

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 8 October 1996

LOCATION: Council Chambers

TIME: 7.30pm

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Mayoral Minutes

Mayoral Minutes

Ordinary Meeting - 8 October 1996

**1. SAVE OUR RAIL ACTION COMMITTEE - FINALISATION OF BANK ACCOUNT
GP090/006 PT03**

Correspondence has been received from the Save Our Rail Action Committee, which has been in recess for a number of years. Members of the Committee have resolved to finalise the bank account. As the funds were raised at a public meeting, it has been decided to donate surplus funds, amounting to \$238.18, to another public entity, the United Hospital Auxiliary of Hawkesbury Hospital. All correspondence from the Committee has been forwarded to Windsor Library archives.

Council has been advised of these decisions as the Save Our Rail Action Committee had been chaired by the Mayor.

It is recommended that the information be received.

2. DISASTER ALLEVIATION MOVEMENT IN TIME (DAMIT) GC180/006 PT04

I have received the following correspondence from the DAMIT Committee :-

"I have been instructed at the DAMIT Meeting of 12th September to inform you that DAMIT has moved that Hawkesbury City Council be recommended to resolve, and that the NSW Government be advised of the resolutions, that temporary partial flood mitigation measures be implemented immediately for the Hawkesbury-Nepean Valley as a matter of urgency by :

- 1. Lowering the Full Water Supply Level by 5 metres (equivalent to approximately 20%) as an interim measure until the existing Warragamba Dam wall has been raised by 23 metres for the recommended adequate flood mitigation purpose, and*
- 2. Modifying the gate operating procedure by opening the gates before the new lowered Full Water Supply Level (1 above) has been reached and closing the gates earlier to bring the flood water up to the lowered Full Supply Level. With the advance of sciences and better flood predictions through precipitation inflow and outflow measurements, the flood levels could be better controlled and thereby an additional degree of flood mitigation could be obtained.*

I wish to reiterate that DAMIT's principal objective remains that of having an effective flood mitigation for the Hawkesbury-Nepean Valley through the raising of Warragamba Dam wall by 23 metres as recommended in the \$10 million Environmental Impact Statement on the Proposed Warragamba Flood Mitigation Dam (July 1995)."

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Mayoral Minute

I recommend that the Council support the DAMIT Committee's position and in doing so clearly indicate to the Government that the lowering of the water supply at Warragamba is considered an interim measure to the construction of the additional 23 (twenty three) metres on the Dam.

3. WINDSOR HIGH SCHOOL - PROPOSED SCHOOL HALL 1362/35 PT02

I have received correspondence from the Windsor High School Council seeking support for their proposal to have a school hall building established.

Windsor High School is, unfortunately, located approximately in the flight path to RAAF Richmond, the industrial area, and the sewerage treatment plant, all of which were in existence and advised prior to the School's location. Notwithstanding those facts they do nothing to assist the current and future pupils and teachers of the School.

The School is the only Public High School in the district without a multi purpose hall and it is obviously further disadvantaged in this regard.

I recommend that Council fully support the Windsor High School Council's proposal for a multi purpose hall at the School.

Councillor Rex Stubbs
Mayor

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

ORDINARY

Section 2 **Notices of Motion**

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Notices of Motion

Notices of Motion

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No Notices of Motion Were Submitted

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

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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 *******

ORDINARY

Section 3

Report of the General Purpose Committee

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 24 September 1996, commencing at 10.10am.

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

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

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

29: 14 LOT SUBDIVISION PROPOSAL - 'PRESTONVILLE', CLARENDON (SA55/96/EVD)

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

Key Issues:

- , SEPP1 submission
- , Noise
- , Flooding
- , Access

Action:

1. Support SEPP1 submission
2. Deferred Commencement Consent

Councillor Paine declared an interest in this matter as a family member is a possible purchaser of a lot.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.55pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, M E Lawson, W J Mackay, P J Minturn, C A Paine, R Sahasrabuddhe and L C Sheather.

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

Approved Plans

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

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

Contributions

2. Payment of a cash contribution of \$52,250 (fifty two thousand two hundred and fifty) for recreational buildings, park improvements and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.

Amendments to Plan of Subdivision

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

Noise Attenuation - Sound Barrier Wall

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

Section 88B Instrument

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

Noise Attenuation of Dwellings

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

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

Environment

7. In order to protect the wetland and Rickaby's Creek, a fence is to be constructed to provide a 40 (forty) metres buffer to these areas. Details are to be provided with the engineering design details and constructed prior to the release of the linen plan.
8. A Section 88B instrument is to accompany the allotment fronting the wetlands and Rickaby's Creek stating that no stock are to be kept or allowed to graze within 40 (forty) metres of these areas, and that a fence is to be provided at all times protecting the area.
9. A landscaping plan is to be provided with the engineering details and is to address the access road, entrance point, Rickaby's Creek and woodlot planting on the residue lot. Landscaping to be completed prior to the release of the linen plan.
10. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of nutrients, litter, vegetative debris or other water borne pollutants. Details shall be submitted and approved prior to any works commencing.
11. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.

Engineering

12. Compliance with the requirements of the Roads & Traffic Authority.
13. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
14. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
15. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
16. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
17. Payment of a linen release fee of \$660.00 (six hundred and sixty). This amount is valid until 30 June 1997.
18. Each allotment created shall have an area of not less than 1 ha with the exception of the residue lot.

19. The creation of a restriction on use of land pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.
20. The construction of a roundabout at the intersection of Richmond Road and the new road to the requirements of the Roads and Traffic Authority including the dedication of any necessary road widening free of cost to Council. Design plans are to be submitted to and approved by the Roads and Traffic Authority and all fees, contributions and securities required by them lodged.
21. The amplification of the existing sewerage plumbing stations, rising mains and carrier mains between the site and the treatment works as required by Council following assessment of the report required by the deferred commencement condition.
22. Payment of a contribution, to be calculated following full assessment of the needs, towards sewer headworks. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the time of payment.
23. The construction of sewerage reticulation, including junctions, pumping stations, rising mains and carrier mains, to each lot in the subdivision where not already provided.
24. The dedication and full construction of the new roads and the drainage thereof.
25. Construction of a 3.5m (three point five) wide compacted crushed rock pavement and any necessary drainage along the access strip and across the footway to Lot 11 together with any necessary drainage.
26. The creation of easements to drain water over the site of drainage discharge from roads 4m (four) wide and 10m (ten) long free of cost to Council.
27. All fill including existing fill must be compacted to 98% (ninety eight) standard compaction and verified by the submission of test results for each lot accompanied by a contoured depth of fill plan.

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

28. Street name signs to be provided at the junction of the new road/s.
29. The new road to be named (to be advised).
30. The new road be classified as rural road/s.

31. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
32. A design checking and inspection fee of \$1.20 (one dollar twenty cents) per metre of sewer reticulation, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1997.
33. A design checking and inspection fee calculated at \$40 (forty) per hour covering road, drainage and any sewer pumping station and rising mains must be paid prior to the release of the linen plan. This rate is valid until 30 June 1997.
34. The construction of a turning area and provision of necessary road widening at the end of the new road.
35. The emergency access through the race track to be constructed with an all weather compacted crushed rock pavement unless already constructed to a similar or better standard.

E. Rezoning of the residue lot to prevent further subdivision.

30: EXTENSION TO RICHMOND MALL COMPRISING AN EXTENSION TO THE EXISTING COLES SUPERMARKET OF 1,100sqm, A NEW LIQUORLAND OF 188sqm & NEW SPECIALTY SHOPS OF 188sqm PLUS PARKING - 271 WINDSOR STREET, RICHMOND (DA215/96/EVD)

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

Key Issues:

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

Action:

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

Item 42 of the Supplementary Report was dealt with in conjunction with Item 30.

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

Ms Susan Orth representing the Richmond Chamber of Commerce, addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out to ascertain whether the heritage building needs to be pulled down and that it be referred to the Heritage Committee and the Local Traffic Committee for consideration.

The Committee inspected the site at 2.20pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, M E Lawson, W J Mackay, P J Minturn, C A Paine, R Sahasrabuddhe and L C Sheather.

THAT COUNCIL SUPPORT the proposal and it be further reported to Council.

31: HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST - DRAFT HAWKESBURY NEPEAN CATCHMENT STRATEGY (GR060/067 PT2/EVD)

COMMITTEE'S RECOMMENDATION

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

32: OUR CITY, OUR FUTURE - REPORT ON THE STATUS OF RECOMMENDATIONS (GT225/013/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

33: DRAFT ARCHAEOLOGICAL MANAGEMENT PLAN, RICHMOND (GG021/184/PT01/EVD)

COMMITTEE'S RECOMMENDATION

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

34: DRAFT LOCAL ENVIRONMENTAL PLAN - AMENDMENT TO HERITAGE ITEM (14) "HOBARTVILLE" - LOTS 1, 2 AND 3 DP596558 AND LOTS 209 AND 210 DP260361 - WILLIAM COX DRIVE AND INALLS LANE, RICHMOND (LEP5/96 PT01/EVD)

COMMITTEE'S RECOMMENDATION

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

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

The General Manager advised that correspondence had been received from Burling Brown & Partners requesting a deferment as the landowner is overseas and wishes to address the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be deferred to the next General Purpose Committee Meeting.

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

Ms Ann Moore, Don Fox Planning, addressed the Committee.

Ms Susan Orth representing the Richmond Chamber of Commerce, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

37: DEDICATION OF ROAD - UNFORMED CROWN ROAD OFF STANNIX PARK ROAD, WILBERFORCE (P2319/15/EVD)

COMMITTEE'S RECOMMENDATION

THE MATTER BE further reported to the Ordinary Meeting.

ADDITIONAL INFORMATION

Council, at the General Purpose Meeting of 24 September 1996, resolved that the matter be further reported to the Ordinary Meeting.

Mr Azzopardi's lot has no frontage to a constructed road. It fronts the unformed section of Woodlands Road, north of the industrial area and the unformed Crown road which is an extension of Argents Road through to Sackville Road. The lot is benefited by an unconstructed right of way off Sackville Road, however this is not easy to construct due to drainage problems at Sackville Road.

Access off Woodlands Road to the building area on the lot is impractical given the swampy nature of this section of the lot.

Approval to subdivide the land into two lots was granted in 1994 (SA84/94). Both lots were to gain access via the section of road now proposed to be opened as no suitable alternative access is available to the building area on the new lot.

When the subdivision proceeds the applicant will be required to extend the currently proposed works and to provide a sealed pavement.

In the meantime the owner requires physical access to allow the erection of a dwelling on the lot and the Department of Land and Water Conservation will not allow construction on the Crown road unless Council accepts dedication of the road.

It is recommended that the recommendation set out in the General Purpose Committee report be adopted.

38: NOTICE OF APPEALS - SUBDIVISIONS - LOT 18 DP30468 NO. 26 CLIFF ROAD, FREEMANS REACH & LOT 7 DP249442 NO. 33 GRIFFINS ROAD, TENNYSON (SA106/95 & SA151/95/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

39: REZONE TO OPEN SPACE FOR PARK, RURAL/RESIDENTIAL SUBDIVISION & CONTINUED EXTRACTIVE INDUSTRY PROPOSAL - LOT 1 DP734932 SPRINGWOOD ROAD, YARRAMUNDI - TILMUNDA PASTORAL CO PTY LTD (P825/545, DA144/93 & LEP012/90/EVD)

Mr Peter Graham, applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 1.40pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, M E Lawson, W J Mackay, P J Minturn, C A Paine, R Sahasrabuddhe and L C Sheather.

FURTHER DISCUSSIONS BE held with the Department of Land and Water Conservation covering the viability of the proposed trust and the position of Land & Water Conservation before the Ordinary Meeting and that the matter be further reported.

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

COMMITTEE'S RECOMMENDATION

THAT A DEPUTATION to the Minister in the company of the Water Resources, Kevin Rozzoli, Paul Gibson and Hawkesbury Nepean Catchment Management Trust take place if this matter is not resolved by the 14 October.

41: REVIEW OF CONSENT CONDITIONS - TENNIS COURT LIGHTING - PART PORTION 123 PARISH KURRAJONG "GOLDFINDERS", OLD BELLS LINE OF ROAD, KURRAJONG. APPLICANT - C. HALLAM (BA0277/96/EVD)

Mr Chris Hallam, the applicant, addressed the Committee.

Mr Howard Buckett, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL DELETE Condition 8 but leave Condition 7 in place.

ADDITIONAL INFORMATION

The following advice has been received from the Department of Land and Water Conservation:

"Further to our telephone conversation today, I have received advice from Mrs Buckett that the construction of the tennis court at the subject site involved the destruction of trees and shrubs within 20 metres of the bank of Little Wheeny Creek.

Clearing of 'trees' (trees, saplings, shrubs or scrub) in, or within 20 metres of the banks of, a 'gazetted stream' (which Little Wheeny Creek is) requires an authority from this Department under the Soil Conservation Act.

If Mrs Buckett's report is correct, the Hallams have breached the Act. The non-recency of the clearing means that the Department is extremely unlikely to institute breach proceedings. Reinstatement of suitable local native species along the creek is desirable however, and any condition of consent that Council can include would be very useful. I understand that such a clause has been recently recommended for removal. Please reconsider and advise.

Regards Paul Bourne."

42: OFFER OF ADDITIONAL LAND - PROPOSED EXTENSION TO RICHMOND MALL (DA215/95/EVD)

COMMITTEE'S RECOMMENDATION

See Item 30.

Councillors Calvert and Searle left the meeting at this stage, the time being 1.00pm.

SECTION 2 - INFRASTRUCTURE

6: PITT LANE, NORTH RICHMOND - PROPOSED WEIGHT RESTRICTION (1605/R PT02/ENG)

COMMITTEE'S RECOMMENDATION

THAT A THREE (3) tonne weight restriction be imposed on Pitt Lane, North Richmond, between Bells Line of Road and Riverview Street.

7: WILLIAM STREET, RICHMOND - PROPOSED CLOSURE (2340/R PT02/ENG)

COMMITTEE'S RECOMMENDATION

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

8: CHURCH STREET, SOUTH WINDSOR - PROPOSED CLOSURE (353/R PT02/ENG)

Mr John Cauchi, an objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

9: RICHMOND ROAD/MACQUARIE STREET, WINDSOR INTERSECTION - ROADS & TRAFFIC AUTHORITY (GT230/011 PT03/ENG)

COMMITTEE'S RECOMMENDATION

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

10: WINDSOR ROAD/GROVES AVENUE INTERSECTION (2342/R PT04, 0745/R PT02/ENG)

COMMITTEE'S RECOMMENDATION

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

11: STANNIX PARK ROAD, WILBERFORCE - BOWDENS (1911/R PT02/ENG)

COMMITTEE'S RECOMMENDATION

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

12: FAIREY ROAD CLOSURE (0606/R PT02/ENG)

Mrs Hayden addressed the Committee.

COMMITTEE'S RECOMMENDATION

THERE BE FURTHER discussions before the Ordinary Meeting and it be referred back to the Ordinary Meeting for resolution.

ADDITIONAL INFORMATION

A meeting was held with Mr. & Mrs Hayden and Councillor Books following the General Purpose Committee Meeting regarding the permanency of the right of way. It was generally agreed that the right of way could be limited to ten years. It was also agreed that a "restriction as to user" would be necessary on the title of the lot benefited by the right of way.

Recommendation:

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

SECTION 3 - ORGANISATION AND RESOURCES

9: MONTHLY FINANCIAL STATEMENTS - AUGUST 1996 (GF011/005 PT04/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

10: GAS SUPPLY BILL (GG001/003 PT02/GMA)

COMMITTEE'S RECOMMENDATION

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

11: WSROC AGM (GM001/005 PT17/GMA)

COMMITTEE'S RECOMMENDATION

WSROC DELEGATES BE entitled to vote in their own right at the Annual General Meeting.

12: HAWKESBURY YOUTH STRATEGIC PLAN - UPDATE (GC210/014/CSV)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION concerning the Youth Strategic Planning process be received.

13: WILBERFORCE SCHOOL OF ARTS USE (GF008/001 PT14/CSV)

COMMITTEE'S RECOMMENDATION

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

14: UNIVERSITY OF WESTERN SYDNEY - HAWKESBURY - SCHOLARSHIP (GU001/005 PT03/CSV)

COMMITTEE'S RECOMMENDATION

- A. THAT COUNCIL continue to assist the 3 (three) local students by offering a HECS subsidy in the amount of \$2,166 (two thousand one hundred and sixty six) each.
- B. This amount be reviewed in conjunction with the 1997/98 estimates.

15: BELLBIRD HILL LOOKOUT (GC316/015 PT01/CSV)

COMMITTEE'S RECOMMENDATION

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

16: WINDSOR MALL - BAZAAR (GR120/016 PT02/CSV)

The General Manager advised that there had been a change in the Windsor Chamber of Commerce and asked that the matter be withdrawn at this stage.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be withdrawn at this stage.

17: ALCOHOL-FREE ZONE - GLOSSODIA SHOPPING CENTRE (GP070/001 PT05/CSV)

COMMITTEE'S RECOMMENDATION

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

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

18: FORGOTTEN VALLEY MOBILE RESOURCE UNIT (GC200/004 PT04./FNC)

COMMITTEE'S RECOMMENDATION

THAT:-

- 1. Council advise the Department of Community Services and the Department of Transport that it will accept the program and assets of the Forgotten Valley Mobile Resource Unit following the dissolution of that legal entity, subject to the continuation of the funding of the programs by the relevant departments.

