orders have been made in favour of Council's Class 4 action to the fact that Sultana is not to increase the level of activity presently conducted during the period of six (6) months after which the operation is to cease.

In addition, an order of costs was made in Council's favour.

2. Papageorgiou - Lot 7 DP850151 No.132 Cattai Road, Pitt Town.

Class 4 injunction was taken concerning the unauthorised removal of trees on the subject property by the landowners.

Consent orders were made against the landowner with the injunction in relation to removal of trees being made permanent.

An order for costs against the landowner was also made.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORB12NCX.V28

******* END OF ITEM 100 *******

ORDINARY

Section 6 **Reports of Committees**

ORDINARY MEETING
Reports of Committees

Hawkesbury Local Economic Development Board - 4 October 1996

Minutes of the Meeting of the Hawkesbury Local Economic Development Board held in the Committee Room, Council Offices, Windsor, on Friday 4 October 1996, commencing at 8.05am.

PRESENT: Councillor L Allan (Chairperson), Mr P Rasmussen, Mr R Tolson, Mr B Lindsay, Mr S Benfield, Ms D Hewetson, Group Captain M Smith, Mr G McCully, Mr M Coulter and Mr C Dalli.

ALSO PRESENT: Mr Peter Bardos on behalf of the Member for Macquarie, Mr K Bartlett.

APOLOGIES: Mr B Seldon.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING:

The Minutes of the Meeting held on Friday 6 September 1996, were confirmed.

BUSINESS ARISING:

Councillor Allan advised that Councillor Calvert has not renominated to continue membership on the Board and at this stage, the second Council delegate on the Board has not been determined. Councillor Allan will now resume the role as Board Chairperson and it was resolved that a vote of thanks be forwarded to Councillor Calvert for his contribution to the Hawkesbury Local Economic Development Board.

CORRESPONDENCE:

Correspondence tabled at the meeting included the following:-

1. response from Western Sydney Regional Organisation of Council's indicating their support for the Board's delegations in respect of the upgrade of Windsor Road and the future of RAAF Richmond; and
2. the Come Alive Fitness Centre at Richmond forwarded correspondence commending the Board for the recent Hawkesbury Business Forum and requesting that similar events be held on a regular basis.

GENERAL BUSINESS:

1. Hawkesbury Business Forum

The success of the Hawkesbury Business Forum held on 25 September 1996, was acknowledged and the feedback received by individual Board members was conveyed at the meeting. In view of the success of the Forum, it was agreed to conduct similar functions on say a six monthly basis if the need at the time is considered warranted.

2. Traffic Management

Discussion took place in regard to the delegations proposed in regard to the upgrade of Windsor Road and seeking support for Defence contracts to be awarded to Richmond RAAF. It was noted that the North Western Sydney Regional Development Organisation and Western Sydney Regional Organisation of Council's have agreed to participate in a meeting to discuss strategies for the delegations.

It is pointed out that the meeting with these organisations has been rescheduled to Wednesday 13 November, and that the Board members participating in the meeting, ie. Councillor Allan, Mr P Rasmussen, Mr G McCully and Mr C Dalli should meet about one week prior to that meeting to discuss strategies to be presented.

3. Water Forum

The Board resolved to proceed with arrangements for the Water Forum to be held on Friday 28 February 1997.

The proposed agenda as outlined in the report considered at the meeting is to be amended with Session 1 - Access to Water Supply, to be changed to Session 2, with the issue Water Management to be the first item on the agenda. Mr Bob McCotter and Mr Tim Smythe are to be approached in regard to presenting the topics Water Management and Water Reuse, with Mr G McCully to extend the invitations in this regard. It was also agreed that the Wrap Session proposed for 2.30pm to 3.30pm be extended by a further hour and that Mr Ian Kiernan be invited to either Chair the Forum or be the Lunchtime Speaker.

4. Streamlining of Development Process

Mr M Coulter and Mr G McCully lead a discussion on measures proposed and impediments to streamlining the development process. Particular emphasis was placed on the problem of everchanging regulations in relation to development and building. It was noted that with deregulation in Victoria, professional certification is available for building control with one Council now processing approximately 30% of BA's within their area. Other issues discussed included review of the Tree Preservation Order, the possibility of removing development consent requirements in industrial zones, ie. building approvals only being required, developing a navigation kit for people wishing to develop in the area and further development of the conciliation process.

It was resolved that the Board promote to Council and the community the need for positive deregulation of development and building regulation. In this regard, arrangements are in hand for a meeting between members of the Board and Councillors for Tuesday 6 November 1996, in the Council Chambers and commencing at 6.00pm.

5. Major Contracts in the Area

Discussion took place in regard to the means to assist local businesses in bidding for and meeting the criteria for contracts in the area.