2. The employees of the Forgotten Valley Mobile Resource Unit Inc., be offered performance based employment subject to continuation of funding from the relevant government departments.
3. Assistance be provided to the Public Officer for the dissolution of the Forgotten Valley Mobile Resource Unit.
4. A detailed register of assets and their values, be prepared for handover to Council.
5. The council's of Baulkham Hills, Gosford and Hornsby be advised of the decision of the Forgotten Valley Mobile resource Unit and Council's determination of the matter.
6. The necessary documents be executed under Seal of Council.

QUESTIONS WITHOUT NOTICE:

1. Councillor Minturn advised that he had received a request regarding Baileys Lane and Springrove Lane, Kurrajong Hills. Apparently motorists are experiencing difficulty in driving down the roads as the trees are outgrowing the road and preventing traffic from passing with only one lane. Can this be investigated.
2. Councillor Baczynskyj stated that recently there have been a lot of breakins and vandalism at a number of sporting venues. He asked who is paying for the vandalism and breakins. Is it coming from Council's budget or from the Sports Council.

The Director Community Management & Finance advised that there are various situations some of which will be covered by insurance if it exceeds the excess of \$2,500. If it is an area for which the Council is responsible, the Sports Council have accepted a budget allocation in relation to vandalism for structured sporting facilities and the Council covers the cost in terms of the passive areas which are not the responsibility of the Sports Council.

3. Councillor Baczynskyj referred to a letter he had received from the National Parks Association in regard to the Claret Ash planting and asked if he could have a report that explains how Claret Ash is safer for pedestrian and road traffic than native species.

Councillor Baczynskyj asked if he could have a copy of a report that indicates that the impact and suitability for the environment is in favour of Claret Ash over a native species.

The General Manager advised in relation to pedestrian and road traffic, it would depend on the form of the trees, the trimming of trees and under branches. In terms of the environment, it would depend on whether it is the physical or natural environment. For example, if there is Edwardian, Georgian and Tudor architecture, then obviously deciduous non native trees would probably be more appropriate. Richmond has deciduous non native trees as opposed to an area like Kurrajong Heights where it is more of a natural environment of Australian architecture.

The Mayor asked if Councillor Baczynskyj would like a written reply to the issues raised.

Councillor Baczynskyj replied in the affirmative and asked specifically in relation to Claret Ash and stated that the letter does say in this instance that all the above factors have been considered.

4. Councillor Baczynskyj stated that at the last Ordinary Meeting, there was a vote that went 9 to 3 and he was one of the 3 people who voted against it. Councillor Allan was also one and she asked for her name to be recorded. He asked is it too late for him to have his name recorded as voting against the resolution.

The Mayor stated "Not now that you have asked the question."

5. Councillor Baczynskyj stated in regard to motions at Ordinary Meetings, could the Mayor indicate to him how he decides who is going to be the mover of the motion, whether the Mayor goes by the first voice he hears or the light that goes on.

The Mayor stated that there are a number of ways identified within the Code of Meeting Practice that permits Councillors to move motions. It is generally whichever comes to his notice first, whether it is a voice or a light.

6. Councillor Baczynskyj stated that at site inspections when the Councillors have a vote, would it be possible for the Mayor to name the people who are voting in favour and those against.

The Mayor stated that it is not standard procedure in the Code of Meeting Practice to actually list the names of people who vote, it is by show of hands.

Councillor Baczynskyj stated that he was not asking the Mayor to list the names, he was asking him to name them. When Councillors have a vote and raise their hand for those in favour, instead of just counting the vote and then asking for those against, and saying carried or lost, could the Councillors have a clear indication of who voted in favour and who voted against the motion.

The Mayor said he would be happy to do that if that is the wish of the Council.

7. Councillor Baczynskyj stated that there seems to be some concern about the fact that Questions Without Notice become instruments for people to have a discussion. He stated that he felt that there should be an opportunity for him to say publicly on Council record of what he thought about the last 12 months in Council. People all over the place, including fellow Councillors, are asking him whether he has enjoyed being elected to Council. He asked if prior to Mayoral Elections or at a General Purpose Committee Meeting, if Councillors could have five or ten minutes or some avenue to actually speak in regard to how they feel and go on public record on stating what may have changed since they were elected and when they went out to tell the people why they should be elected because he has a number of brochures which indicate differently of what he would have seen in terms of voting patterns.

The Mayor stated that matters that come before Council need to be included within the business paper unless they are moved as a matter of urgency. So there would need to be a resolution of Council to do so.

8. Councillor Baczynskyj stated that every time he comes to a General Purpose Committee Meeting, with the way of economic rationalism and global budgeting, it means that his school has to pay for it because someone has to replace him, which means that to have him on staff, the School is significantly disadvantaged in the order of about \$2,000 a year that they have to pay for a casual. He asked if it would be possible for Council to write a letter to the Department of School Education indicating the importance of the civic duty. It is not totally fair that an individual school should have to pay an additional cost when they have a Council representative on their staff.

The Mayor advised that this could be done.

9. Councillor Sahasrabuddhe asked is the drinking water safe in Hawkesbury. He referred to an article by Dr Lugg which appeared in the Sydney Morning Herald, headed that "Tap Water Standards Worry Expert", a copy of which he tabled, and asked if a check could be made on the water quality.

The General Manager advised that the North Richmond plant, where the water for the Hawkesbury comes from, was upgraded a couple of years ago and he understood it is the best plant of its kind in Australia. He undertook to write to Sydney Water and take the matter up with them.

10. Councillor Sahasrabuddhe referred to energy efficiency and stated that North Sydney Council has introduced a program about saving energy in terms of building codes and other things in the area. He asked if Council has any such plans for Hawkesbury.

The Director Environment & Development stated that about 18 months ago, there were several reports on energy efficiency housing. Council adopted the requirements for compulsory wall insulation and ceiling insulation in housing and also solar assessment of orientation, but nothing like some of the requirements imposed by Kuringai or North Sydney Councils as these designs come at a significant price. The Kuringai code would not be feasible in Hawkesbury. He stated that he would have this revisited and submit a report on it.

11. Councillor Sahasrabuddhe referred to a book titled "Perils on Urban Consolidation" by Patrick N Troy and suggested that perhaps Council could purchase a copy and the Director of Environment & Development report on it.
12. Councillor Lawson requested that her name be recorded on the minute referred to by Councillor Baczynskyj.
13. Councillor Lawson again referred to the bins in Thompson Square.

The Director Asset Services & Recreation stated that he had taken the matter up with Steve Benfield who was going to approach all the shopkeepers and find out what has happened. He undertook to follow the matter up.

14. Councillor Lawson stated that she had heard a rumour about the decking in Thompson Square was not going ahead because it was going to cost too much, and asked if that is correct.

The Director Asset Services & Recreation advised that a quotation that was received was for about \$13,000 and the original estimate was \$8,000. A letter has been received from the fish shop proprietor who wants to do something different. There will be a report coming back to Council following consultation with the other people that Council is going to lease the area. It may be that Council will construct the rectangular portion up towards the Ice Creamery.

15. Councillor Allan stated that Brian McKinlay had given her some information about a survey that is being put out by the University on Land Use Management. Is it possible for the Rural Lands Study Committee to liaise with the University as it appears to be a duplication of information.

The Director Environment & Development said he was aware of this information as it is one that was sent out by Mentor Consultants. The Committee, with the University's permission, will be using the results.

16. Councillor Books stated that some time ago he was elected to the new Scheyville National Park Committee and has not heard anything from them. He asked if it is still in existence.

The General Manager stated that Councillor Books was nominated for the North Metropolitan District Advisory Committee. Meetings are held every three months.

17. Councillor Books asked for a review of the Tree Preservation Policy with the ban that is placed on tree clearing. He stated that he asked this because one particular person at East Kurrajong wants to clear some regrowth wattle and he has been asked for a \$6,000 bounty. He has been told that he cannot even slash the fire weed. Also he cannot even burn the old heaped up stacks of dead wattles. He felt there should be some review done on the amount of clearance, not on the acreage and that the policy needs to be modified or adjusted.

The General Manager agreed that he did not see any nexus between the area to be cleared and the amount to be cleared. He suggested that the Councillors organise to discuss the matter with him in the very near future.

18. Councillor Sheather referred to funds for Sister City and stated that during the Estimates Meeting it was indicated to him that there were no changes in last year's budget. There have been increases in the CPI.

The General Manager advised that there were a range of increases on different indexes in the front of the budget that applied to matters contained within the budget.

Councillor Sheather referred to Council's Estimates for 1995/96 and in particular to Section 6110 under .4 and .7 where the Sister City Committee had a budget last year of \$20,000. This year and next year there is a proposed estimate of \$22,000, and besides that, under .7 which the budget varied this year, it was \$9,500, which is \$15,500 and all the funds were not used last year. Council resolved to spend those differently. He referred to Section 356 expenditure and stated that there is an increase from 116 to 129, which he believed is higher than the CPI increase. He was not aware that there was any decrease in any of the items of 6110.

The Director Community Management & Finance advised that in relation to Sister City in 1994/95 there was an amount of \$20,000 allocated in the original budget but with subsequent quarterly reviews, the amounts were reduced because there had been an indication from the Sister City Association that the funds were not required. Towards the end of the year the funds were not used to the extent that \$20,000 was allocated in one of the financial programs and there was some \$3/\$4,000 expended. The consequence of that was in future years the budget allocation for the Sister City program, whether it be a direct payment or subsidy to the Association, or whether it be expenditure by Council for civic receptions for Sister City activities. In 1995/96 there was only a very small amount expended for the Council component for civic receptions and when the amount is not required nor indicated by the Sister City Association, then in the following year those amounts are reduced.

Councillor Sheather referred to the proposed visit to Tamba this year and the fact that funds are not available. With the CPI increases he wanted to go through the documentation. He asked if a report could come to the Ordinary Meeting indicating what funds are available. If there are funds available those funds should be able to be provided for someone who is going on Council's behalf to represent Council.

The General Manager advised that in the preparation of the budget he was unaware that there was any proposal for an overseas visit. The budget was prepared several months ago. The Council's allocation for the year for the Sister City budget was based on the visits that were coming to the Hawkesbury and the cost of civic receptions for them which varied from tens of thousands to some hundreds of dollars. In the preparation of the budget he was certainly not made aware of any proposed overseas visit.

Councillor Sheather asked if Council is going to reduce the Sister City budget in any way that they be advised. In this case he is Council's representative on Sister City along with Councillor Paine and he doubted whether either of them were spoken to in relation to this matter. Sister City has forecasts printed for the next two years indicating what is going to be done. He asked does he have to ask whether the budget is going to be reduced considering the CPI indicates that there is not any increases.

The Director Community Management & Finance advised that at the time of preparation of the budget the Sister City Association was requested to provide a program for the 1996/97 financial year, which they did. They put in a program for \$15,500. They also advised that they had \$5,000 in the bank account and at that time were able to use those funds towards that program. There was an allocation of \$10,500 in the 1996/97 budget to meet their program requirements and in relation to Council's civic reception activities there was not a requirement for additional funds to be allocated so there was provision of \$5,000 only for civic receptions or associated activities with the Sister City program.

19. Councillor Paine asked if the Mayor is going on the visit to Japan.

The Mayor stated that the proposed visit is at the time of the Rural Lands Study Summit and the General Purpose Committee meeting. He would not be able to attend during these occasions.

Councillor Paine asked if the Mayor would be going later on in the year.

The Mayor said that it has yet to be determined.

20. Councillor Mackay asked if the SES had been able to formally move into the new Headquarters Building.

Councillor Minturn advised not as yet and that nothing had happened since the beginning of the month. A fair bit of equipment had been moved over there but they were waiting on the air conditioning and telephones.

21. Councillor Mackay asked what is the latest situation regarding Sydney Sandstones' application.

The Director Environment & Development stated that as far as he is aware, the deferred commencement consents, the sand stone sawing and the concrete batching have been approved. Council is still waiting on rezonings.

22. Councillor Mackay asked if it would be wise to have a Notice of Motion in relation to the question raised by Councillor Baczynskyj. What he wants is to have some formal grievance debate and would Council be able to legally have a Notice of Motion and a Council resolution that the Councillors have such a mechanism. Councillors should have some flexibility in the business paper.

ORDINARY - 8 October 1996

General Purpose Committee - 24 September 1996

Organisation & Resources

The Mayor stated that what he is proposing is for Councillors to get together informally and discuss items within the Code of Meeting Practice and to allow an opportunity for some flexibility and then have a formal resolution coming out of that.

The meeting terminated at 4.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 29 October, 1996.

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **46**

ITEM: 46 WESTPOOL BULK PURCHASING - COMPREHENSIVE MOTOR
VEHICLE INSURANCE

FILE NUMBER: GI030/081/CSV

REPORT:

Council's motor vehicle insurance coverage falls due for renewal on 31 October 1996. Westpool member councils have benefited from a bulk purchase agreement which has provided competitive premiums due basically to the economies of scale in having councils join to secure motor vehicle cover.

Jardine Australian, Council's insurance broker, has invited quotations from a number of underwriters and in this regard G.I.O. Australia has submitted the most competitive terms and conditions with Hawkesbury premium being \$71,500.00, which represents an increase of \$37,500.00.

As previously reported in the 1996/97 budget submission the claims experience has been high and in particular one claim amounting to some \$65,000 for damage to a waste collection vehicle. Consequently this is reflected in the current premium, it being noted that this premium is similar to what was paid in 1993.

RECOMMENDATION:

It is recommended that Council renew its comprehensive motor vehicle insurance with G.I.O. Australia at a premium of \$71,500.00.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.C11

****** END OF ITEM 46 ******

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **47**

ITEM: 47

DOCUMENTS FOR EXECUTION UNDER SEAL

FILE NUMBER:

GC281/060, GC283/064 PT06, GC283/005 PT02/CSV

REPORT:

Deed of Agreement	Between Council and Mr R and Mrs J Crawford in respect of transferring Lots 1 and 2 in DP861098, Stannix Park Road, Wilberforce, to Council for road purposes for consideration of \$1.00 (one dollar).
Deed of Agreement	Between Council and Mr N and Mrs D Sneddon in respect of transferring Lots 3 and 4 in DP861098, Stannix Park Road, Wilberforce, to Council for road purposes for consideration of \$1.00 (one dollar).
Transfer of Certificate of Title	Transferring Lot 1 in DP606535 adjoining Macquarie Park, Windsor from the Department of Planning to Council, having an area of 14.47 ha. The Department has acknowledged Council's significant improvements to the park and deems it appropriate to transfer the lot for consideration of \$1.00 (one dollar).
Renewal of Retail Lease	Between Council and GCJ Pty Ltd (Mr Gerald and Mrs Carol Jackson) for Shop 1 Hobartville Shopping Centre. Term of 3 (three) years with an option for a further term of 3 (three) years, at a rental of \$1,260.00 (one thousand, two hundred and sixty dollars) to be reviewed by CPI annually. The Lessees are also responsible for 21.05% of Centre outgoings. The existing use of the premises is a general store/newsagency.

RECOMMENDATION:

That the Council Seal be affixed to the abovementioned documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.C16

****** END OF ITEM 47 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 48

ITEM: 48 ALFRESCO DINING - GEORGE STREET AND THOMPSON SQUARE, WINDSOR

FILE NUMBER: GC283/134 PT01/CSV

REPORT:

Council will be aware of the proposal to construct a timber decking outdoor eating area within Thompson Square, Windsor.

At the September meeting, rentals were established for the five proprietors proposing to enter into License Agreements to utilise the decking for alfresco dining. The rentals were determined on the basis of recovering the full cost of the decking within the twelve month trial period approved by the Heritage Council. However, following the inviting of quotations for the construction of the decking, the cost of the project has increased from the original estimate of \$8,000 to \$13,000 and in line with the principle of cost recovery within the twelve month period, the proprietors have been approached and accepted the following revised rentals:

<u>Proprietor</u>	<u>Proposed Weekly Rental</u>
Windsor Seafoods	\$80.00
Mrs B's Collectables	\$43.00
Stephen's Coffee Shop	\$43.00
The Ploughman's Rest Cafe	\$43.00
Picket Fences Pasta and Salad	\$43.00

Subsequently, it is proposed that the construction of the timber decking proceed and the revised rentals be applied for the twelve month trial period. Funding for the construction of the decking is available within the Property Development Reserve.

RECOMMENDATION:

A. That the construction of a timber decking for alfresco dining within George Street and Thompson Square, Windsor, proceed and that the proposals outlined in this report for leasing part of the decking be accepted, subject to the following principle terms and conditions:

1. Term of the Agreements being one (1) year.
2. The respective rentals as outlined in the report be paid by the lessees.
3. The lessees being responsible for the cleanliness and clearing of any litter within their leased areas.
4. Pedestrian access not being impeded.

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **48**

5. No exposed hot food counters, boilers or urns to be placed on public areas.
 6. Furniture and plantings to be placed on the decking must meet the specifications determined by Council's Heritage Adviser.
 7. The lessees have in place a public liability cover by way of Certificate of Currency indemnifying themselves and Council in respect of occupancy of the decking and the amount of cover to be consistent with the mall providing it is not less than five million dollars.
 8. The necessary documentation being completed under seal of Council.
- B. That funding for the project be provided from the property development reserve.