It was agreed that this issue should be referred to the Chambers of Commerce and accordingly Ms Denise Hewetson is to coordinate a meeting involving the Executive of the Chambers in the area and the BEC to discuss this issue with a view to developing proposals. In the interim, letters are to be forwarded to the major organisations in the area, ie. University of Western Sydney - Hawkesbury, the Richmond TAFE, Council, Hawkesbury Hospital and the Defence Housing Authority, requesting they advise of the expiry date of contracts they have in place for cleaning, grounds maintenance, building maintenance, etc.

It was acknowledged that although local contractors have difficulty in competing with the larger organisations based outside the area, many of the organisations winning the contracts either employ directly or sub-contract to local people.

6. Airport Privatisation

A report was tabled by Mr Paul Rasmussen on the Australian Government Airport Privatisation Briefing he recently represented the Board at.

The information in the report was received and noted and discussion led to the commercial use of Richmond RAAF facilities. It was subsequently resolved that the Board as its number one priority in regard to RAAF Richmond, seek to lock in the presence of the RAAF, with commercial use of the facilities being a secondary priority. It was acknowledged that it appears an RAAF presence at Richmond will continue while ever they retain the current levels of support they have in the community. Also, Federal members of Parliament and organisations such as the Greater Western Sydney Economic Development Board and Western Sydney Regional Organisation of Councils should be advised that the Board supports as a first priority the retaining of an RAAF presence at Richmond for the long term.

7. Strategy Status Report

The information in the Report advising the status of issues such as the Moratorium on Water Licences, Rural Lands Study and Hawkesbury City Business Enterprise Centre was received and noted.

In regard to the Economic Prospectus, it was agreed that the quotation from the University of Western Sydney - Hawkesbury for the printing of 2,000 folders be accepted and that the outside cover of the Prospectus contain a Montage of photos depicting agricultural activity, with a similar design used on the inside incorporating photos on Windsor Mall, Richmond Shopping area, Hanna Match Group, UWS - Hawkesbury, Memtec and other large organisations in the area.

8. Exporting Awards

In response to a request from Councillor Calvert at the last meeting to investigate acknowledging local companies involved in exporting, Mr Paul Rasmussen reported on the process for National and State recognition of exporters. It was noted that there was no financial assistance available for staging of export awards at the Regional or Local level.

It was subsequently resolved that precedent productions be approached in regard to considering the possibility of including a category for exporting within the Hawkesbury Business Awards.

9. Agriculture Summit

It was confirmed that the Agriculture Forum is scheduled for Saturday 26 October 1996, and will be held at the University of Western Sydney - Hawkesbury Conference Centre.

10. Olympic Opportunities

Brian Lindsay referred to information he recently received that the Olympic Organising Committee were considering four local government areas for the construction of the proposed Velodrome. It was pointed out that the Local Government areas of Penrith, Blacktown, Liverpool and Bankstown were being considered for the Velodrome and that Hawkesbury City Council has by formal resolution, offered its support to the bid by Penrith due to its being the closest location to the majority of the Hawkesbury residents.

Subsequent to the meeting it has also been announced that Parramatta/Auburn local government areas are being considered for the Veledrome.

It was pointed out that further consideration is being given to the venue for Softball and that C Dalli will be investigating this issue further, with a view to Hawkesbury being considered as a potential venue.

NEXT MEETING:

There being no further business, the meeting concluded at 11.40am and the next meeting of the Board will be held on Friday 1 November 1996.

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

Friends of the Hawkesbury Art Collection - 3 October 1996

PRESENT: Chair: Clr Allan (left 8.05) Prue Charlton, Greg Hansell, Brian Jones, Enid Colquhoun, Ruth Aldrich, Laurie Wood, Steve Neave, Yvonne West (arr 8.25) Clr Stubbs (arr. 9.10)

APOLOGIES: Marcia Rea, Judy Brownlie, Tony Thorpe

IN MEMORIAM

Brian reported that former member, Diana Gould, has passed away. Those present honoured her passing with a moment's silence, remembering her vitality, her commitment, and her devotion to doing the right thing without compromise. Enid volunteered to send a sympathy card to the Gould family.

PREVIOUS MINUTES

Resolved on the motion of Enid, seconded Laurie that the previous minutes be adopted.

BUSINESS ARISING

1. Engravings/acquisitions. Greg brought along "Wilberforce 1920" which he is restoring. Those present admired the painting and congratulated Greg on his work so far.
2. Enid reported that Nigel Tully advises receipts for purchases would provide the most reliable indicator of the value of purchases for insurance purposes. It was agreed that they should be photocopied and that photographs should be taken for the catalogue of these works.

TREASURER'S REPORT (TBC)

Working A/c: approx \$1,000

Donations: Approx \$25.00

CORRESPONDENCE IN

Shirley Anderson re watercolour workshop, Elizabeth Budge re Streeton, Oliver Streeton re Streeton.

CORRESPONDENCE OUT

Oliver Streeton (invitation)

GENERAL BUSINESS

Streeton

In addition to previous allocation of tasks:

ORDINARY MEETING
Reports of Committees

Pick up cake from South Windsor by 1pm Sat. (bal \$35.50)

Bring two slide projectors for setup at 5pm

Get screens, tape recorder

Get sparklers for cake

Ring and accept NSWAG invitations

Get lectern

Attend Council Chambers at 5pm

Make 2 alphabetical lists of guests attending

Get bankcard thing, cash tin

Arrange float (with lots of fives) and receipt books

Put volunteers' names in hat incl. Bill & Beryl Wells

Run book & print stall at park (with Bert)

GENERAL BUSINESS

Watercolour Workshop

It was agreed that St Monica's be cancelled in view of the low attendance figures. The workshop will now be held at Pugh's Lagoon, moving to Toxana in the event of bad weather. (To save confusion, participants to meet at St Monica's)

Action: *Prue to cancel. Prue, Greg, Brian, Steve and Enid will get together to make arrangements after Saturday. Enid offered her kitchen for preparation of food.*

General Business - Deputy Chair steps down

Clr Stubbs announced that Yvonne West has indicated her wish to stand down from the committee, and thanked her for her contribution.

The meeting closed at 9.35

NEXT MEETING: Thursday 7 October at 7.30pm

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

Hawkesbury Local Economic Development Board - 27 September 1996

Minutes of the meeting of the Local Business Development Committee of the Hawkesbury Local Economic Development Board, held at the Oasis Restaurant, Windsor on Friday 27 September 1996, Commencing at 7.40am.

PRESENT: Mr D Shaddick (Chairperson), Mr J Todd, Mr P Clarke, Ms S Orth, Mr L McGowan, Mr H Khouri and Mr C Dalll

APOLOGIES: Mr B Keegan, Ms D Hewetson and Ms A Chandler-Joyce

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on Friday, 30 August were confirmed.

GENERAL BUSINESS

1. Labour Market Programs

Mr David Metcalfe, Executive Officer of the Central Western Sydney Area Consultative Committee, was the special guest speaker at the meeting and he discussed a number of issues relating to labour market programs. Issues discussed include the following:

C Programs affecting small businesses

- 96 programs - 4 from next year (with sub-sets). Make them use friendly, no excessive returns for employers.
- Regional Community Employment Councils - new name, however Community Job Committee could be the new name.
- More liaison with Business - Ask them what they want in regard to programs.
- Aussie Host to be promoted actively within the community.
- Jobtrain may be discontinued.
- All programs will depend on outcomes.
- Employment Councils to recommend programs and DEET will fund.
- Westjobs was extremely successful, mainly because it was community driven.
- ACCs in Western Sydney will be amalgamated into one.

- If enough interest, a Forum will be started for interested people to be involved in Community Programs/discussions.
- Implementing a program for students - working closely with careers advisor. A mentor program with volunteers from Rotary. Approximately two hours per week. Purpose to guide students into appropriate employment. A Hawkesbury school will be the next in line for program.
- Bottom line is they need advice from Community as to what they want. If there are outcomes they will fund.

2. **Hawkesbury Business Forum**

Discussion took place in regard to the Hawkesbury Business Forum held on Wednesday 25 September 1996, with Committee Members acknowledging the success of the Forum and passing on the positive comments they have received to date. There was general agreement that a similar Forum should be held next year with a revised and more condensed format. One subject suggested for the Forum was discussion on labour market programs which may be introduced in the near future.

3. **Small Business Deregulation Taskforce**

Committee Members were all circulated with a copy of the Chairman of the Small Business Deregulation Taskforce's Update Newsletter. General discussion took place in regard to the purpose of the taskforce and some of the issues which the submissions received by the taskforce relate to, i.e. superannuation, tax, trade practices and in particular employee related matters.

4. **Next Meeting**

In view of the Committee having achieved some of its major targets for the year, i.e. successful staging of the Hawkesbury Business Forum and the fact that between now and the end of the year is a busy time in particular for the majority of committee members, it was agreed that the Committee not convene again until early next year.

There being no further business, the meeting concluded at 9.00am.

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

Hawkesbury Sustainable Agricultural Development Strategy Committee - 14 October 1996

Minutes of the Meeting of the Hawkesbury Sustainable Agriculture Development Strategy Committee held in the Committee Room, Council Chambers, George Street, Windsor on 14 October 1996, commencing at 7.00pm.

PRESENT: Councillor R P Stubbs (Mayor), Councillor C Paine, Councillor H J M Books, Mr R Tolson, Mr B McKinlay, Mr B Crockford, Ms K Gillespie (DUAP), Ms E Hanlon (Hawkesbury Nepean Catchment Management Trust), Mr B Shields, Ms J Davis, Mr S Leathley and Mr P Lee.

APOLOGIES: Mr N Sneddon

1. **CONFIRMATION OF MINUTES**

The Committee resolved to adopt the Minutes of the Meeting held on 30 September 1996.

Moved B McKinlay Seconded R Tolson.