ATTACHMENTS:

AT-1 Draft letter to licensees.

FN:ORA08NBX.C29

****** END OF ITEM 48 ******

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **49**

ITEM: 49

DONATION - TOURNAMENT OF THE MINDS

FILE NUMBER:

GF008/001 PT04/CSV

REPORT:

On 25 September 1996 seven students from Hawkesbury High School were successful in winning the State Finals of the Tournament of the Minds Competition. The team have been invited to participate in the National Finals in Melbourne on the 25-27 October 1996.

In the past Council has assisted other local teams competing in this contest.

A request has been received on behalf of the team to sponsor the students as they represent the Hawkesbury in the National Finals. It is considered appropriate to provide a donation of \$100 for each student towards the costs of attending the finals in Melbourne.

RECOMMENDATION:

That Council donate \$700.00 (seven hundred dollars) to Hawkesbury High School for the students competing in the Tournament of the Minds contest. Funding is available through Council's Community Relations Budget.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.C33

****** END OF ITEM 49 ******

ORDINARY MEETINGMeeting Date: **8 October 1996**Item: **50****ITEM: 50** **HAWKESBURY INDOOR STADIUM****FILE NUMBER:** GM001/023 PT03, P1950/213 PT10/FNC**REPORT:**

The Hawkesbury Leisure Centres Inc., includes the Indoor Stadium and the Hawkesbury Oasis. These two centres have become major recreational facilities in the Hawkesbury area. The Indoor Stadium was opened in August, 1995, and the external pool opened in December, 1995, with the indoor facilities being opened in May, 1996. These facilities have generated, to the end of September, 1996, an approximate income of \$850,000. The visitations to the two centres has been as follows:-

	Indoor Stadium	Oasis Centre
Visitations to 30.6.96	227,000	147,000
Visitations 1st Quarter 1996/97	40,000	52,000
Total	267,000	199,000

It is well demonstrated by the patronage of 466,000 persons to the Centres, that they are a focal part of the recreational activities in the Hawkesbury.

The introductory phase of the Stadium has established strong links with several permanent major user groups, including Hawkesbury District Basketball Association, Hawkesbury District Netball Association, Macquarie Towns Indoor Soccer Club, Goshin Ryu Karate and the Hawkesbury Hoppers. The majority of these user groups continue to grow and establish new programs and competitions based at the Stadium.

The Stadium has also attracted a number of major sporting events being hosted at the complex. They include Australian Mens Netball Championships, NSW Seventh Day Adventist Volleyball Championships, NSW Skating Championships and interstate challenge (Roller Hockey, Artistic & Speed Skating) NSW Futsal Championships, Penrith CBA vs Korea, NSW Inter-regional School Netball Championships and a number of other programs which the Stadium has continued to gain recognition as a quality multi-purpose facility.

Notwithstanding the success of both these facilities, there still remains an ongoing issue with the adjoining residents of Stewart Street, South Windsor, to the Hawkesbury Indoor Stadium. In an attempt to resolve the issues with the residents, there has been participation in two mediation conferences conducted by the Penrith Community Justice Centre at Richmond. These conferences were held on 15th May, 1996, and 6th September, 1996. The terms of the agreement and the status of each of those terms has been forwarded separately to Councillors. Included within the second agreement are three terms which require reporting to Council as follows:-

Property Acquisition

The Director Community Management & Finance agrees to make a submission to Hawkesbury City Council to consider acquisition of Phil and Claire Donnelly's home situated at 17 Stewart Street, South Windsor at a fair price to include reasonable relocation costs.

Relocation of Driveway

The Director Community Management & Finance further agrees to make a submission to Hawkesbury City Council to consider relocation of the Hawkesbury Sports Centre's driveway entrance to another location to be decided.

Screen Plants

The Director Community Management & Finance agrees to recommend to Council that screen plants be planted or alternative screening be provided on the street verge adjacent to the car park and opposite the Donnelly's home. This is to be by 12.10.96.

Property Acquisition -

In the mediation conference, it was suggested by Mr. Donnelly that he was prepared to sell his property to Council at a fair price. He offered the property for sale at \$140,000 plus legal costs and reasonable relocation costs.

The action to acquire 17 Stewart Street would resolve the issues for the current property owners, but would not solve any problems for the other residents. More importantly, it would create a precedent and an expectation in relation to any other developments within the Hawkesbury where Council approved a development that was adverse to the adjoining owners. It would seem that Council could only be justified in acquiring the property if it had a specific purpose directly associated with the Indoor Stadium development.

Relocation of Driveway -

The following is an extract from the Report to the General Purpose Committee Meeting of 27th February, 1996.

"As previously reported to Council, the estimated cost of constructing the alternate access from the Ham Street, Stewart Street, Drummond Street intersection, following a line generally between the tennis courts and the western side of both the Greenhills Child Care Centre and Stimulus Centre is \$85,000 and the provision of a roundabout at the intersection, which it is considered essential for both traffic flow and traffic calming reasons, is \$50,000, making a total project cost of \$135,000. An alternate proposal where the driveway would be located to the west of the existing tennis courts, then following the Ham Street road alignment (through the Park) to the intersection of Stewart and Drummond Streets was suggested. The estimated cost of this proposal is \$125,000 plus the provision of the roundabout at \$50,000, a total of \$175,000 (\$40,000 additional to the first proposal).

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A proposal has been put forward by a parent, that a further option may be to construct a new access point opposite Cunningham Place, including a roundabout. Whilst this proposal does have merit, as the headlights of vehicles exiting at this point would be shining directly down Cunningham Place, however, as the vehicles turn left into Stewart Street, the lights would then shine onto the corner house and to a lesser extent, Mr. Donnelly's house next door. This is not dissimilar to the current position where the headlights from the cars exiting the Centre tend to light the boundary between two properties and Mr. Donnelly's double garage, but when they turn left into Stewart Street, shine more directly onto his house. There would also be conflict between buses and cars accessing the Centre via the new driveway, due to two right angle turns which would need to be negotiated both entering and leaving the centre. Of additional concern is that the main access way and turning circle in the Stadium has been constructed with a thicker pavement to allow for access by heavy vehicles, whereas the general parking area has only been designed for use by cars. The end result would be the possibility of the section of roadway between the proposed new access the existing one failing earlier than its design life.

It should also be noted that the current situation with regard to the entrance to the Stadium is not dissimilar to any "T" intersection where houses are built opposite the approach to the "T". Some examples are Kentucky Drive/Golden Valley Drive, West Market Street/Francis Street, Tebbutt Street/The Terrace, Alexander Street/Colonial Drive, Griffith Road/Andrew Thompson Drive and the access to the Bligh Park Neighbourhood Centre/Tennis Courts/Shops with Sirius Crescent.

With regard to the existing driveway and the problem of access by buses, it is the responsibility of the builder to rectify this matter and the builder has been notified of the problem. It is considered that the location of the existing driveway, whilst not being ideal, is satisfactory and should remain in its present location. It is further considered that the roundabout proposed at the intersection of Stewart Street, Ham Street and Drummond Street, should be implemented, as both a traffic calming device for Stewart Street and facilitating ingress/egress to the industrial area via Ham Street."

Council resolved at its Ordinary Meeting on 12th March, 1996, in relation to this item, the following:-

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

A further proposal was put forward to the residents at the mediation conference where ingress and egress of the Stadium car park would be via an access through to the road between the Stimulus Centre and the Long Day Care Centre after 8pm, with the current access to Stewart Street be closed with a boom gate at that time. This proposal was totally rejected by the residents because of the impact on the residents opposite that roadway.

Screen Plants -

A number of trees have been planted in the verge adjacent to the footpath in Stewart Street. Some of these were vandalised and replaced and then further vandalism has destroyed more trees. There has also been trees and shrubs planted within the garden plots surrounding the car park which are now becoming established.

Mr. Donnelly has frequently requested the construction of a brick wall or other permanent screening structures adjacent to the car park to deflect noise and light from vehicle movements within the car park. Other screenings have also been suggested, similar to those wooden structures used by the Roads & Traffic Authority adjacent to major transport routes and expressways, however, each of those would be inappropriate and a significant cost factor.

The planting of further advanced trees such as Casuarinas would appear to be the most appropriate screening in the short term, at a cost of approximately \$800.00 and could be funded from the balance of the landscaping vote provided for the complex.

RECOMMENDATION:

1. The information be received.
2. That Mr. & Mrs Donnelly be advised that Council is unable to acquire their property, as their is no justified purpose relating to the Indoor Stadium development.
3. That Council re-affirm its decision of 12th March, 1996, that no further action be taken regarding the relocation of the access to the Indoor Sports Stadium at this stage, and that the roundabout at the intersection of Stewart, Ham and Drummond Streets will be constructed at a cost of \$50,000 (fifty thousand).
4. That further advanced trees will be planted in Stewart Street to improve the screening from the car park.
5. The Penrith Community Justice Centre be advised of Council's decision.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.F28

****** END OF ITEM 50 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 51

ITEM: 51 TEMPORARY ROAD CLOSURE - WINDSOR STREET, RICHMOND - RICHMOND TOWN MAIN STREET COMMITTEE

FILE NUMBER: 2343/R PT04/ENG

REPORT:

Requesting permission to temporarily close Windsor Street, Richmond between East Market Street and Bosworth Street on Saturday 7 December 1996 from 2.00pm to 11.00pm and use Richmond Park to hold a community event for Christmas called "Once upon A Time" comprising buskers, musicians, games, stalls, dancing and competitions.

Retailers have been requested to decorate their shop windows and to trade until 9.00pm and local Schools have been requested to participate in the festive activities along Windsor Street.

The applicants have requested repair of Richmond Park toilets in time for the proposed event; recent advice is that those works will not be completed by that time and in any event would be inadequate for a function of this magnitude.

Whilst this function is supported by the Chamber of Commerce, not every business is a member of that chamber, and this issue is addressed in the recommendation below.

RECOMMENDATION:

That approval be granted to the application by Richmond Main Street Committee for

1. Temporary closure of Windsor Street, Richmond Between East market Street and Bosworth Street on Saturday 7 December 1996 from 2.00pm to 11.00pm subject to:
 - a. Arrangements being made with the NSW Police Service/Ambulance/Fire Brigade regarding emergency access;
 - b. A copy of a public liability policy for \$10,000,000, and indemnifying Hawkesbury City Council, is to be submitted prior to the event.
 - c. Advertising of the proposed road closure is to be undertaken by the Richmond Town Main Street Committee, at least 4 (four) weeks prior to the event, such advertising giving all details of the proposed event.
 - d. The Richmond Town Main Street Committee is to liaise with each business affected by the closure to ensure support of the proposed Road Closure and days activity and to advise Council by no later than 31 October 1996 as to the result.

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2. Use of Richmond Park (not Oval) on Saturday 7 December 1996 subject to the following standard conditions;
 - a Noise levels are kept to a reasonable level.
 - b The park is left clean and tidy upon completion of that activity
 - c The Richmond Town Main Street Committee providing toilet facilities as it is unlikely that the facilities in Richmond Park will be completed in time for the proposed event.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E17

****** END OF ITEM 51 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 52

ITEM: 52 GOVERNOR PHILLIP RESERVE - APPLICATION FOR EXCLUSIVE USE

FILE NUMBER: PK205 PT04/ENG

REPORT:

An application has been received from Sydney Extreme Ski, a private firm, for exclusive use of Governor Phillip Reserve on the following dates:

Saturday, 26 October 1996

Sunday, 27 October 1996

Saturday, 21 December 1996) School

Sunday, 22 December 1996) Holiday

Saturday, 1 February 1997

Sunday, 2 February 1997

Saturday, 29 March 1997 (Easter Saturday)

Sunday, 30 March 1997 (Easter Sunday)

Monday, 31 March 1997 (East Monday)

This application raises two (2) issues, namely:

1. Equitable access to the reserve and its facilities by the community at large; and
2. Impact on the amenity of residential properties adjoining the reserve.

The reserve is used by club organisations on 20 occasions during the year with exclusive use being granted on 7 occasions (1996 Calendar). Exclusive use may not be granted on consecutive weekends. Due to complaints lodged by adjoining owners regarding noise levels generated from the reserve, a calendar is issued twice a year to residents to allow them to plan their activities.

Generally, in relation to the subject application, it is felt that use of the reserve on consecutive days of a weekend, particularly within school holiday periods and Easter holiday period, is to the detriment of the community.

In addition, activities associated with exclusive use inherently generate greater noise with consequent impact on adjoining residents. Again it is considered that residents are entitled to reasonable amenity on at least one (1) day of a weekend.

Exclusive use of the reserve on one (1) day of a weekend is considered reasonable to all parties.

RECOMMENDATION:

1. As a matter of policy, that exclusive use of Governor Phillip Reserve not be granted on consecutive days, nor during public holiday periods;
2. The current applications by Sydney Extreme Ski be refused; and
3. Sydney Extreme Ski be advised that no objection is held to exclusive use on one (1) day only of a weekend in respect of their current application, subject to compliance with standard conditions applying to such applications.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E22

****** END OF ITEM 52 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 53

ITEM: 53 AUSTRALIAN EXTREME GAMES ON WATER - EXCLUSIVE USE -
GOVERNOR PHILIP RESERVE - SYDNEY EXTREME SKI

FILE NUMBER: PK/205 PT04/ENG

REPORT:

Requesting exclusive use of Governor Phillip Reserve on Saturday 26 and Sunday 27 October 1996, to conduct the Australian Extreme Games On Water comprising of:

- a) Wakeboarding
- b) Barefoot
- c) Drag Ski
- d) Trade Stalls
- e) Sale of hot food/drink
- d) Admission charges of \$20.00/Family (2 adults & 2 children), \$10.00/adults, \$5.00/children,

Sydney Extreme Ski have submitted a copy of a public liability policy to cover the event for \$10,000,000 (TEN MILLION DOLLARS) and indemnifying Hawkesbury City Council.

The Drag Boat Racing Association has previously received approval for exclusive use for Sunday 27 October 1996, however they have recently cancelled their requirement of exclusive use for this day and are prepared to share the use of Governor Phillip Reserve with Sydney Extreme Ski to combine the 2 (two) events.

Attention is drawn to the immediately preceeding item in this Business Paper.

RECOMMENDATION:

That approval be granted to the application by Sydney Extreme Ski for exclusive use of Governor Phillip Reserve on either Saturday 26 and Sunday 27 October 1996 subject to the following standard conditions:-

- a the association paying a contribution of \$520.00 or \$1.00 per person. whichever is the greater, for each day of exclusive use of the reserve;
- 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 with the applicant paying prior to the event a refundable bond of \$750.00 (seven hundred and fifty dollars), from which all costs incurred by Council, administrative or otherwise, in securing cleanliness of the reserve are to be deducted;
- c The applicant undertaking a letter drop to all affected residents in proximity to the reserve and as otherwise directed by Council, with that letter advising all details of the function;
- d The applicant obtaining all necessary permits/approvals in relation to hot food;

- e. Noise levels are kept to a reasonable level.
- f. Any activity additional to that already notified is not to proceed without the express approval of the Director of Asset Services and Recreation.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E18

****** END OF ITEM 53 ******

ORDINARY MEETINGMeeting Date: **8 October 1996**Item: **54**

ITEM: 54 RICHMOND PARK AMENITIES - CONSTRUCTION OF AMENITIES BUILDINGS, RICHMOND PARK, MARCH STREET, RICHMOND

FILE NUMBER: GT020/159 PT01/ENG

REPORT:

Tenders for the construction of an Amenities Building, Richmond Park, March Street, Richmond, closed on Tuesday 24 September 1996. A total of twelve tenders have been submitted and are listed below:

Newray Constructions Pty Ltd	\$92,900
Rapid Constructions Pty Ltd	\$119,400
Grason Constructions Pty Ltd	\$131,105
Avant Constructions Pty Ltd	\$132,000
Cavasinni Constructions Pty Ltd	\$135,050
Denning Constructions Pty Ltd	\$136,500
Winterton Constructions Pty Ltd	\$141,701
V A Gobbo	\$148,300
Dewram Pty Ltd	\$159,600
Uniport Australia Pty Ltd	\$162,951
M Bruton Pty Ltd	\$192,848
B N P Industrial Pty Ltd	\$209,997

The lowest tender in the amount of \$92,900.00 was submitted by Newray Constructions Pty Ltd of Suite 31/3 Terminus Street, Castle Hill, NSW 2154, with practical completion within eight weeks after the date of acceptance of the tender. Discussions with Mr Raymond Newman and Mr Peter Shannon-Hopper of Newray Constructions Pty Ltd indicated that the total project was included in the tender price.

The tenderer's experience in the execution of work similar to this contract has been investigated, the references supplied and the tenderer's financial capacity have been assessed.

Funding of \$125,887 for 1996/97 has been provided.

The estimated costs are set out below:

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Site investigation	\$376
Design fees	\$1,049
Contract documentation	\$5,245
Building Application fee	\$330
Construction sign	\$400
Construction tender	\$92,900
Wall tiling full height	\$12,000

It is proposed to undertake full height wall tiling throughout the building to both reduce graffiti being applied to the walls and enable more effective removal of any graffiti applied.

The short fall of \$8,289 is proposed to be funded from building construction/maintenance funds for 1996/97.

RECOMMENDATION:

1. The tender of Newray Constructions Pty Ltd in the sum of \$92,900.00 (ninety two thousand, nine hundred dollars) for the construction of Amenities Buildings, Richmond Park, March Street, Richmond, be accepted and the necessary documents be executed under Seal of Council.
2. That the short fall of \$8,300 be funded from the construction/maintenance funds for 1996/97.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E19

**** END OF ITEM 54 ****

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **55**

ITEM: 55 PLANT TENDERS - WINFORD MOTORS

FILE NUMBER: GT020/324 PT01/ENG

REPORT:

Council, at its Ordinary Meeting of 3rd September, 1996, when considering tenders for the supply of plant, resolved that the tender of Winford Motors for the supply of four trucks with the bodies for these trucks being supplied by Picca Bodies (A.H. Peters - Marrickville). Subsequently, Winford Motors has negotiated the supply of the two tipping bodies from Streamline Equipment, a local bodybuilder at McGraths Hill. Correspondence has been received from Picca Bodies, agreeing to this alteration. The two tabletop bodies will still be supplied by Picca Bodies.

Streamline Bodies have been established for approximately 4 years in McGraths Hill and from all reports the work they have undertaken is most satisfactory.

RECOMMENDATION:

That Winford Motors' request that the two tipping bodies be supplied by Streamline Equipment and the two tabletop bodies be supplied by Picca Bodies be accepted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E20

****** END OF ITEM 55 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 56

ITEM: 56

RIFLE RANGE ROAD - TRAFFIC FACILITIES

FILE NUMBER:

1833/R PT04, 382/R PT02, 731/R PT05/ENG

REPORT:

Council has previously resolved to make representations to the Local Member for a delegation to the Minister for Roads, regarding a number of traffic/road related concerns. It will be noted in the Minutes of the Local Traffic Committee that Mr. Rozzoli MP, has advised that he has made representation to the Minister regarding the delegation, however, at this stage, was still waiting for a response.

Two locations that have been identified for urgent treatment are the intersection of Colonial Drive and Rifle Range Road, respectively, with George Street. It was proposed that a roundabout be located at the Colonial Drive intersection and traffic lights at the Rifle Range Road intersection. The Bligh Park Joint Venture Committee have agreed in principle to 50% fund the traffic facilities at these intersections and had allocated \$200,000 for that purpose.

As the problem of gaining access to George Street from the Bligh Park area is becoming worse and it has not been possible to gain a commitment from the Roads & Traffic Authority to implement the facilities at the two intersections, it is felt that a more pro-active stance should be taken with this matter. It is proposed that Council fully fund the design and construction of traffic lights at the intersection of Rifle Range Road and George Street, with funds being provided from the Bligh Park Joint Venture. Provision of traffic lights at this intersection would provide access to George Street for the majority of Bligh Park residents and would also give better access to educational establishments off Rifle Range Road. There would also be an advantage that the traffic lights would provide gaps in the traffic flow travelling south in George Street which would increase the ability of vehicles to turn right onto George Street from Colonial Drive. If this proposal was adopted, the Roads & Traffic Authority would be further pursued to provide the roundabout at the Colonial Drive/George Street intersection in the future.

RECOMMENDATION:

That traffic lights be implemented at the intersection of Rifle Range Road and George Street, South Windsor, with necessary funding being provided by the Joint Venture.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E21

**** END OF ITEM 56 ****

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **57**

ITEM: 57 REDBANK CREEK BUSH REGENERATION AND CATCHMENT
MANAGEMENT PROJECT

FILE NUMBER: GR070/004/ENG

REPORT:

Funding has been gained for this project from the Hawkesbury Nepean Catchment Management Trust. The Project is designed to enhance the natural bushland areas that act as a buffer zone and catchment area for Redbank Creek.

The trust has contributed \$8,000 to the project and this is to be supplemented by \$6,000 from the Park Improvement Program and People for Parks-Bushcare budgets. The project also involves the co-ordination of a further \$5,500 of monetary and/or in-kind support from other sources.

RECOMMENDATION:

That the grant of \$8,000 from the Hawkesbury Nepean Catchment Management Trust for the Redbank Creek Bush Regeneration and Catchment Management Project be accepted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.E24

****** END OF ITEM 57 ******

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **58**

ITEM: 58 CATTAI CREEK RESERVE - CATTAI BRIDGE RESERVE

FILE NUMBER: PK282/ENG

REPORT:

The Men of Trees is a community group undertaking a rehabilitation project under the 'People for Parks' program, in the reserve adjacent to Cattai Creek, where Cattai Road crosses the creek (Lot 259 DP752050).

Their interest in the reserve extends to its history, including the sandstone abutments from the original bridge that remain in the reserve. Their enquiries into the origins of the reserve led to a reference to it as 'Cattai Bridge Reserve'. This reference raised the question of the proper name of the reserve as it had been generally known as 'Cattai Creek Reserve'. The reserve was notified as a public recreation and resting place on 28 March 1958. Records from the Department of Land and Water Conservation state that on 10 August 1979 Windsor Council was appointed trustee of 'Cattai Bridge Reserve'.

There is no information available suggesting that the reserve has ever been officially named and therefore they suggest that the reserve be known as 'Cattai Bridge Reserve'. This name is more site specific and refers to the historical aspects of the reserve.

The effort and commitment of community groups such as The Men of the Trees is vital to the ongoing management and improvement of amenity of numerous Council reserves throughout the Hawkesbury area. This group's interest in the history and management of the reserve is just one example of the community interest and involvement in parks under the 'People for Parks' program.

RECOMMENDATION:

That the name 'Cattai Bridge Reserve' be adopted for this reserve.

ATTACHMENTS:

AT-1 Letter from Mr Frank Braybrooks of The Men of the Trees, to support this report and recommendation.

FN:ORA08NBX.E27

****** END OF ITEM 58 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 59

ITEM: 59 SUBDIVISIONS - APPLICATION OF STANDARDS -
DETERMINATION OF APPLICATIONS UNDER DELEGATED
AUTHORITY - USE OF DELEGATED AUTHORITY FOR DA'S, SA'S
AND BA'S GENERALLY

FILE NUMBER: GT190/001PT02;GT225/013PT013

REPORT:

At the General Purpose Committee on 24 September 1996 concern was expressed about the use of delegated authority to refuse some subdivision applications inconsistent with the minimum area standards whilst other applications are referred to the General Purpose Committee.

There are resolutions from the April 1996, May 1996 and June 1996 meetings of Council relevant to the issue:-

These are:-

9 April 1996

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

7 May 1996

1. *That the Department of Urban Affairs and Planning be requested to increase Council's delegated authority under State Environmental Planning Policy No. 1 to approve subdivisions where the lot yield is in accordance with the applicable zoning but where there has been an averaging of lot sizes for that yield provided the area of any residue lot is such that it is not capable of further subdivision. With such a proposal Council would need to be satisfied that the lot averaging arrangement would achieve an environmentally enhanced subdivision.*
2. *That subdivision proposals for lot averaging where the residue lot/lots would be capable of further subdivision, such proposals only proceed by a draft local environmental plan. This means that the larger and often more contentious subdivision proposals involving lot averaging will be processed via a local environmental plan and, if necessary, Council or the Department can require an environmental study.*
3. *That subdivision applications proposing a 50% (fifty percent) concessional bonus be considered under 2 above.*

11 June 1996

That non residential uses on rural lands not constitute grounds for subdivision under State Environmental Planning Policy No. 1. This to apply regardless of whether a dwelling also exists on the lot or not. This resolution covers all future applications and those already submitted but not yet determined.

Concern has been expressed that the resolution of 9 April 1996 should be reviewed if proposals for significant lot averaging or concessional lots are considered or alternatively such applications be dealt with strictly in accordance with the minimum area requirements. There is also a view that the application of delegated authority to refuse applications as a consequence of the resolution of 9 April 1996 is excessive and that there should be some provision for the General Purpose Committee and Council to consider such applications on their merits.

There are two issues raised by this, being:-

1. The subdivision policy to be applied by Council and;
2. The use (if any) of delegated authority in the process. This is also of general relevance to manner in which other applications beside subdivision are determined.

Subdivision Policy

Subdivision policy will always involve the use of some discretion in the consideration of the heads of consideration under Section 90 of the Environmental Planning and Assessment Act and hence there will always be merit based considerations with potential for perceived inconsistency and disagreement. However it is suggested that there is a quantum increase in the exercise of discretion when consideration is given to varying the minimum area standard, particularly where there is a change in the total lot yield provided by the zoning.

A major problem with the merits based approach of the past has been its inconsistency and lack of advising reasons which only attracts many more applications as staff find it difficult to explain reasons for decisions.

Put simply the application of rigid standards in a subdivision policy is likely to achieve a greater degree of consistency than a merits (or performance) based assessment. There is of course a tradeoff with the application of rigid standards in that (in the case of subdivision) there may be undesirable outcomes, such as additional fragmentation of remnant bushland or viable agricultural land. The "Our City Our Future" document attempted to define a subdivision policy which provided the best outcome in terms of the inevitable compromise between rigid standards and merits based assessment, the essence of which is expressed in the 7 May 1996 resolution.

Use of Delegated Authority

Currently the Director Environment & Development and the Branch Manager Building & Development have broad delegations to *"determine development, subdivision and building applications in accordance with the Act and Council policies"*. There is also an authority to *"determine applications made pursuant to State Environmental Planning Policy No. 1 where the planning objectives for the locality will not be diminished"*.

In practice the Development Panel which the Branch Manager chairs and the Director Environment & Development determine applications which are relatively non-controversial and either conform with Council policies and/or legislation (and are approved) or are clearly inconsistent with Council policies and/or legislation (and are refused). The reasons for the use of delegated authority have been well documented and include faster processing times and the opportunity for Council to increase its focus on policy development and strategy rather than reactive decisions on individual applications.

In the exercise of delegated authority, the observation is made that staff in this Council and others tend to be risk averse and in the event that there was any uncertainty as to Council policy and/or a significant number of objections, an application would likely be referred to Council for determination. There is normally little incentive and considerable disincentive for staff to make a decision which might be proven contrary to the view of the elected Council.

In the use of delegated authority there are a number of options which Council may consider:-

1. All applications be determined under delegated authority.
2. Increased use of delegated authority e.g. planning issues where conflict is limited to one or two objectors (e.g. Hallam's tennis court lighting).
3. A continuation of the current practice.
4. A "call in" option where the Development Panel could determine all applications unless one or more Councillors requested that a matter be put to Council for determination. The "call in" option could apply to all DAs, SAs and BAs or to categories such as subdivisions only with the current practice applying to DAs and BAs. The Development Panel agenda could be provided to Councillors one week in advance to enable this process to work.
5. All applications where objections are received be determined by Council.
6. A combination of 3 and 4.
7. No use of delegated authority to determine development or subdivision applications.
8. No use of delegated authority to determine any applications.

Options 4 to 8 will increase the number of applications referred to Council, the length of the business paper and the length of the meetings. Depending upon the option selected and with a "call in" option, its frequency of use, the processing period for applications will be slower and with the limited time available, Council's focus on policy development and strategy must be diminished. On the other hand, there may be increased satisfaction from applicant's and to a lesser extent objectors aggrieved by a determination under delegated authority.

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The change in the use of delegated authority in 1996 has been most significant in relation to rural subdivisions. In the calendar year to date 14 subdivision applications (all rural subdivisions) have been refused or recommended for refusal under delegated authority. There are also a number of applications current which would be determined by refusal under delegated authority. More significantly a larger number of potential applicants have been dissuaded from lodging applications.

The following table provides some background to these determinations. The majority have occurred since the April 1996 resolution:-

Application	Location	Background
1. SA150/95 McKinlay Morgan 2 lot subdivision	Terrace Road, North Richmond	Non compliance with minimum area standard, precedent.
2. SA151/95 Falson & Associates 3 lot subdivision	Griffins Road, Tennyson	Non compliance with minimum area standard, precedent.
3. SA154/95 Randle, Croft, Pigott 3 lot subdivision	Geakes Road, Wilberforce	Non compliance with minimum area standard, precedent.
4. SA160/95 McKinlay Morgan 3 lot subdivision	Greens Road, Lower Portland	Contrary to draft SREP 20 (road up escarpment), perpetuating road severance.
5. SA173/95 Falson & Associates 3 lot subdivision	Ala Moana Road, East Kurrajong	Non compliance with minimum area standard, precedent (ultimately determined by Council)
6. SA8/96 Falson & Associates 2 lot subdivision	Grose Vale Road, Grose Vale	Non compliance with minimum area standard, precedent.
7. SA10/96 Falson & Associates 7 lot subdivision	Terrace Road, Freemans Reach	Non compliance with minimum area standard, effluent disposal, precedent.
8. SA13/96 Bennett Real Estate 2 lot subdivision	Bells Line of Road, Kurmond	Non compliance with minimum area standard, precedent, no SEPP 1 objection.
9. SA39/96 A Grima 2 lot subdivision	Nicholson Place, Windsor Downs	Non compliance with minimum area standard, precedent, non compliance with Windsor Downs LEP.

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10. SA44/96 Falson & Associates 2 lot subdivision	Laws Farm Road, Lower Portland	Non compliance with minimum area standard, precedent, SREP 20, lack of suitable building site.
11. SA57/96 Nightingale 2 lot subdivision	East Kurrajong Road, East Kurrajong	Non compliance with minimum area standard, ratio of depth to frontage, waste water disposal.
12. SA67/96 Falson & Associates 2 lot subdivision	Bull Ridge Road, East Kurrajong	Non compliance with minimum area standard, precedent, contrary to objectives of zoning.
13. SA68/96 Falson & Associates 7 lot subdivision	Wymarks Lane & Sackville Road, Ebenezer	Non compliance with minimum area standard, access during flooding, contrary to objectives of zoning.
14. SA77/96 Hayden 4 lot subdivision	Fairey Road, South Windsor	Non compliance with minimum area standards, location of STP, precedent.

It is recommended that Council consider this information and whether it is satisfied with the current approach to rural subdivision as expressed in the April, May and June resolutions and, secondly, whether it is satisfied with the current use of delegated authority, particularly in relation to rural subdivisions, or whether it would prefer another option such as those listed 1-8 in the report.

RECOMMENDATION:

That the information concerning subdivision policy and the use of delegated authority be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.V07

****** END OF ITEM 59 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 60

ITEM: 60 ACOUSTICAL TREATMENT - PROTECTION FROM AIRCRAFT NOISE - DWELLING HOUSE AT LOT 2 DP847288, NO. 31 STRONG PLACE, RICHMOND

FILE NUMBER: BA521/96/EVD

REPORT:

Council at its meeting of July 1996 resolved to seek input from consultants into appropriate acoustical treatments of dwelling houses in to the affected area surrounding the Richmond RAAF Base.

The investigation was as a result of inconsistencies in recommended treatments for dwellings in the A.N.E.F. area surrounding the Richmond Base. Clause 37 of Hawkesbury Local Environmental Plan 1989 requires that development for the purposes of the erection of a building within the A.N.E.F. area will have an indoor design noise level which complies with the Australian Standard AS2021.

Two acoustical reports have been obtained for noise treatment of No. 31 Strong Place, Richmond. The reports recommend various treatments to the dwelling house which have been summarised on the table attached to this report, Attachment A. - Acoustical Treatment, Strong Place, Richmond.

It is noted that the cost of the construction with suggested treatment is quite significant with the quality of noise reduction quite significant for the occupants.

Also included in the table are acoustical treatments for other developments in the Strong Place and Francis Street area.

The comparisons of treatments shown on the table of acoustical treatments is quite varied. The main variations are in the treatment of ceiling and roof areas and whether ventilation or airconditioning is recommended so that there are no openings.

The main purpose of the development standard is to protect the amenity of the residents by protection measures for indoor noise from aircraft movements. It has been demonstrated that this can be achieved in various methods, which have significant cost variances.

The option is for the resident to accept one noise treatment with the knowledge of its limitations. The methods of treatment are quite different and it is difficult to give an assessment of which treatment should be used.

It is recommended that some form of roof/ceiling treatment, window and door treatment take place with an option for air-conditioning.

Finally, it is recommended that Council seek comment from the RAAF on the suitability of the current A.N.E.F. noise levels and the area of coverage with a view to reviewing the indoor design noise levels.

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RECOMMENDATION:

1. The applicant (No. 31 Strong Place) be advised that the option is to accept one noise treatment as suggested, with measures of roof/ceiling treatment, window and door treatment and an option for air-conditioning.
2. Council seek comment from the RAAF on the suitability of the current A.N.E.F. noise levels and the area of coverage with a view to reviewing the indoor design noise levels.

ATTACHMENTS:

AT-1 Suggested Acoustical Treatment - Strong Place, Richmond

FN:ORA08NBX.V10

****** END OF ITEM 60 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 61

ITEM: 61 DRAFT STATE ENVIRONMENTAL PLANNING POLICY - METROPOLITAN RESIDENTIAL DEVELOPMENT AND NSW CODE: A DRAFT GUIDE TO PERFORMANCE CODES FOR MULTI-UNIT HOUSING

FILE NUMBER: GT190/003/EVD

REPORT:

In May 1995 the NSW State Government revoked relevant State Environmental Planning Policies (SEPPs) and Regional Environmental Planning Policies which permitted townhouse and villa development and the subdivision of dual occupancies in urban areas.

The NSW Government then instructed all local councils in the Greater Metropolitan Area (GMR) to prepare and implement their own residential development strategies which identify areas suitable for urban consolidation and encourage responsive design of such development.