2. **COMMUNITY CONSULTATION**

S Leathley briefed the Committee on a discussion paper on Community Consultation.

Discussion continued on Community Consultation with respect to the relevant stakeholders, farmers and general community. General agreement was that all stakeholders should be included in any consultation.

S Leathley distributed and referred to a flow chart for timetable of Study process.

Discussion arose on the proposed exhibition of the briefing. Agreement was reached that there was no need to place the consultant brief on exhibition.

Resolved on the motion of C Paine, seconded by B McKinlay that the Community Consultation Discussion Paper be adopted and the flow chart timeline be amended for the exhibition of the brief to read "*release of study brief*".

3. **DEFINITION OF STAKEHOLDERS**

Discussion arose as to who the relevant stakeholders were in this consultation process of the Study.

Suggestions included inviting industry people to participate. The community members of this Committee to liaise with relevant stakeholders.

Seeking input from various members for the stakeholders.

Resolved on the motion of B Crockford seconded by B Shields that a list of stakeholders be prepared and circulated to Committee members.

4. PRESENTATION BY JAN DAVIS

J Davis presented the description of the REDO project. The project is identifying the potential for export of agricultural products from the region. It is identifying the region as a centre for agricultural productivity. In identifying agriculture from regional perspective involving consultation with four Councils.

5. BRIEF TO CONSULTANTS

The following amendments were requested to the brief:

- a. the date is to be altered to the date following this Committee meeting's discussion;
- b. page 1, third paragraph, second last line, reference to strategy for the Hawkesbury Nepean River alteration instead of "requires" Council should read "recommends" Council prepare;
- c. in background reference to the University of Western Sydney - Hawkesbury Study should include "request for information from University of Western Sydney";
- d. page 5 of the brief, aim 2 Item 4 delete the words "current applying" and insert "relevant";
- e. under Consultant Tasks include "landscape quality to be addressed by consultant". Add "water issue to be addressed by consultant". Add "bibliography list of sources of information";
- f. paragraph 8, corrections to this paragraph, delete words "are currently being taken and are nearing completion" and insert "need to be taken into account". Next sentence delete "will be able" and insert "may".
- g. Community Consultation, changes as discussed this evening in previous item.
- h. Fee Proposal, delete word "each" in the second paragraph in reference to payment. The reference should also include "the estimated budget allocation and incentives for consultants to complete task earlier."

Resolved on the motion of T Books, seconded by B Shields that the brief and the amendments as discussed be adopted.

6. WORKS PROGRAM

The schedule of the Works Program was discussed and accepted with amendments involving the exhibition of the brief and delete "RDO reference" and insert "Local Economic Development Board Reference".

Resolved on the motion of J David seconded by B Crockford that the revised Works Program be recommended for adoption.

7. GENERAL BUSINESS

a. **Consultant Selection**

The process of consultant selection was outlined and it was suggested that the shortlist of consultants will be given an opportunity for a briefing to this committee. Notices going in the Sydney Morning Herald this week for Expressions of Interest for Consultants interested in this study.

A circulation list to committee members of consultants interested in the study be made. S Leathley to suggest three or four consultants to be asked to tender. Committee members can then view submissions and discuss with S Leathley.

b. **Workshop**

Reference is made to the invitation to all committee members to attend the Agricultural Workshop organised by the Local Economic Development Board on 26 October 1996 from 1pm to 5pm at the University of Western Sydney, Hawkesbury Conference Centre.

c. **General Discussion on Future Landuse Zonings**

B Crockford expressed concern on the message to the public on future land use zonings. General discussion arose on this topic and no agreement was reached on restriction on rezoning requests and no resolution on this matter was made.

8. NEXT MEETING

A date was to be advised.

Meeting closed at 8.35pm.

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

Local Traffic Committee - 18 October 1996

Minutes of the Meeting of the Local Traffic Committee held in the Committee Room, Council, Chambers, Windsor on Friday 18 October 1996, commencing at 9.00am.

PRESENT: Councillor R Searle (Chairman), The Hon. K Rozzoli, M.P., Mr D Lamont, Roads and Traffic Authority, Mr J Christie, Office of P Gibson, M.P., Sergeant L Balk, NSW Police Service

APOLOGIES: Mr G Hatch, Department of Transport

ALSO PRESENT: Mr C Daley, Director of Asset Services and Recreation, Mr P Lee, Branch Manager, Building and Development, Mr T Shepherd, Administrative Officer, Asset Services and Recreation.

MINUTES OF PREVIOUS MEETING:

The Minutes of the previous meetings, held on 20 September 1996 and 30 September 1996, were confirmed.

BUSINESS ARISING OUT OF PREVIOUS MINUTES:

1. **Question Without Notice No. 6 - 16 August 1996**

The Hon. K Rozzoli advised of continuing representations regarding traffic conditions on Mileham Street, South Windsor, south of Woods Road and suggested relocation of the existing "STOP" signs to govern Woods Road-Mileham Street.

Deferred from the meeting held on 20 September 1996 pending submission of a design plan and proposed treatment on Mileham Street, South Windsor at Woods Road.

The requested design plan, depicting raised concrete median islands, kerb blisters, 30m of barrier lines, 3 "STOP" signs as well as holding lights on each approach of Mileham Street to Woods Road, was presented.

Recommendation

That the layout shown in the submitted design plan be included in the first available works programme subject to consideration by consultants undertaking the traffic study in relation to proposed traffic signals at the intersection of George Street and Rifle Range Road, South Windsor.

2. **Racecourse Road/Richmond Road, Clarendon - Traffic Management - Hawkesbury City Council. 2343/R PT04**

Council Resolution - Ordinary Meeting 13 August 1996 - Investigation including costings be undertaken on formalisation of the existing trial traffic management

arrangements at the subject intersection including relocation of the culvert.

Deferred from the meeting held on 20 September 1996 pending clarification of the disparity between Condition No. 25 of Development Consent 341/91 and Council resolution dated 11 May 1993 which called for provision of a “T” intersection at that location of the development.

Council at its meeting held on 11 May 1993, received, not adopted, the Local Traffic Committee’s recommendation that a “T” intersection be provided at that location and had subsequently adopted traffic management proposals as contained in Condition No. 25 to Development Consent DA341/91 when considering that development application at the same meeting.

Recommendation

The situation be monitored in conjunction with the adjacent development.

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

Question Without Notice No. 1 - 20 September 1996 - The Hon. K Rozzoli advised of representations received from Bilpin Public School, Bells Line of Road, Bilpin, regarding the speed of vehicles in proximity of the school, particularly at times when children are crossing Bells Line of Road to either enter or depart the school.

Deferred from the meeting held on 20 September 1996.

Recommendation

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

4. **George/Fitzgerald Streets, Windsor - Traffic Conditions - Hawkesbury City Council 731/R PT7**

Question Without Notice No. 7 - 20 September 1996 - Mr C Daley advised of traffic conflict at the intersection of George Street and Fitzgerald Street, Windsor resulting from removal of “STOP” signs on Fitzgerald Street following construction of raised pedestrian platforms and installation of marked pedestrian crossings.

Deferred from the meeting held on 20 September 1996.

Recommendation

On the southern approach to the mall that “GIVE WAY” regulatory signage including holding line be installed on the George Street approach to Fitzgerald Street.

CORRESPONDENCE:

5. **Colonial Drive, Bligh Park - Traffic Conditions. 382/R PT2**

Several articles of correspondence requesting provision of a marked pedestrian crossing on Colonial Drive, Bligh Park in the vicinity of Sirius and Alexander Streets, due to the difficulty experienced by residents in crossing Colonial Drive at that location.

Recommendation

That an elongated pedestrian refuge be installed on Colonial Drive, Bligh Park covering both sides of Alexander Street.

6. **International Two-Wheel Ordeal - Motor Cycle Tours. GTT30/002 PT5**

Requesting approval to conduct tours within Hawkesbury City as required by the Department of Transport prior to granting of tour operator's license.

Recommendation

That no objection is held to the proposed tours to be conducted by International Two-Wheel Ordeal.

REPORTS:

7. **Nos. 40, 42 and 44 East Market Street, Richmond - Petrol Filling Station - Restifa and Partners - DA56/95.**

Development application providing petrol filling station and associated underground storage tanks as part of the discount department store to be erected by Woolworths Limited.

Messrs T Ludlow, R Ingram and G Budd, representing the applicants, addressed the Committee.

Recommendation

That no objection is held to the proposal as outlined on Plan No. DA02 Issue A. subject to:

- a) "GIVE WAY" regulatory signage be erected at both exit points from the filling station where departing traffic joins the main entry/exit driveways servicing both the Lennox Street and East Market Street frontages to the proposed development; and

- b) in relation to the East Market Street frontage that the internal median be extended through the footpath on East Market Street, allowing for pedestrian, including disabled, access to enhance delineation of left turn only manoeuvre on departure from the development onto East Market Street.

8. No. 411 Bells Line of Road, Kurmond - Tourist Facility - C & M Erichsen. DA226/96

Development Application providing for establishment of a tourist facility relating to manufacture/sales of wooden toys/other items.

Recommendation

No objection is held to the proposal subject to:-

- a) Provision of suitable internal parking, including manoeuvring room.
- b) Definition of ingress/egress points being provided.

9. Bowen Mountain Association - Road Safety Survey. GG230/005 PT4

Road Safety Survey undertaken by the Bowen Mountain Association in relation to traffic management within Bowen Mountain.