The Department of Urban Affairs and Planning has now released the draft Metropolitan Residential Development SEPP. The aim of the SEPP is to streamline the existing planning controls by replacing SEPP No. 12 - Public Housing, SEPP No. 20 - Minimum Standards for Residential Flat Development, SEPP No. 25 - Residential Allotment Sizes and SREP No. 12 - Dual Occupancy. The draft SEPP will apply to those local government areas that:

- are in the Greater Metropolitan Region, and
- do not have an endorsed residential strategy in place

Note: Council is currently preparing a residential strategy and Council previously sought exemption to the urban consolidation provisions with no response from the Department of Urban Affairs and Planning.

The draft SEPP will permit the following range of developments at various locations:

- integrated housing development in urban release areas identified in the relevant 'Urban Development Programs'
- rezoning of specific sites or areas for more housing
- dual occupancy (the draft SEPP does not permit subdivision of dual occupancies)

The Minister for Urban Affairs, through the SEPP, has authority to identify and rezone specific sites or areas for residential development.

If a site is identified for redevelopment the local council will be given the following opportunities to be involved in the process:

- council will be requested to assist in initial investigations into a potential site by providing detailed information about the site or area.

- council will be given an opportunity to amend its own local planning instrument to allow multi-unit housing on the site or area.
- if council chooses not to amend its instrument, the council will be consulted when a decision is made to proceed with inclusion of the site/area in the SEPP.
- when a site or area has been added to the SEPP, the council will remain the consent authority for any development application made for multi-unit housing on the site or area.

One of the main objectives of the draft SEPP is to establish a process that encourages good design. To achieve this an applicant must provide Council with a site analysis and give adequate consideration to streetscape, visual and acoustic privacy, access to sunlight, stormwater collection, personal and property security, and user accessibility to public transport and local facilities.

The site analysis to be undertaken is very detailed and could in some cases require the applicant to provide information relating to micro climates and significant noise sources, views to and from the site, identification of previous uses and any contaminated soils or filled areas, prevailing winds and directions and distances to local shops, schools, public transport, parks and community facilities.

To accompany the draft SEPP, the Department of Urban Affairs and Planning has released the NSW Code: A draft guide to performance codes for multi-unit housing.

The code is a performance based code derived from AMCORD: A National Resource Document for Residential Development.

Performance codes do not apply rigid standards to development. They focus on the end result and issues that need to be considered to achieve that result. It is argued that this approach is more flexible as it allows designers to produce various design solutions to gain the desired outcome.

The model code applied to development of multi-unit housing under 12 metres in height. This covers all forms of low-medium rise housing including dual occupancy, terrace houses, villas, townhouses, cluster housing, integrated housing and low rise residential flat buildings.

The code contains eight (8) design elements, namely:

- streetscape
- energy efficiency
- bulk and scale
- privacy and security
- site access and circulation
- waste management
- open space and landscaping
- site facilities

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Each design element contains objectives, performance criteria and design suggestions.

DUAP has encouraged councils to adopt or modify the model code and suggests councils do this when implementing their residential development strategies.

Both the draft SEPP - Metropolitan Residential Development and NSW Code: A draft guide to performance codes for multi-unit housing are on public exhibition until 8 November 1996.

RECOMMENDATION:

1. Council make a submission to seek exemption to the provisions of the draft SEPP - Metropolitan Residential Development on the basis of increased housing densities is already permissible within the residential zones of the city.
2. Council proceed with its Residential Development Strategy to investigate areas of potential for increased housing density and incorporate this in its submission.
3. Council resolve to investigate to amend its Residential Development Control Plan into one Residential Code along similar lines to that proposed by DUAP.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.V12

****** END OF ITEM 61 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 62

ITEM: 62 PROPOSED TOURIST DEVELOPMENT - LOT 1 DP 75788 - 561 LAWS FARM ROAD, LOWER PORTLAND.

FILE NUMBER: DA0173/96PT01; P1202/120EVD

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.

REPORT:

Council has received a proposal for a tourist facility on the land comprising as follows:

- ". *a village accommodation base incorporating cabins and motel units of varying configurations.*
- . *upgrading of existing homesteads to provide reception areas, games room etc.*
- . *construction of recreational facilities, including restaurants, swimming pools, tennis courts etc.*
- . *enhancing and upgrading of existing turf farm.*
- . *utilisation of existing dwellings for manager and staff accommodation.*

It is proposed to develop the site on a community title basis with an environmental awareness theme. The accommodation cabins will be available as private holiday accommodation with outright ownership by individuals and/or corporate entities. Other accommodation units may be retained in ownership by the development company and leased out for various periods.

We are aware that the development is not to be a subterfuge for normal permanent housing and in this respect there would be controlling laws written into the community title governing the site and which would be required to be to Council's satisfaction.

We have undertaken a preliminary assessment only of the application at this stage. As indicated this is because there needs to be some confidence of Council's support of the principle of the proposal prior to expending funds on the significant further documentation that is required for a project of this nature..."

The property is approximately opposite the Dargle Ski Resort.

The proposal is a concept plan and includes a 30 unit "motel style" lodge, 30 clustered cottages at the foot of the timbered slope, restaurant and other accommodation in the existing "Windsbury Lodge", and associated recreational activities including tennis courts and a golf driving range and practice fairway.

It is also proposed to enhance and regenerate vegetation along existing creek lines and across the site generally.

There is insufficient information to consider the proposal as a development application and under the Environmental Planning and Assessment Regulations, it needs to be accompanied by an Environmental Impact Statement given that it is designated development as it will involve a sewage system which will release or reuse more than 20 persons equivalent capacity per day of sewage in or within 100 metres of an environmentally sensitive area and also on a floodplain.

Therefore, Council can only provide advice to the applicant as to whether there is some potential for approval or not.

Scenic Quality

The scenic quality report within the Draft Sydney Regional Environmental Plan No.20 identifies the site as having regional significance. Unlike other sections of river in this area, there is no clutter of caravans along this section of bank, and it currently comprises cleared land generally on the floodplain and a well timbered and steep sloping area away from the river.

The proposed motel and hillside cottages are located towards the base of the timbered hill and just above the existing access road. Whilst the conceptual plan indicates clusters of five units close to the road, it is not recommended that the units be "double banked" up the slope but rather they be set just within the existing tree line to provide screening and in clusters.

Units can also be located on the cleared knoll at the bend in the road provided screening is provided between the unit and the river.

In these circumstances and subject to appropriate design features, e.g., no cut and fill, it is not considered that the development will compromise the scenic quality of this section of the river.

Flooding

The 1:100 year flood level for the site varies between 10 metres upstream and 9.6 metres downstream.

The proposed motel and hillside lodges are located close to or above 20 metres AHD and therefore above the 1% level. The existing Windsbury Lodge is flood liable, however, the concept plan suggests that the facilities will be based upon the existing building with no new habitable floor space.

Approximately half of the land is currently used as a turf farm and ample opportunity would seem to exist for the disposal of treated effluent.

Access

Some upgrading of Laws Farm Road will be required for the proposed development. It is not considered that the standard of the road is such to withhold development consent. The necessary upgrading could be appropriately conditioned on any development consent.

Requirement for an Environmental Impact Statement

As discussed, the application needs to be supported by an Environmental Impact Statement as it involves the disposal of effluent on a floodplain and also within an environmental protection area.

The EIS will need to assess all of the environmental impacts of the proposed development and not just effluent disposal.

Conclusion

The concept plan for the proposal does have merit.

The landscape features of the point will be essentially unchanged with, perhaps, the most significant new structure being the proposed river view lodges which provide 30 units of motel style accommodation. However, these are set well back from the river and just below the existing access road.

The applicant should be advised that the concept plan is feasible and that an Environmental Impact Statement will be required to enable determination of the application.

RECOMMENDATION:

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

ATTACHMENTS:

AT-1 Concept plan

FN:ORA08NBX.V14

****** END OF ITEM 62 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 63

ITEM: 63 WEEKEND PRAYER FESTIVAL CATERING FOR 300 (MAXIMUM) -
HINDU SOCIETY OF NSW - LOT 1 DP793564 - NO 633 BLAXLAND
RIDGE ROAD, EAST KURRAJONG

FILE NUMBER: DA191/96 and P209/465/EVD

Applicant: Hindu Society of NSW Inc.
Applicants Reps: None
Owner: As above
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 5.62 hectares
Zone: Rural 1(c1)
Advertising: Fourteen (14) days, close 18 September 1996
Date Received: 16 August 1996

Key Issues:

- Lack of details and plans with application
- Insufficient area to conduct event
- Possible bushfire risk
- Impact on adjoining residence
- Submissions received

Action:

Recommend for refusal

REPORT:

The Hindu Society propose to hold a prayer festival on one weekend annually (two days). This year it is proposed to be held on 19 and 20 October 1996. Parking for 50 vehicles is proposed on an existing grassed area. A formal sealed carpark area will be submitted in a future Development Concept Plan. No additional buildings are proposed as part of this festival application.

Additional accommodation and servicing will be provided as temporary rental facilities.

Statutory Considerations

- The land is zoned Rural 1(c1) under the Hawkesbury LEP 1989 and pursuant to this zoning "Places of Public Worship" or "Community Facilities" are permissible uses with Council consent.

- Clause 21 "Danger of Bushfire" relates to this rural allotment. The site is within a High Fire Area and the proposal provides for various fires as part of festivities. October is generally a warm to hot month and the potential for a fire hazard eventually would be high.
- Objectives of Rural 1(c1) are not complied with in regards to maintaining a rural residential character and restricting traffic generating land uses.

Policy Considerations

Council has no policy for the establishment of religious retreats or staging of festivals and hence policy considerations are carried out under Section 90 of the Environmental Planning and Assessment Act 1979. The relevant matters under Section 90 are as follows:

- 90(1)(b) Impact on Environment:
The proposed use, potentially, may impact on the neighbourhood with regards to traffic generation, noise, litter and property security. These impacts are of a very limited duration, being two days per year. The issues will be discussed further as part of this assessment.
- 90(1)(c) Effect on Scenic Quality of Environment:
The Festival is for one weekend per year with no permanent structures being put in place. Hence no permanent impact on the scenic quality will result.
- 90(1)(e) Character, Shape, Appearance of Development:
The proposal is to utilise the property in its current form and to provide/rent temporary accommodation (tents etc.) and Portaloos for the Festival weekend. The majority of festival activities will take place on existing limited cleared areas of the property, which is approximately 4,000-5,000m² and slopes towards the adjoining residence.
- 90(1)(g) Whether Land is Unsuitable due to Flooding, Bushfire:
The land is a large rural holding with the area for use clear of flooding. The site is heavily wooded and the applicant acknowledges the potential for bushfire. A training program is proposed for a portion of the Society membership to fight bushfires and this has been referred to Council's Bush Fire Control/Prevention Officer. The Festival includes the lighting of holy fires, firewalking and use of hot oil.
- 90(1)(h) Relationship to Adjoining Development:
The site adjoins rural residential properties and there may be a likelihood of noise impacts on these residences during the Festival. The nearest residence is approximately 200 metres to the south.

- 90(1)(j) Traffic General of Development:
The proposal recommends an informal carparking arrangement for 50 vehicles on the level cleared area of the site, which provides for the 150-300 visitors projected for the two-day event. On average 150 visitors per day are expected. This carparking arrangement should be adequate for an annual event of such limited duration. This level of attendance should generate in the range of 150-200 vehicle movements daily which can be adequately catered for by Blaxland Ridge Road, being a designated Main Road. It is questionable however whether the carparking can be catered for adequately on site, considering the need for areas to accommodate marquees, portable toilets and other structures associated with the Festival. Such facilities would normally be required to be placed in secure, level areas, which on this site would be the cleared proposed carpark area.
- 90(1)(m1) Potential for Soil Erosion:
Due to the nature and slope of the site and the numbers of patrons to attend festivities, it is possible that some soil erosion will result in this locality.
- 90(o) Existing and Likely future Amenity:
The property and surrounding area is characterised by a bushland setting with small cleared areas along the ridgelines holding dwellings.
- 90(q) Circumstances of the Case:
Council has previously taken legal action with respect to unauthorised landfill of waste material on this property.
- 90(r) The Public Interest:
The development proposal is considered to be unsuitable for this particular site, considering the nature of the site, the proximity to adjoining properties and the Society's long term ideals for the site. It is the Society's intention to seek to erect a temple on the site to formalise the Society's presence and to accommodate the Festival activities. No plans of this concept have been submitted to Council.

Public Submissions

At the close of the exhibition period 20 formal objections to the development had been lodged with Council. These objections were generated by residents in close proximity to the subject land and the reasons for objection are summarised as follows:

- Potential for bush fire hazard;
- Noise generated due to site topography and no hours of operation;
- Lack of adequate carparking;
- Potential for trespassing on adjoining lands;
- Sewerage servicing will be inadequate;
- Noise and traffic will adversely affect surrounding wildlife;
- Development will impact on bushland views;
- Vegetation destruction due to campers/patrons;
- Ground rubbish generated by Festival;
- Possible depreciation in land values; and

- Two prayer meetings have been held without consent.

The majority of the issues raised above have been previously addressed, however it is clear that the local residents have valid concerns for the subject land's sustainability of a development of this nature.

Planning Comment

Due consideration of the community benefit associated with a community based use such as is proposed has been made, however it is considered that the proposed development is unacceptable on this particular site for the following reasons:

1. The topography of the land is not suitable for the staging of a major annual festival due to slope and possible instability of this slope;
2. Insufficient information has been provided by the Society in relation to location plan for Festival activities, provision for carparking and facilities. No plans were submitted as part of the development application;
3. The site is in a moderate to high Bush Fire Hazard area with steeply sloping land down to Wheeny Creek. There is great potential for a fire hazard to occur and also the possibility of isolation on the slopes during fire;
4. The usable portion of the land is basically restricted to an area of lesser slope and clearing near the road of some 4000 to 5000m² in area. This appears to be insufficient to adequately cater for on-site carparking/manoeuvring and Festival activities for 150 people daily. A significantly more detailed plan layout would be required to illustrate how the activities could operate appropriately;
5. Local residents have indicated that committee/prayer meetings have been held on site and amenity problems have resulted from these smaller scale functions. This activity also requires Council Development Consent and no approvals have been issued;
6. Noise generation, due to chanting, drums, singing and other music, during both night and day, is likely to cause amenity problems due to the amphitheatre nature of the land in this locality. Hence noise would be held in and amplified and this has been confirmed via local resident objections; and
7. The nature of site and locality will make it difficult for organisers to control the actions of festival goers who may wander onto adjoining lands and National Park as well as down the steeper portions of site. This can result in degradation of these areas and habitats as well as place their patrons in unfamiliar environments.

RECOMMENDATION:

It is recommended that Council resolve to refuse Development Application No. 191/96 for the staging of a weekend prayer festival on Lot 1 in DP793564, being No. 633 Blaxland Ridge Road, East Kurrajong for the following reasons:

1. The proposal is not consistent with objectives (a), (d) and (e) of the Rural 1(c1) Zone under Hawkesbury Local Environmental Plan 1989.
2. The use is unacceptable under Section 90 of the Environmental Planning and Assessment Act 1979 by reason of impact on adjoining properties.
3. The land is a moderate to high fire bushfire locality and no details have been provided on fire management controls to be implemented as part of the site operations.
4. Insufficient information has been lodged for a proper assessment of the proposal under the Environmental Planning and Assessment Act 1979.
5. The proposed development is considered to be incompatible with the topography, vegetation and slope of the site and the cleared area of land is considered to be of insufficient size to cater for the expected people at the event.
6. The proposed development is not considered to be in the public interest having regard to the potential impacts on adjoining properties.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.V15

****** END OF ITEM 63 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 64

ITEM: 64 PROPOSED EXTENSION OF EXISTING NON-PUTRESCIBLE
(DEMOLITION MATERIAL) LANDFILL - 36 CORNWALLIS ROAD,
WINDSOR.

FILE NUMBER: DA0205/96PT01/EVD

Applicant: T Allen
Applicants Reps: None advised
Owner: Mr T J Allen
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 11.67 hectares
Zone: Environmental Protection Scenic 7(d1)
Advertising: As it is for a time-limited extension to an existing landfill, none was undertaken.
Date Received: 30 August 1996

Key Issues:

- , Availability of land for the disposal of demolition material
- , Control of the types of material deposited
- , River dynamics - erosion, changes in flood levels

Action:

That the application be approved subject to conditions.

REPORT:

An unauthorised excavation and the disposal of demolition material on this land was reported to Council's meeting on 3 September 1996. It was resolved that:

"Council not take any legal action against Mr Allen pending determination of a development application for the proposed landfill on Lot 81. Further that Mr Allen be provided with a period of two weeks to submit an acceptable development application from the date of this meeting and that application be reported to Council for determination."

An acceptable development application plan has now been lodged which indicates that the volume of demolition material required to fill the excavation is 8,555m³ with approximately 5,000m³ of clay and topsoil to be spread across the cell following completion of the landfill. The cross-section provided indicates no significant change in the finished levels from the levels existing prior to the excavation.

The application was referred to the Department of Land and Water Conservation, the Environment Protection Authority and the Hawkesbury/Nepean Catchment Management Trust for comment but at the date of drafting this report no responses had been received.

The existing excavation is approximately 20 metres beyond the high bank of the Hawkesbury River and is on an adjoining lot to a large excavation and landfill site which has recently been completed and levelled off.

In support of the application, the applicant has written as follows:

"I have almost completed these works at my property. I did not realise that I needed another development application as I was under the impression my works to restore the areas in question were all part of one.

My EPA Licence was to expire on 1 October 1996 and I had intended to complete all earthworks by that date.

Council has stopped my works until I submit a DA. My EPA Licence has now been extended until December 1996.

I have attached a rough plan, a surveyor is at present drawing up the true to scale plan, which I will produce on completion.

Council are the only adjoining property for notice of advertising of the development."

Statutory Provisions

The deposition of non putrescible landfill on the floodplain is designated development under the Environmental Planning and Assessment Regulations, 1994. However, Part 2 of the regulations provides that development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (i.e., the development together with the additions or alterations) compared with the existing or approved development.

In forming its opinion, Council is to consider:

the impact of the existing development having regard to factors including previous environmental management performance including compliance with conditions, rehabilitation or restoration of any disturbed land, the likely impact of the proposed alterations or additions having regard to factors including scale, character or nature of the proposal, existing vegetation, air, noise and water quality, the degree to which the potential environmental impacts can be predicted with adequate certainty, the capacity of the receiving environment to accommodate changes in environmental impacts, proposals to mitigate the environmental impacts and proposals to facilitate compliance with standards.

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In considering whether the development involves alterations or additions to existing development where it does not significantly increase the environmental impacts, it is useful to compare the proposed extended landfill with the existing approved landfill. The volume of non putrescible landfill nominated in the 1991 application was 30,500 cubic metres. Therefore the current excavation is approximately 25% of the previous and now completed landfill.

In terms of compliance with conditions in the previous approval, the following observations are made:-

13 August 1991	Consent issued for landfill/reshaping of river bank subject to conditions.
30 March 1993	Complaint made concerning the loading of bogey trucks by a track excavator 500 metres north of the concrete bridge at Cornwallis.
5 April 1993	Letter to Mr T Allen noting that the removal of material from the approved landfill site is continuing contrary to previous direction. Advised to cease any form of material removal from the site and stock pile excavated material onsite and not near the office.
3 May 1993	There was a fire in the landfill with attendance by the EPA, Council and the Fire Brigade. It appeared that some tyres, building rubbish (timber), etc., mattresses and other debris had caught on fire. Complaint about soil being sold from the site.
25 May 1993	Letter to complainant advising Council had been unable to validate allegations of soil removal for sale.
2 June 1993	Complaint about rubbish blowing onto the banks and into the Hawkesbury River. Investigation determined that there was no significant problem.
5 July 1993	Council staff issue a direction to a truck driver not to remove soil from the property.
19 October 1993	File note indicating plastic, wood, paper and tree debris had been dropped into the landfill contrary to instructions from the EPA. The EPA had directed that all material was to be of an inert nature;
26 October 1993	concrete, brick, tile, soil, etc; and that no plastic, paper, timber or tree residue was to be received. Direction given to cover a substantial amount of soft fill material.
5 May 1994	

Whilst there were a number of instances where Council responded to objections, given the scale of the operation and the differing requirements on the EPA licence and Council consent, the landfill generally

proceeded satisfactorily and a recent inspection indicated that there had been satisfactory rehabilitation.

Availability of land for disposal of demolition material

The disposal of non putrescible material (mainly demolition material) is a growing issue in waste management in Sydney and it would seem that the City of Hawkesbury is currently acting as a receptacle for demolition material from Sydney generally. Unfortunately, unless Council was to own and operate an additional landfill for non putrescible waste, it would seem impossible to control the source of waste. Also such control may not be desirable on a regional basis.

As a matter of principle, it is considered that flood free land should be used in preference to flood liable land for such landfill activities.

There are additional environmental risks with the use of the floodplain for landfill activities. By their nature, there are increased risks of ground water contamination through relatively higher water tables and inundation in times of flooding. Although, not applicable in this circumstance, there is also the potential for such landfill sites to be used as a base for achieving a development potential which did not exist prior to the landfill.

The floodplain is also a relatively dynamic land form with the Hawkesbury River consistently migrating across its breadth. The landfill conducted on Lot 2 and proposed for Lot 81 will not alter the erosive characteristics of the river.

Given the relatively minor addition to the existing development and the short time-frame involved, the proposed landfill should not be refused on this basis. However, the applicant should be advised that the Council will not support any further non putrescible landfills on the existing turf farm.

Control of type of material deposited

Inevitably there are problems in the control of the type of material deposited at these landfills. Loads are often unsorted and, despite the best endeavours of the operator, there may be soft material such as plastic and trees beneath inert materials such as brick and concrete. There is also no guarantees that the landfill deposited is not free of contaminates such as heavy metals. For example, some or all of a load may be derived from contaminated sites.

The matter can only be conditioned appropriately and, in this respect, the conditions include a requirement that the wastes received onsite be restricted to naturally occurring material and demolition wastes, including only inert hard fill type demolition wastes such as brickbats, mortar, concrete, bitumen, glass, ceramics and roofing tiles, excluding any type of asbestos wastes, chemically contaminated material and any other wastes of any nature which may result in long term soil contamination.

River dynamics

As discussed, it is not considered that the floodplain is an appropriate receptacle for wastes either putrescible or non putrescible. In an endeavour to minimise the potential for surface water and ground water contamination, such landfill operations should be conducted above the floodplain.

Conclusion

Given the satisfactory completion of the landfill on the adjoining Lot 2 and the relatively minor nature of the proposed landfill compared to the completed work, it is recommended that the application be approved subject to conditions.

RECOMMENDATION:

That the application be approved subject to the following conditions:

1. The proposed landfill is to be limited to the excavation area shown on the plan prepared by Matthew and Peter Freeburn and dated 5 September 1996.
2. The landfill is to be finished and rehabilitated in accordance with the indicative cross-section provided on the plan prepared by Matthew and Peter Freeburn dated 5 September 1996.
3. Waste received onsite shall be restricted to naturally occurring material and demolition wastes, including only inert hard fill type demolition wastes such as brickbats, mortar, concrete, bitumen, glass, ceramics and roofing tiles, excluding any type of asbestos wastes, chemically contaminated material and any other wastes of any nature without the prior written approval of Council.

The above exclusions include liquid wastes, radio-active wastes, any inflammable liquid or material derived from petroleum, any sludge or material being the refuse from any industrial process, any material containing heavy metals, pesticides or weedicides or poison and soluble acid or alkali or acidic or basic compound.

4. The landfill including restoration of the site is to be completed by 31 March 1997.
5. Payment of a Section 94 contribution of \$10,266 (ten thousand two hundred and sixty six) at the rate of 60 (sixty) cents per cubic metre for 17,110 (seventeen thousand one hundred and ten) cubic metres being the volume of clay removed to create the void and the volume of landfill to fill the void. This is to be paid in a lump sum prior to the recommencement of filling operations.
6. All landfill is to be tracked-rolled to ensure adequate compaction and reduce the possibility of scour by floods.

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7. Compliance with the requirements of the Environment Protection Authority of New South Wales.
8. The landfill operation shall not take place on the land except between 7.00 am and 4.00 pm Monday to Friday.
9. All loaded trucks arriving at the site shall have the payload suitably covered by appropriate material to prevent spillage from the truck onto the road.
10. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads.
11. No further excavated material (subsoil, soil, topsoil) shall be removed from the site.
12. The applicant is to obtain the approval of the Department of Land and Water Conservation under the Rivers and Foreshores Improvement Act prior to any further landfill being undertaken.
13. Upon completion of the landfill, the surface is to be rehabilitated in accordance with the cross-section and to be turfed or suitably landscaped following allowance for settlement.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.V30

****** END OF ITEM 64 ******

ORDINARY MEETING

Meeting Date: 8 October 1996

Item: 65

ITEM: 65

TREE PRESERVATION ORDER - BONDS FOR TREE REMOVALS -
TRIAL REMOVAL OF TREE PRESERVATION ORDER FROM
WINDSOR, SOUTH WINDSOR AND BLIGH PARK.

FILE NUMBER:

GE020/031PT04;GT070/006PT/EVD

REPORT:

At Council's meeting in September 1995 a policy was adopted on the provision of bonds as a security against unauthorised tree removal.

For rural applications the bond was fixed at \$1,000 per hectare irrespective of the type of vegetation involved.

There has been a number of complaints from applicants about the quantum of the bond involved particularly where the vegetation to be cleared is not remnant but rather regrowth Wattle and other species.

Concern has also been expressed that, unless all trees are individually marked, the applicant is unsure as to whether they have complied with the approval or not. Where there are hundreds of trees involved, for example, in clearing regrowth Wattle it is impossible to individually mark trees.

It is agreed that unless the approval for clearing can be expressed so that it is specific to individual trees, it is not reasonable to impose any bond requirement.

The best control is for staff to more regularly inspect clearing works (perhaps every few hours), however there are inadequate resources to enable this to be undertaken.

It has been previously suggested that Council's resources for tree preservation control should be better directed towards the most significant environmental issues which is clearing in rural areas and particularly of remnant vegetation. The application of the Tree Preservation Order to urban areas is considered to be of less environmental significance generally being a concern about amenity only. In addition, in the urban areas there is often conflict with the proximity of buildings, paving, drains, etc.

As a trial, it is suggested that the Tree Preservation Order not be applied in Windsor, South Windsor and Bligh Park for a six month period. In this period any requests for tree removal will be advised that approval is not required. Statistics will be kept as to the number of requests.

RECOMMENDATION:

A. That bonds for tree removal approvals no longer be taken.

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- B. That the Tree Preservation Order not be applied on privately owned land in the urban areas of Windsor, South Windsor and Bligh Park for a trial period of 6 (six) months. Development consent for the removal of trees will be required for any property containing a heritage item under the Heritage Provisions of Hawkesbury Local Environmental Plan 1989.

Trees cannot be removed from public lands such as road reservations or footpaths by adjoining property owners, as such land is owned by Council. Therefore the trial removal of the Tree Preservation Order only applies to privately owned land.

- C. That the result of the trial be reported to Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NBX.V32

****** END OF ITEM 65 ******

ORDINARY

Section 5 **Reports for Information**

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **66**

ITEM: 66 LOCAL GOVERNMENT RECYCLING CO-OPERATIVE LTD -
NOMINATION OF DIRECTOR

FILE NUMBER: GW010/026 PT05/GMA

REPORT:

The Local Government Recycling Co-operative Ltd has invited nominations for the position of Regional Director of the Outer Metro West. The current Director is Councillor Leo Kelly of Blacktown Council. The position becomes vacant on 19 November 1996. The rules of the Co-operative require that a Director must be an elected representative of a member Council.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NCX.G02

****** END OF ITEM 66 ******

ORDINARY MEETINGMeeting Date: **8 October 1996**Item: **67**

ITEM: 67 REPORTS REQUESTED BY COUNCIL - STATUS AS AT 8 OCTOBER 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
13 Feb 96	DLEP DED	Further report on extension of adjoining areas from Fernadell Orchard to Cleary's Property in Hall Street.	Report October GPC
7 May 96	Tree Planting DAS&R	Types of trees to be planted along roadsides.	Report October GPC
11 June 96	Review Party - Sports Council DCS&F	Assessment of Sports Council's direction.	Deferred at the request of the Sports Council

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NCX.G09

****** END OF ITEM 67 ******

ORDINARY MEETING

Meeting Date: **8 October 1996**

Item: **68**

ITEM: 68 AUSTRALIAN PIONEER VILLAGE

FILE NUMBER: P283/107 PT04/CSV

REPORT:

As previously reported following the Council's decision to invite expressions of interest for the future operation/management of Australian Pioneer Village, the existing Management Committee confirmed that it would continue to manage the facility on Council's behalf for a period of six months pending final determination by Council.

A Statement of Income and Expenditure for the first three months of the current financial year being the period 1st July to 30th September, 1996, has been prepared and shows an overall operating deficit for this period in the amount of \$30,439.55. The Council may recall that earlier last year in adopting a financial strategy submitted by the Management Committee that it allowed an amount of \$7,500 in the current budget being a subsidy to the Management Committee in respect of its financial operations. As there is no other financial provision in the present budget, monies will need to be allocated to cover the additional deficit in conjunction with the quarterly financial review. At this time the Management Committee has been asked to submit a financial estimate for the 6 month period ending 31st December, 1996, so that consideration may be given to the anticipated financial for this period.

Expressions of Interest for the Village were advertised and the period for receipt of submissions closes on 11th October, 1996, following which, a further report will be submitted.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORA08NCX.C05

****** END OF ITEM 68 ******

ORDINARY

Section 6 **Reports of Committees**

Hawkesbury Cultural Committee - 26 August 1996

Minutes of the meeting of Hawkesbury Cultural Committee held on 26 August 1996, in the Committee Room, Council Chambers, Windsor, commencing at 7.45pm.

PRESENT: Prue Charlton, Jeannette Domars, Marina Ferns

APOLOGIES: Alannah Sledge, Janne Malfroy, Greg Hansell

REPORTS:

1. Prue Promotion

- C The printer was not able to deliver the brochure by the agreed date (30 August). It is now expected to be ready on Thursday 5 September.
- C Media Releases have been sent to Hawkesbury Newspapers, Artswest and The Hawkesbury Independent, which is also running a half-page ad. Streeton-specific copy and ad. have been placed with Look Magazine (NSW Art Gallery).

Further Action: Prue to place an ads. for the Twilight Concert and the Fibre Art Affair with the Gazette. Greg to draft a flyer for the Goldsmith workshop. All members to prepare mailing lists for their networks to bring to **next meeting on 9 September**. Marina suggested sending a brochure to Gail Terrasin, editor of the Tourism Network newsletter, PO Box 479 Kingswood 2747.

2. Jeannette - Twilight Concert (St Matthews Anglican Church, 4pm Sunday 29 September)

- C Jeannette brought along cassettes of the two original compositions, of which the "Hawkesbury Song" was considered the more suitable.
- C Graham Hunt has agreed to play an organ solo: Trumpet Voluntary (Jeremiah Clarke) and to accompany the combined choirs in The Harvest Song (finale).
- C The Camarthen Singers (conductor: Harry Davison) will be performing Linda Lee (music R. Vaughan-Williams, words W. Barnes), A Legend (Tchaikovsky, arranged as a carol by A. Dicks), Roses Of The South (Strauss, arranged by Roy Jeffries) and Song Of Australia (music C. Leiger, words C. J. Carlton).
- C The UWS choir (conductor Peter Nugus) will be performing Waltzing Marilda and The Rhythm Of Life.
- C The MTCS (conductor: Vino Thomas) will be performing All Things Bright And Beautiful (John Rutter) and Kurrajong Carol (words Arthur Deane, music Gordon College).

ORDINARY MEETING
Reports of Committees

- C The Richmond High Singers (conductor; William White) will be performing Simple Gifts (arr. John Leavitt), Colours Of The Wind from Pocahontas and Melodies from Les Miserables.
- C Fillers will be provided by The Gateway School Jazz Band (conductor: Mark Domars), and K. Bruce (recitation: The Hawkesbury), C. Bruce (recitation: The Camp) and V. Wilkins (recitation: The Pioneers).

Further Action: Prue to draft a program, write to the choirs to confirm arrangements, including rehearsals on 19 September and 26 September (7.30pm - 9.00) as well as 3pm on the day. Also write to Martin Lass, asking him to perform a teaser of two items before interval and 3-4 items after interval. Jeannette - check donation required by St Matthews (\$200 ?) and discuss refreshments with Ladies Guild (it was agreed that if the Committee is to pay for these, with no possibility of recovering costs, that the catering would have to be kept to \$2 a head). Marina offered to contact Brian Jones to see if he would be able to decorate the church for the agreed budget of \$200.

3. Janne & Robyn - Fibre Art Exhibition (Old St Monica's Church, Friday 4- Sunday 6 October)

- C Noni Fisher, co-owner of The Quilting Bee, has agreed to judge the show On the 3rd).
- C Some entries have already been received, although the closing date is not till 1 September.
- C Arrangements have been made to feature a selection of the Nagoya Quilts in the exhibition and to sell books about these, and to get the Bicentennial Quilt and two made for the new hospital to show as well.
- C Frames for hanging the quilts have been booked.
- C Security may prove a problem as it seems the exhibition is uninsurable (as advised by GIO). Volunteers may be required to sleep over, or the quilts may have to be taken down each evening to avoid damage and/or theft.

Further Action: recce/measure venue to see what needs doing prior to hanging, see if Noni Fisher has a photograph to be used for publicity purposes, invite Mayor Stubbs to open the exhibition and announce the winners, get quotes for catering for opening night function.

4. Greg - Goldsmith Workshop (Old St Monica's Church, Sunday 13 October).

- C Helen Goldsmith has confirmed.
- C St Monica's has been booked.

C Smith Park (Pugh's Lagoon) has been booked, though exclusive use cannot be guaranteed.

C A flyer is being prepared.

Further Action: flyer to be photocopied and distributed.

5. Prue & Greg - Streeton Centenary (Saturday 5 October)

C 1000 invitations have been printed and will be distributed by FOTHAC.

C A bus has been booked for the guided In The Steps Of The Masters tour which will depart Windsor Station at 1.15pm and The Creative Arts Centre in Fitzgerald Street at 1.30pm, arriving at Terrace Park, Freemans Reach in time for the unveiling of the sign at 3.30pm.