Recommendation

- a) That the Roads and Traffic Authority be requested to investigate the implementation of a 50kph speed limit on all roads in Bowen Mountain commencing on Bowen Mountain Road at the existing steep descent sign;
- b)
 - i) That the "Give Way" sign at the intersection of Bowen Mountain Road and Wattle Street be replaced with a "Stop" sign; and
 - ii) that further consultation be undertaken with the Bowen Mountain Association regarding installation of a roundabout at the intersection of Bowen Mountain Road and Wattle Street (as it is considered that the long term interests of motorists in Bowen Mountain are best served by provision of a roundabout at that location.)
- c) That the suitability of all advisory signage on both Carters Road and Bowen Mountain Road, leading to their point of intersection, be investigated and the existing "Give Way" sign on Carters Road at Bowen Mountain be replaced with a "Stop" sign.
- d) That the following works be undertaken on Westbury Road at its intersection with Bowen Mountain Road:-

- i) that the existing "Give Way" sign be replaced with a "Stop" sign and holding line;
 - ii) installation of a traffic dome and appropriate length of barrier lines; and
 - iii) installation of intersection advance warning sign.
- e) The NSW Police Service be requested to undertake regular speed monitoring of roads in the Bowen Mountain area.

10. Sackville Road, Ebenezer - Traffic Conditions - Ebenezer Public School. 1901/R PT1

As requested by the Committee at its meeting held on 19 July 1996 in deferring consideration of the issue of pedestrian/pupil access to Ebenezer Public School, a plan showing relocation of the existing bus shelter, construction of childrens crossing and metal fence to direct children to that crossing was submitted.

Recommendation

- a) Recognising that a Wombat Crossing was not suitable for that location on Sackville Road, to adopt proposals depicted on the design plan submitted and that comment be sought from the Roads and Traffic Authority.
- b) The Roads and Traffic Authority, having installed a school zone, the Authority be requested to replace all A Series signs installed on the existing school zone as part of those to B Series signs.

11. East Market Street, Richmond - Temporary Closure - Richmond Sub-Branch RSL. 515/R PT4

Application by the Richmond Sub-Branch RSL for temporary closure of East Market Street during 10.45am - 11.15am, Remembrance Day, 11 November 1996, for a wreath laying ceremony with attendees assembling on the road pavement facing the War Memorial.

Recommendation

That the application be approved subject to the applicant requesting the NSW Police Service to undertake traffic control duties at the Windsor and March Street intersections with East Market Street during the course of that Ceremony.

12. Macquarie Street, Windsor - Traffic Conditions - Roads & Traffic Authority. 1341/R PT3

In response to Council's proposal that travelling lanes on Macquarie Street, South Windsor, be relocated to the eastern side of the centre pylon of the rail override to

alleviate access problems encountered by residents in the vicinity of that structure, advising that the Authority is not in favour of the proposal due to the existing cycling lane and the possibility of head-on collisions.

Recommendation

That the Authority's comment be received and no further action be taken in respect of this matter.

13. **Francis Street, Richmond - Traffic Conditions - Hawkesbury City Council. 613/R PT2**

Question Without Notice No. 4 - Local Traffic Committee, 20 September 1996 - Mr J Christie - the issue of speeding vehicles on Francis Street, Richmond, was deferred pending traffic counts/speed survey being undertaken.

Traffic counts/speed surveys were submitted.

Recommendation

That the traffic counts be received and the NSW Police Service be requested to include Francis Street, Richmond, as part of its routine patrol.

14. **South Windsor Traffic Study. GT230/011 PT3**

Arising from the South Windsor LATM a plan depicting relocation of existing "Give Way" signs to govern Church and Cox Streets, South Windsor, giving priority flow to intersecting streets in an east-west direction, was considered the purpose of that proposal being:-

- a) to reduce vehicle speeds on both Church and Cox Streets; and
- b) to direct through traffic onto George and Macquarie Streets.

Recommendation

That the subject plan be forwarded to the Roads and Traffic Authority for comment by 5 November 1996.

QUESTIONS WITHOUT NOTICE:

Mr J Christie

- 1. Advised that Mr P Gibson, MP, had expressed concern that proposed traffic management arrangements/temporary road closure in relation to the Richmond Air Show to be held in November 1996.

Recommendation

That Mr Gibson's concerns be noted.

The Hon K Rozzoli

2. Expressed concern at the lack of detail shown on plans accompanying development applications submitted to the Local Traffic Committee for consideration as well as the dearth of critical comment regarding impact of a proposed development on existing traffic conditions.

Recommendation

All future development applications submitted for the Committee's consideration be accompanied by an appropriate plan depicting ingress/egress points, parking area layout and all relevant information on the impact of the development on prevailing traffic conditions be provided.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held on 15 November 1996 convening at 9.00am at Council Chambers, to conduct a site inspection at Bilpin Public School, or, if more convenient to members, at 9.45am at Bilpin Public School, with Mr D. Lamont of the Roads and Traffic Authority being specifically requested to attend that meeting.