C A marquee has been booked and the FOTHAC organising committee will serve strawberries and cream, champagne and apple juice. FOTHAC will also be selling books and prints.

C A youth string trio has been booked for the evening function

C The guest speaker, Robin Norling, has been booked

C Catering including a mixture of hot and cold finger food is being arranged

Further Action: Prue to arrange for the hanging of photographs of Streeton sites and of a selection of paintings from the Collection. Prue to follow up the NSWAG's offer of free tickets to their Streeton exhibition.

6. Robyn - Weekend Packages.

Andrea Chandler-Joyce at Tourism Hawkesbury has offered to take enquiries about weekend packages. (The number is being printed in the brochure)

7. Johneen - Film night (Thursday 10 October, UWS-Hawkesbury Memorial Hall).

No further information (Johneen has been unwell).

8. Michelle Nichols (local studies librarian) - History & Heritage (Library Display).

Panels and display case are booked from 1/10 to 14/10. As well as archival photographs, Michelle has organised to borrow various items, including a plough and a barrel, from the Museum.

Further Action: Prue to arrange for the pick up and delivery of items from the Museum.

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9. Peta - Dance Event (Sunday 13 October 2 - 4pm, Richmond School Of Arts).

Margaret Pacitti of the Happy Days Dance School has been booked for a fee of \$50.00. The School Of Arts has been booked for a fee of \$24.

10. Marina - Writers Workshop.

No further information.

11. Prue & Alannah - Open Garden 5-6 October 10am - 4.30pm at Venetiaville, Lower Portland.

The Open Garden scheme have supplied us with particulars re the above to be included in the brochure.

CORRESPONDENCE:

Nil

NEXT MEETING:

Monday 9 September 7.30pm.

As this is the last meeting before the event gets underway with the Twilight Concert on Sunday 29 September, all members are urged to attend.

The meeting closed at 9.30pm.

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

Local Business Development Advisory Committee - 30 August 1996

Minutes of the Meeting of the Local Business Development Advisory Committee of the Hawkesbury Local Economic Development Board held at the Oasis Restaurant, George Street, Windsor, on Friday 30 August 1996, commencing at 7.40am.

PRESENT: Mr Don Shaddick (Chairperson); Mr Laurie McGowan; Ms Susan Orth; Ms Andrea Chandler-Joyce; Ms Denise Hewetson; Mr Brian Keegan; Mr John Todd and Mr Craig Dalli.

APOLOGIES: Mr Paul Clarke and Mr Harry Khouri.

BUSINESS ARISING:

1. Aussie Host Program

Mr John Todd confirmed that the Hawkesbury Business Enterprise Centre is now an agent for the Aussie Host Program and suggested that at this stage, the Program will be conducted monthly in both the Hawkesbury and Penrith areas, with the first Hawkesbury Program to be held at the Meroo Conference Centre on 16 September 1996.

Aussie Host is a low cost, short duration, high impact customer service training program which creates an awareness of the importance of good service to the whole community. Penrith and Hawkesbury Business Enterprise Centres aim to assist local businesses in getting a competitive edge in customer service, especially as we move towards the 2000 Olympics. Company's are able to send individual staff members to scheduled one-day programs or alternatively an Aussie Host Leader can conduct the Program in-house with a group of 20 participants or more, either on a one day basis or two half day sessions.

Delegates on this Committee, and in particular the Chamber of Commerce representatives are asked to assist with the promotion and awareness of the Aussie Host Program being available in the Hawkesbury area again.

2. Hawkesbury Business Forum

Mr Craig Dalli advised that the Working Party organising the Forum recently met to discuss the detail and arrangements for the evening. The Forum will be held at Hawkesbury Sporting Club, North Richmond, on Wednesday 25 September 1996, and commencing at 7.00pm. Supporting organisations include:-

- ! Tourism Hawkesbury;
- ! UWS - Hawkesbury;
- ! Richmond TAFE;
- ! Australian Business Chamber (who are also contributing \$300 towards the evening);
- ! Hawkesbury City Business Enterprise Centre;

! Windsor, Richmond and North Richmond Chambers of Commerce; and
! 2WS.

Representatives from those organisations will speak for about 5 minutes on what they have to offer small business in the area and following that the special guest speaker Mr Bob Hince will address the Forum for about an hour on an informative and entertaining message for business people. Following Mr Hince's presentation, 5 concurrent syndicate sessions will be held over a period of about ½ an hour. Subjects include education and training, business promotion and marketing, business planning, superannuation and tax, employment and industrial relations.

It was agreed that Mr Tony Mossfield be approached with a view to being the MC for the evening and 2WS are also to be invited to discuss a joint advertising approach for Hawkesbury businesses. It was pointed out that the Board is being approached to cover the balance of costs for the Forum and the Chambers of Commerce have been requested to consider jointly sponsoring the guest speaker whose costs are \$275. It is expected the overall cost of the evening will be in the order of \$1,000 which includes a light supper to be provided at the end of the evening, the guest speaker, MC stationery and photocopying costs, with Hawkesbury Sporting Club providing the venue at no cost. Note: Mr Tony Mossfield has agreed to MC the Forum at a rate of \$200.

3. Business Data Base

Mr Dalli advised that advice has been received from Paul Clarke from the University that he was unable to secure any marketing students to undertake the development of a business data base for the Hawkesbury area on behalf of the Board. It was also noted that information on registered businesses only could be acquired from the Department of Business and Consumer Affairs for a cost of about \$4,000 and that the data base of the Yellow Pages could be accessed via the Internet and at present is not available on disc for purchase.

In view of the difficulties in initially developing the data base and the subsequent maintaining of an up to date data base, it was decided that the project not be pursued at this stage. However, any ideas to initiate the project, should be introduced to the Committee.

4. Promotion of Businesses

Material was provided from 2WS seeking to initiate a joint promotion of businesses in the area. It was acknowledged that many local businesses are concerned as to the value of the various forms of advertising medium they invest in and accordingly, it was suggested that 2WS be invited to address the Business Forum in regard to their proposed advertising package and to advise the extent of coverage they believe exists in the Hawkesbury area for their Station.

ORDINARY MEETING
Reports of Committees

NEXT MEETING:

The next meeting has been schedule for Friday 27 September 1996, at the Oasis Restaurant, George Street, Windsor, and commencing at 7.30am. It is noted that at this stage, no meeting will be scheduled for October.

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

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

Friends of the Hawkesbury Art Collection - 5 September 1996

Minutes of the Meeting of the Friends of the Hawkesbury Art Collection held in the Committee Room, Council Chambers, Windsor, on Thursday, 5 September 1996

PRESENT: Councillor R Stubbs (Chair), Ms P Charlton, Mrs E Colquhoun, Mr B Jones, Mr S Neave, Mrs Y West, Mrs R Aldrich, Mrs L Wood.

APOLOGIES: Mr T. Thorpe, Mrs J Brownlie, Mr G Hansell, Mrs M Rea.

PREVIOUS MINUTES:

Resolved on the motion of: Mrs Colquhoun, Seconded: Mrs Wood that the previous minutes be adopted

BUSINESS ARISING:

1. Streeton Centenary Celebrations 5 October.

The sub-committee reported that everything is on track with regard to the daytime and the evening functions. Approximately 400 tickets were mailed out, in addition to those distributed via MTAS. Brian reported that he has located Oliver Streeton, grandson of Arthur, and has invited him to attend if he should be in Sydney at the time.

Further Action:

The sub-committee to continue its planning/preparations with a final report to be delivered at next meeting.

2. Engravings

It was reported that a delegation of members attended Council to show Councillors the extent and quality of Friends' purchases. The collection is temporarily housed in the Mayor's office while there are ongoing discussions about its future. Councillor Stubbs reported that the General Manager is happy to have it included as a separate item in Council's insurance policy.

Further Action:

Greg and Brian to make a list of works as a basis for further action. Enid to see whether Nigel Tully would be prepared to provide an initial evaluation.

3. Auction 29 November

Yvonne offered to donate a painting.

Further Action:

Members were asked to keep on the look-out for donations of suitable items.

4. Collection Condition Appraisal

Steve Neave has volunteered to see the process through. Extra hands would still be welcome to assist with cataloguing.

5. 1997 Exhibition

Carnival has kept several of the interested group busy. A meeting will be held after 7 September.

TREASURER'S REPORT:

1. Donations:

\$ 500.33 (\$487.70 of this will go towards the framing of all but one of our recent purchases).

2. Working A/C:

\$898.80 (\$76 of this will go towards the framing)

It was resolved on the motion of Mr Neave, seconded Mrs Wood that the Treasurer's report be received.

CORRESPONDENCE OUT:

Ms Chrissie Shaw, thanking her **and** family for donating the unbound copies of The Windsor Group.

CORRESPONDENCE IN:

MTAS newsletter

Resolved on the motion of Mrs West, seconded Mr Neave that the Correspondence be received.

GENERAL BUSINESS

1. Enid proposed a bus trip, possibly involving MTAS and Nepean Art Soc, early in the New Year.

Further Action:

Suggestions for suitable exhibitions etc. in Jan/Feb would be welcome.

2. Brian proposed that a patron be found.

Further Action:

Councillor Stubbs to make enquiries of General Manager as to a suitable patron.

The meeting closed at 9.30pm, and members adjourned to the Mayor's office to view the collection.

NEXT MEETING

Thursday 4 October at 7.30pm, Council Chambers, Windsor.

As this is the last meeting before the Streeton Centenary on 5 October, all members are urged to attend and to show their support.

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

Hawkesbury Local Economic Development Board - 6 September 1996

Minutes of the Meeting of the Hawkesbury Local Economic Development Board held in the Committee Room, Council Chambers, Windsor, on Friday 6 September 1996, commencing at 8.00am.

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

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

APOLOGIES: Group Captain M Smith and Mr B Seldon.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING:

The Minutes of the Meeting held on Friday 2 August 1996, were confirmed.

GENERAL BUSINESS:

1. Hawkesbury Business Forum

In regard to the Hawkesbury Business Forum to be held at Hawkesbury Sporting Club on Wednesday 25 September 1996, it was resolved that the Board provide funding of up to \$600 for costs associated with the Forum. It was also noted that Tourism Hawkesbury and the Chambers of Commerce may also contribute funds to the Forum.

2. Agriculture/Horticulture Technology Park

Mr Brian Lindsay provided an overview of the Concept Statement for the development of an Agriculture/Horticulture/Food Technology Park within the University's Yarramundi Paddocks.

It was subsequently resolved to support, in principle, at this stage the proposal and recommend to the Council that it become actively involved in the concept. It was also noted that this issue is to be reported within the next monthly report to the Council from the Board.

3. Traffic Management

Consideration was given to a report which outlined the top 5 major road infrastructure priorities of the Council and it was decided that the Board concern itself with priorities 1 and 5, ie. Windsor Road and Richmond By-Pass and that priorities 2, 3 and 4 which relate to traffic management issues along George Street be left to be dealt with by the Council.

It was resolved that specific attention be given to Windsor Road and that the Board present economic based arguments for the up-grade of Windsor Road, ie. the negative impact, the condition of the road has on local business, agriculture/horticulture and tourism. It was also agreed that the Board offer to the Council its support in terms of a working party and delegation to the appropriate Minister in respect of the proposal to upgrade Windsor Road.

4. Economic Prospectus

A copy of the proposed folder format for the Economic Prospectus was tabled at the meeting and the sample was generally supported, particularly the colours selected for the folder. It was suggested that the folder cover not focus on the environment and include a photo focusing on active agriculture in the Hawkesbury. It was also suggested that photos inside the folder be of locations such as Windsor Mall, Richmond RAAF, UWS - Hawkesbury, Hanna Match Group and local commerce.

It was requested that quotations be provided for the next meeting for both 1,000 and 2,000 copies of the folder and that quotes also be sought from the Hanna Match Group and UWS - Hawkesbury.

5. Water Supply for Development Within Hawkesbury Local Government Area

Considerable discussion took place in regard to concern the Board has in regard to the negative impact on the local economy as a result of the lack of access to water services in the area.

It was acknowledged that the Hawkesbury area has limited short term growth potential due to the lack of water and that a pro-active approach should be taken to overcome this problem.

It was agreed that in view of the seriousness of this problem in terms of economic growth and development for the area, the Board should conduct a Water Forum in February or March next year which addresses a number of associated issues including water management, access to water licences, provision of water services by the Council or some other body, use of potable water, etc. In this regard, Mr Paul Rasmussen is to work in with Mr Dalli in regard to developing an issues paper for the proposed Forum, for the next meeting. One suggestion was to initiate dialogue with Mr Paul Broad of Sydney Water in regard to developing some type of agreement whereby the 50 major users of water in the Hawkesbury area reduce their usage by some percentage for example 5% and as a result the savings be allocated to further developments requiring water services in the area.

In regard to the Forum, it was resolved that the issue be included within the next report to the Council and that a Press Release be drafted which identifies the problem and signals the intention to hold a Forum early next year, with a view to seeking interest in same. It was also suggested that the top 50 water users in the area be involved in the process.

6. Town Planning - Strategic Works Program

Consideration was given to a report that was recently adopted by Council which resolved to support, in principle, a greater priority being given to strategic planning (within the existing budgetary constraints), and for the Council to receive a report on a priority list of studies that need to be undertaken along with resourcing and timing considerations.

In regard to the report, the Board resolved to advise the Council that it was concerned too greater emphasis was placed on producing more studies rather than producing strategies, which could be developed on the basis of studies previously undertaken and information already available. The Board endorsed the comments in 2.1 of the report and offered its support in preparing and implementing planning strategies proposed.

7. Airport Privatisation

It was agreed that Mr Paul Rasmussen represent the Board at the Australian Government Airport Privatisation Briefing.

8. Defence Related Opportunities for the Hawkesbury

Mr Paul Rasmussen presented a paper on Defence Related Opportunities for the Hawkesbury and in particular in regard to the Airborne Early Warning and Control System, ie. AEWK.

Concern was expressed that a number of Defence related opportunities are being missed by this area and it was decided that a delegation should be formed to approach the State Minister for Regional Development and seek support for contracts such as AEWK to be awarded to Richmond. It was agreed that prior to arranging the delegation to the Minister, we seek the support of organisations such as the North Western Sydney Regional Development Organisation, Greater Western Sydney Economic Development Board and WSROC in the delegation. It was acknowledged that these organisations need to be made aware of the catastrophic situation which could occur if the Base closes and the need to safeguard the economy against the possible consequences. Accordingly, a letter outlining the concerns and issues is to be drafted to those organisations and inviting them to a meeting to discuss their potential support prior to arranging the delegation.

9. Strategies Status Report

The information in the Strategies Status Report was received and noted and the success of the TQM Program was acknowledged. In regard to the Moratorium on Water Licences, it was noted that there was no further information available in regard to at least lifting the Moratorium on farm dams at this stage.

10. Export Awards

Councillor Calvert acknowledged the support and interest in the recent Hawkesbury Business Awards and suggested that the Board give consideration to acknowledging companies involved in exporting and import replacement.

Mr Paul Rasmussen is to investigate with Aus Industry programs available for awarding exporters and reference was made to the success the Albury/Wodonga REDO had with a similar initiative. In regard to the Business Awards, it was resolved that the Board approach the organisers to include categories for manufacturing and agriculture/horticulture.

11. Streamlining of Development Process

It was decided that the issue of streamlining the process for obtaining development approvals with Council be addressed at the next meeting and in this regard, the Council's General Manager and Director of Environment and Development are to be invited along to the meeting to discuss this key issue.

12. Major Contracts in the Area

The matter of assisting local businesses in being made aware of major contracts available in the area was discussed and it was agreed that this item be also included on the agenda for the next meeting.

NEXT MEETING:

There being no further business, the meeting concluded at 11.45am and the next meeting of the Board will be held on Friday 4 October 1996.

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

Rural Lands Committee - 16 September 1996

Minutes of the Meeting of the Rural Lands Committee held at the Council Chambers, George Street, Windsor, on 16 September 1996 commencing at 7.30 pm

PRESENT: Councillor Rex Stubbs (Mayor), Councillor Ted Books, Councillor Lorna Allan, Councillor Christine Paine, Rachelle Carritt (National Parkes and Wildlife Service), Rob Tolson (community representative), Jan Davis (REDO representative), Catherine Gillespie (Department of Urban Affairs and Planning), Barry Crockford (community representative), Bill Shields (community representative), Neil Shedden (community representative), David Mason (Department of Agriculture), Brian McKinlay (community representative), Michael Coulter, Stephen Leathley.

APOLOGIES: Ron Mason (Department of Urban Affairs and Planning)

GENERAL BUSINESS:

1. There was discussion about the title of the project and it was decided to discuss the issue following discussion of the brief.
2. There was discussion about the references to conflict in the brief and it was suggested that not enough emphasis had been placed on the significance of the conflict.
3. It was suggested that the terms "rural" and "agriculture" should not be used interchangeably as had occurred in the draft brief.
4. It was suggested that reference to development guidelines in the brief was premature and that they be deleted.
5. It was suggested that industry specific consultation rather than general community consultation would be a preferable approach to public participation.
6. New South Wales Agriculture advised that security, equity, and education are the three most important issues for agriculture.
7. It was recommended that the brief include a list of work which has already been undertaken, i.e., past studies, etc. by council and government departments and other councils.
8. It was recommended that there be an emphasis on "sustainable" agriculture and, as a consequence, it was suggested that the study could be referred to as a "Sustainable Agriculture Management Strategy".