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

Heritage Advisory Committee - 23 October 1996

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

PRESENT: Councillor Books, Mr B Flakelar, Mr G Edds, Mr A Hendrikson, Professor I Jack, Ms J Jack, Mr C Grinter, Mr M Hatherly, Mr P Pleffer

APOLOGIES: Mrs R Cumming

CONFIRMATION OF MINUTES

Mr M Hatherly and Professor I Jack requested that their attendance of the previous meeting on 21 August 1996 be noted.

The Committee resolved to adopt the minutes of the meeting held on 21 August 1996 as amended.

MATTERS ARISING OUT OF PREVIOUS MINUTES

9. Australian Pioneer Village (APV)

A general discussion was held about the future of APV and Council's decision not to adopt the Heritage Advisory Committee's recommendation from the meeting held on 21 August 1996.

The Committee was very concerned about the future of the artefacts at APV and resolved to request that Council prepare a local environmental plan to include the artefacts belonging to Australian Pioneer Village in Schedule 1 of HLEP 1989.

10. Ebenezer Church

Mr P Pleffer gave an update on the works carried out at Ebenezer Church and the Heritage Council's approval of the same.

11. 119 Francis Street, Richmond

Mr P Pleffer advised the Committee that a letter was sent to Mr Perrottet advising him to accept the conditions of the grant.

To date no response has been received from Mr Perrottet.

12. War Memorials

Mr P Pleffer tabled a list of war memorials that are listed as heritage items under Schedule 1 of HLEP 1989.

CORRESPONDENCE

170 Cabbage Tree Road, Grose Vale

A letter has been received from Mrs Ezzy of 201 Cabbage Tree Road, Grose Vale regarding the possible heritage listing of No. 170 Cabbage Tree Road. The Committee resolved to investigate the property as part of the upcoming Hawkesbury Heritage Study. Mr P Pleffer is to photograph the building for discussion at the next Heritage Advisory Committee meeting. A letter is to be sent to Mrs Ezzy thanking her for her nomination of the property.

DRAFT ARCHAEOLOGICAL MANAGEMENT PLAN RICHMOND

The Committee discussed the recommendations of the report to the GPC meeting of 24 September 1996. Before further consideration of the matter, the Committee resolved to invite Mr Edward Higginbotham and a representative from the Heritage Office to the next HAX meeting to discuss the draft archaeological management plan and its implications. After this meeting the Committee will forward their recommendations to the GPC Meeting on 26 November 1996.

The Committee also resolved to request Council to invite the Heritage Advisory Committee, Mr Edward Higginbotham and a representative of the Heritage Office to the GPC Meeting on 26 November 1996 to discuss the draft archaeological management plan.

OWEN CAVANOUGH FAMILY HISTORICAL SOCIETY

The Committee was concerned that attaching an interpretative plaque to a headstone would not comply with the provisions of DUAP's *Cemeteries - Guidelines for their Care and Restoration*, 1992. The Committee raised no objection to a plaque being separately mounted near the headstone provided the wording of the plaque was changed to read "Owen Cavanough is believed by family tradition to be the first man ashore at Sydney Cove on 26 January 1788".

UPDATE ON HERITAGE STUDY SUBMISSION

Mr P Pleffer tabled the Draft Hawkesbury Heritage Study 1997 Brief. Committee members are to provide comments about the draft at the next meeting.

UPDATE ON LOCAL HERITAGE ASSISTANCE FUND

Mr P Pleffer advised that J & K Harrison had repaid their loan from the Local Heritage Assistance Fund in September 1995. The only outstanding loan is to 403 West Portland Road, Sackville, for \$16,000.

GENERAL BUSINESS

1. Ms Jan Jack suggested the Committee prepare a policy for works to be carried out in cemeteries.

ORDINARY MEETING
Reports of Committees

2. Ms Jan Jack tabled *Streetwise - A Practical Guide*, published by the National Trust and written by Elizabeth Vines.
3. Mr C Grinter asked about the fire damage to 51 Bells Line of Road, North Richmond. Mr Pleffer is to report the condition of the building to next HAC meeting.
4. Mr G Edds asked about the status of 12 Charles Street, North Richmond. Mr P Pleffer advised that enquiries had been made on behalf of the owner to Council staff about a possible rezoning of the property to a business zone.
5. Mr B Flakelar tabled an article titled *New Moves on Heritage*.

NEXT MEETING

The next meeting of the Heritage Advisory Committee will be held on 20 November 1996.

Meeting closed at 9.50pm.

ITEMS FOR ADOPTION

1. That Council invite the Heritage Advisory Committee, Mr Edward Higginbotham and a representative of the Heritage Office to the GPC Meeting on 26 November 1996 to discuss the draft archaeological management plan.
2. That Council prepare a local environmental plan to include the artefacts belonging to Australian Pioneer Village in Schedule 1 of HLEP 1989.

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

Hawkesbury Local Economic Development Board - 1 November 1996

Minutes of the Meeting of Hawkesbury Local Economic Development Board held in the Committee Room, Council Offices, Windsor, on Friday 1 November 1996, commencing at 8.05am.