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9. There was discussion about how comprehensive the study should be and the extent to which it should consider issues other than agriculture. It was decided that the study should only be concerned with agriculture and that the security of agriculture be a high priority. Along with the use of the term sustainable agriculture, it was recommended that the word "viable" be deleted from Objective 4 and that the term "pursuit" be changed to "land", also in Objective 4.
10. It was recommended that the committee members submit comments on the aims and objectives of the draft brief by 30 September 1996.
11. Details of the potential funding for the project under Hawkesbury/Nepean Catchment Management Trust's Operation Healing to be provided to the committee members.
12. It was resolved that staff re-draft the brief in accordance with the comments made at the meeting and that it be circulated to the committee prior to the next meeting on 30 September 1996. The meeting time was set for 7.30 pm in the Council Chambers, George Street, Windsor.

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

Local Traffic Committee - 20 September 1996

Minutes of the Meeting of the Local Traffic Committee held in the Council Chambers, Windsor, on Friday 20 September 1996, commencing at 9.30am.

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

APOLOGIES: Mr G Hatch, Department of Transport

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

MINUTES

6. The minutes of the previous meeting held on 16 August 1996 were confirmed.

BUSINESS ARISING OUT OF PREVIOUS MINUTES

7. Macquarie Street, South Windsor - Proposed Closure - Hawkesbury City Council 1341/R PT 03

QWN 5 - 19 July 1996 - Sergeant L Balk. Progress regarding closure of the short section of Macquarie Street, South Windsor between the main carriageway of Macquarie Street and Ham Street.

Deferred to this meeting pending:

- a. Investigation of alternative proposals to physical closure, including provision of a chicane in the vicinity of 342-346 Macquarie Street, South Windsor; and
- b. The Road Safety Officer liaising with the adjacent pre-school.
- c. Consultation with Mrs. Roe of 346 Macquarie Street (sole objector).

The following reports/plans were submitted:

- a. Road Safety Officer - advising that neither the pre-school nor parents would object to the intersection being closed;
- b. Plan No. 1341-24-01, providing for a distinct "T" intersection.
- c. Plan No. 1341-24-02, providing for a chicane outside No. 346 Macquarie Street, with south bound traffic flow through the chicane, leaving the remainder of the subject section of Macquarie Street two-way traffic flow; and

d. Plan No. 1341-24-04, providing for closure by physical barrier with cul-de-sac.

Issues Addressed:

Any proposal other than closure does not address the issue:

Of traffic conflict in the vicinity of the pre-school due to patrons performing three-point turns whilst south bound traffic is entering that section of Macquarie Street.

Following consultation with Mrs Roe here concerns were allayed subject to her being able to gain access to both sections of Macquarie Street from her property.

Committee's Recommendation:

That the section of Macquarie Street, South Windsor, be closed by placement of a physical barrier and appropriate landscaping in the vicinity of the northern driveway to No. 346 Macquarie Street.

8. Windsor/Bourke Streets, Richmond - Intersection Alignment - Roads and Traffic Authority 2343/R PT04, 250/R PT03

In response to Council's resolution requesting investigation of the intersection of Windsor Street, Richmond at Bourke Street due to the perception of opposing travelling lanes directed at each other, advising that the existing alignment is satisfactory.

Deferred from the last meeting pending:

- a. investigation and submission of design proposals in relation to realignment; and
- b. submission of accident history by the NSW Police Service in relation to the subject location.

Reports/Accident History Submitted

Committee's Recommendation

That the Roads and Traffic Authority be requested to:

- a. investigate marking reverse curve delineation lines on Windsor Street, Richmond through its intersection with Bourke Street; and
- b. re-mark barrier lines on both approaches of Windsor Street, Richmond to Bourke Street.

9. Stone Terrace/Bells Line of Road, Kurrajong - Traffic Conditions - Kurrajong North Public School 243R PT06 - 1104/R PT02

Advising of alleged dangerous traffic conditions at the subject intersection and suggesting several remedial avenues.

Deferred to this meeting pending:

- a. investigation of those issues raised by Kurrajong North Public School; and
- b. on-site inspection by the Committee with as a representative of Kurrajong North Public School.

Reports submitted. On-site inspection undertaken by the Committee, in conjunction with Mr C Newton, School Council, Kurrajong North Public School.

Committee's Recommendation

- a. That the following advisory signage works be undertaken:
 - i. On Bells Line of Road at 200 metres on each approach to Stone Terrace Road, a pictorial school sign incorporating advisory side street detail and distance plate be installed.
 - ii. The existing left turn advisory sign westbound on Bells Line of Road be made more acute.
- b. That a traffic dome and thirty (30) metres of broken barrier line be installed on Stone

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- c. That the pavement on the western side of Stone Terrace Road at its intersection with Bells Line of Road be widened by relocating a short section of kerb 1.5 metres back from its existing alignment;
- d. That a further report, including costings, regarding realignment of the subject intersection be prepared for the Committee's further consideration; and
- e. Mr C Newton be advised of the Committee's decisions.

10. Mileham Street, South Windsor - Traffic Conditions - Hawkesbury City Council 1352/R PT03

QWN 6 - 16 August 1996 - The Honourable Mr K Rozzoli. Advised of continuing representations regarding the traffic conditions on Mileham Street, South Windsor, south of Woods Road, and suggested relocation of existing "STOP" signs to govern Woods Road, not Mileham Street.

Deferred to this meeting pending submission of a report/design plan addressing issues raised.

Report/traffic surveys submitted.

Committee's Recommendation:

- a. Design plans of proposed treatment on Mileham Street, South Windsor on each approach to Woods Road be submitted for the Committee's consideration at its next meeting;
- b. Having regard to the high north-bound traffic flows and vehicle speeds on Mileham Street, that the Roads and Traffic Authority be requested to install, as a matter of urgency, traffic signals at the intersection of Rifle Range Road and George Street, South Windsor and a roundabout at the intersection of Colonial Drive and George Street, South Windsor; and
- c. That the results of the traffic survey be forwarded to the NSW Police Service for inclusion of Mileham Street, South Windsor, between Drummond Street and Rifle Range Road as part of that Service's routine patrol.

CORRESPONDENCE

11. Bus Zones, Windsor - Westbus - GT240/003 PT02

Following introduction of 7-day service in George and Kable Streets, Windsor requesting alteration of bus zone signage in those streets.

Report: the subject signage is currently restricted Mon-Sat, 5.00am - 7.00pm.

Committee's Recommendation:

Bus zone signage in George and Kable Streets, Windsor, be altered to "Bus Zone - 5.00am - 7.00pm".

12. Bandon Road, Vineyard - Concrete Footpath - City Rail 236/R PT02

Council resolution - 12 December 1995 refers. Investigations be initiated with City Rail regarding possible construction of footpaving on the western side of Bandon Road, Vineyard between Riverstone Railway Station and Windsor Country Village under that authority's rail network access programs for the aged.

Advising that City Rail does not operate such a program.

Committee's Recommendation:

That the information be received.

13. Old Hawkesbury Road, Vineyard - Reduction of Speed Limit - Munday/Keon 1511/R PT02

Requesting reduction of speed limit on Old Hawkesbury Road, Vineyard from 80KPH to 60KPH due to dusty conditions on unsealed section.

Committee's Recommendation:

That the Roads and Traffic Authority be requested to investigate reduction of the speed limit on the subject section of Old Hawkesbury Road, Vineyard.

14. Wombat Crossings - 1996/97 Suburban Amenity Program - Roads and Traffic Authority GT230/005 PT04

Advising of allocation of \$18,000 under the 1996/97 Suburban Amenity Program for installation of three (3) wombat crossings.

Committee's Recommendation

That wombat crossings be installed at the following locations:

- a. two on George Street, South Windsor as part of adopted proposals under the South Windsor Traffic Scheme, with all works under that scheme being installed at the same time; and
- b. the remaining wombat crossing be installed on Church Street, South Windsor at South Windsor Primary School.

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

Council resolution 13 August 1996 - investigation including costings be undertaken on formalisation of existing trial traffic management arrangements at subject intersection, including relocation of culvert.

Development consent 340/91 for construction of service station/hotel/tourist facility requires the applicant to undertake road widening/improvements to subject intersection. Plan is available at this meeting.

Committee's Recommendation:

To defer consideration of this matter to the next meeting pending clarification of the disparity between Condition No. 25 of Development Consent 341/91 and Council Resolution dated 11 May 1993, which called for the provision of a "T" intersection at the intersection of Racecourse Road with Richmond Road, Clarendon.

16. Bells Line of Road, North Richmond - Traffic Conditions - Hawkesbury City council 243/R PT068

QWN 6 - Local Traffic Committee, 21.6.96, Councillor R Searle - representations regarding traffic congestion on Bells Line of Road, North Richmond caused by conflict between cyclists and vehicles. Deferred from that meeting pending investigation and submission of report.

Report submitted to the effect that the General Traffic Amendment (Bicycle Lanes) Regulation, 1996, commencing operation on 1 July 1996, should satisfactorily resolve any conflict.

Committee's Recommendation

That the report be received.

QUESTIONS WITHOUT NOTICE

1. The Honourable K. Rozzoli, M.P. Advised of representations received from Bilpin Public School, Bells Line of Road, Bilpin regarding speed of vehicles in proximity to the school, particularly at times when children are crossing Bells Line of Road to either enter or depart from the school.

Committee's Recommendation:

To defer consideration of this matter to the next meeting.

2. Mr D Lamont Advised of progress in establishment of specialised unit within the Roads and Traffic Authority to service Local Traffic Committees.

Committee's Recommendation:

That the Roads and Traffic Authority be congratulated on proposals to establish that specialised unit.

3. Mr J Christie Enquired as to whether a wombat crossing, similar to that installed on Laurence Street, Hobartville at the shopping centre, could be installed on the Valder Avenue frontage to Hobartville Public School.

Committee's Recommendation:

That an investigation be undertaken regarding installation of a wombat crossing at the subject location.

4. Advised of the increasing incidence of speeding vehicles on Francis Street, Richmond.

Committee's Recommendation:

That further consideration of this matter be deferred pending traffic counts being undertaken.

5. Enquired as to erection of "No Stopping" regulatory signage on the eastern side of Bosworth Street, Richmond between March and Lennox Streets.

Committee's Recommendation

That further correspondence be forwarded to the Roads and Traffic Authority regarding progress in respect of this matter.

6. Mr C Daley Advised that correspondence had been received from the Roads and Traffic Authority submitting a proposal for installation of traffic signals at the intersection of Richmond Road and Macquarie Street, Windsor, including closure of Forbes Street at its intersection with Macquarie Street, and due to the urgency of the matter, a report had been submitted to and adopted by Council at its General Purpose Committee Meeting, held on 24 September 1996 in support of that proposal.

Committee's Recommendation

That action taken be endorsed

7. Advised of traffic conflict at the intersection of George Street and Fitzgerald Street, Windsor, following removal of "STOP" signs on Fitzgerald Street following construction of raised platform and installation of marked pedestrian crossings.

Committee's Recommendation

That a report be prepared for consideration at the next meeting.

8. Councillor R Searle Reported that the Roads & Traffic Authority had advised that a left-turn phase governing the Bells Line of Road - Grose Vale Road, North Richmond manoeuvre will be provided on traffic signals at that location within the near future.

Committee's Recommendation

That the information be received.

9. Enquired of The Honourable K. Rozzoli, regarding progress as to a delegation to meet with the Minister for Roads, The Honourable M. Knight, regarding several traffic management issues within the city area.

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Committee's Recommendation

Noting advice that a reply had not been received from the Honourable M. Knight, that all appropriate documentation be forwarded to the Honourable K. Rozzoli, with a view to securing that interview at the earliest opportunity.

GENERAL BUSINESS

Councillor R Searle advised that Senior Constable R. Banno had been transferred from Richmond Police Station to Mount Druitt Police Station and on behalf of the Committee and Administrative Officers servicing the Committee, expressed appreciation to Senior Constable for advice and assistance given to the Committee and wished him well in his new posting.

NEXT MEETING

The next meeting of the Local Traffic Committee will be held at 10.00am on 18 October 1996.

The meeting terminated at 1.00pm.

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

Local Traffic Committee - 30 September 1996

Minutes of the Special Meeting of the Local Traffic Committee held at the Council Chambers, Windsor on Monday 30 September 1996, commencing at 9.30am.

PRESENT: Councillor R Searle (Chairman), The Honourable K Rozzoli, M.P., Mr J Christie, Office of P Gibson M.P., Mr D Lamont, Roads and Traffic Authority, 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 M Coulter, Director of Environment and Development, Mr T Shepherd, Administrative Officer Asset Services and Recreation.

GENERAL BUSINESS:

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

Development Application for extension of Richmond Mall comprising:

- a. extension to existing Coles Supermarket;
- b. Liquorland;
- c. specialty shops;
- d. additional 51 carparking spaces

Issues Addressed

- 17. Configuration of the proposed development is depicted on Plan DA-00 Amendment B, impedes circular flow pattern within the carpark;
- 18. Increased carparking spaces achieved by reduction of aisle widths below Council's Parking Policy;
- 19. Having regard to the adjoining Paull's development, three (3) driveway entrances within fifty (50) metres of each other on Bosworth Street.
- 20. Uncertainty regarding approval to demolish heritage item on Francis Street to gain additional parking and access.

Committee's Recommendation

The Development Application not be supported due to inadequate traffic flow throughout the carpark in that lack of circular flow would force patrons on to local roads in looking for parking within the development.

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

Hawkesbury Sustainable Agriculture Development Strategy - 30 September 1996

Minutes of the Meeting of the Hawkesbury Sustainable Agriculture Development Strategy held at the Council Chambers, George Street Windsor, on 30 September 1996 commencing at 7.30pm.

PRESENT: Councillor Rex Stubbs (Mayor), Councillor Christine Paine, Councillor Lorna Allan, Jan Davis (REDO), David Mason (NSW Agriculture), Elizabeth Hanlon (HNCMT), Catherine Gillespie (DUAP), Bill Shields (community representative), Brian McKinlay (community representative), Dr Frank Kelleher (UWS-Hawkesbury), Jennifer Chant (UWS-Hawkesbury), Laurie McGowan (Richmond TAFE), Michael Coulter, Stephen Leathley, Rachel Cumming.

APOLOGIES: Councillor Ted Books, Tom Glossgoff (NSW Agriculture), Tim Glibert (EPA), Carina Gregory (NPWS), Neil Sheddon (community representative), Barry Crockford (community representative).

CONFIRMATION OF MINUTES:

The Committee resolved to adopt the minutes of the meeting held on 16 September 1996.

PRESENTATION:

1. Dr Frank Kelleher University of Western Sydney-Hawkesbury.

The University of Western Sydney-Hawkesbury is nearing completion of an agricultural study which is addressing agriculture on the fringe in three different Local Government Areas- Hawkesbury, Wollondilly and Mudgee.

One of the aims of the study is to quantify the types and spatial extent of agriculture in the LGA's as well as the value of agriculture. Using a Geographical Information System (GIS), the University has developed a land use map for the Hawkesbury which clearly identifies agricultural pursuits being undertaken. Satellite imagery has been used to obtain the initial information which was then ground truthed to ensure the maps are as accurate as possible. The study has also digitally mapped Land Capability based on the Department of Conservation and Land Management's classification (now Department of Land and Water Conservation) for the Hawkesbury.

The study is due to be completed in February 1997.

2. Mr David Mason, NSW Agriculture - "Sustainable Agriculture"

David Mason addressed the Committee on the definition of Sustainable Agriculture. He believes that the term can mean different things to different people but is basically the capacity of agriculture to meet the changing needs of the community. These changing needs include social, economic and environmental factors.

GENERAL BUSINESS:

1. Stephen Leathley went through the changes to the strategy brief.
2. It was suggested that the Committee should go through the changes to the brief but should not be expected to finalise the brief at this meeting. Stephen Leathley advised that the final brief would not be finalised tonight, however the Committee should discuss all the changes made to the brief so far. The Committee can then provide final comments to Stephen prior the next meeting.
3. Brian McKinlay suggested that the Committee should have a grasp of all the other studies that are being undertaken in relation to agriculture prior to finalising this brief.
4. It was suggested that a definition of economic sustainability should be defined in the study brief. Stephen Leathley to review this definition for the Committee's further consideration.
5. The Committee asked if it was necessary for the final brief to go back to Council. Michael Coulter advised that as Council was spending money on the study then the final brief should be seen by Council. It was suggested that the brief could go to the General Purpose Committee on 28 October 1996.
6. The Committee suggested that a representative from the North West Sector REDO address the next meeting in relation to the agricultural project being undertaken. Jan Davis advised that she was the appropriate person to do this, and will address the Committee on 14 October 1996.
7. It was suggested that the proposed Agricultural Summit be cancelled due to the brief for the sustainable agriculture development study near completion. Discussion arose in relation to the Summit. It was decided that this Committee was not the appropriate forum for this to be decided.

NEXT MEETING:

The next meeting of the Hawkesbury Sustainable Agriculture Development Strategy was set for Monday 14 October 1996 at 7.00pm in the Council Chambers, George Street, Windsor.

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

**ORDINARY
MEETING**

Meeting Filename: OR081096.BIN

END OF BUSINESS PAPER