PRESENT: Councillor L Allan (Chairperson); Mr P Rasmussen; Mr R Tolson; Mr B Lindsay; Ms D Hewetson; Mr S Benfield; Mr B Seldon; Mr P Lee and Mr C Dalli.

APOLOGIES: Group Captain M Smith; Mr G McCully and Mr M Coulter.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING:

The Minutes of the Meeting held on Friday 4 October 1996, were confirmed.

GENERAL BUSINESS:

1. Agriculture Forum

Councillor Allan reported that 7 (seven) Councillors and a number of representatives from the Agriculture and Horticulture industries were present at the Agriculture Forum held on Saturday 26 October 1996.

It was noted that the Facilitator Mr Phil Herd of Corporate Plans Pty Ltd, was preparing a synopsis of the Forum and would be forwarding it to Council and delegates who attended the Forum in the near future. The synopsis will then be reported for the Board's information and consideration.

2. Hawkesbury Sustainable Agricultural Development Strategy

The report outlining the status of the Council's Hawkesbury Sustainable Agricultural Development Strategy and the brief to consultants was received and noted. It was also noted that the North Western Sydney Regional Development Organisation has short listed consultants for the Agriculture/Export Centre Study.

Discussion took place in regard to agriculture/horticulture and the Board reinforced the recognition of this industry's value to the area and resolved to promote where appropriate, the area as a food basin.

3. Traffic Management

The report on the forthcoming meeting to discuss Windsor Road and also outlining traffic improvement measures to be undertaken by the Council over the next 9 (nine) months, was received and noted.

It was suggested that the issue of a high level bridge and/or Windsor/Richmond bypass be discussed at the meeting on 13 November. The following agenda was established for the meeting with WSROC, MWSRDO and GWSEDB:-

- ! Overview of the Hawkesbury Economy.
- ! Discussion on Windsor Road.
- ! AWAK System - Contract.
- ! Commercial Use of RAAF Richmond Proposal.
- ! Olympic Round Table.

4. Streamlining of Development Process

Discussion took place in regard to the meeting with Councillors on Tuesday 5 November, to discuss the issue of streamlining the development process.

Issues to be discussed include an overview of the legislation and impediments, single application proposal, removal of development approval requirement to develop in industrial zones, further establishing the conciliation process and developing a navigation kit for people wishing to develop in the area.

5. Financial Report

The information in the financial report was received and noted and it was pointed out that early next year the Board would have to give consideration to its budget submission to Council for the financial year 1997/98.

In this regard, it was decided that the February meeting be a Special Meeting to consider strategies for the subsequent 12 (twelve) month period and a budget submission to compliment the strategies. It was also decided that Mr John Todd from the Hawkesbury Business Enterprise Centre be invited to the meeting to discuss the status of the BEC and for the Board to then consider its ongoing involvement with that organisation. It being noted that the Board and sponsors such as the University of Western Sydney - Hawkesbury and the Richmond Chamber of Commerce have covered the rental for the first 12 (twelve) months of the BEC office at Richmond.

It was also resolved that Chairperson Ms Lorna Allan be now one of the signatories to the Board's bank account with the Commonwealth Bank.

6. Strategies Status Report

The information in the strategies status report was received and noted with the following comments made:-

- ! Major Contracts in the Area

A meeting will be held on Monday 11 November to discuss the issue of assisting local companies in being awarded major contracts available in the area.

ORDINARY MEETING
Reports of Committees

! Moratorium on Water Licences

Councillor Allan is to follow up with the Mayor and advise members on the status of the moratorium on water licences, as well as discuss with the Nepean Hawkesbury Catchment Management Trust their view on the moratorium and the river enquiry. It was noted that this issue is to be included on the agenda for the next meeting

! Olympic Opportunities

Mr Brian Lindsay reported that Liverpool Council had recently offered to host Italy within the Liverpool City area for pre-games training and acclimatisation in the lead up to the Sydney 2000 Olympics.

It was acknowledged that the Hawkesbury may be able to place itself in a better position to receive some benefits from the Olympics by establishing an Olympics Committee. The Chairperson undertook to discuss this issue with the Mayor.

! Import Replacement Program

Mr Brian Lindsay reported that the Albury Wodonga area had implemented a fairly successful Import Replacement Program which provided significant benefits to local companies.

It was resolved that the Program be investigated further by Mr Craig Dalli with a view to those involved in the Albury Wodonga Program being invited to address the Board.

! AWAK System

As a follow up to his report to an earlier meeting of the Board, Mr Paul Rasmussen reported that the Department of Defence has narrowed down to 4 (four) prime tenderers for the new AWEC System. It was noted that this issue to be addressed at the meeting with the GWSEDB, NSWRODO and WESROC.

NEXT MEETING:

There being not further business, the meeting concluded at 10.00am and the next meeting of the Board will be held on Friday 6 December 1996.

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

**ORDINARY
MEETING**

Meeting Filename: OR121196.BIN

END OF BUSINESS PAPER