

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

BUSINESS PAPER

DATE OF MEETING: 3 September 1996

LOCATION: Council Chambers

TIME: 7:30pm

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ORDINARY MEETING

Table of Contents

Meeting Date: 3 September 1996

Page 2

ITEM	SUBJECT	PAGE
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AGENDA

-	Prayer	
-	Apologies	
-	SECTION 1 - Minutes of Meetings	
	Ordinary Meeting - 13 August 1996	
	Mayoral Minutes	6
-	SECTION 2 - Notices of Motion	
	No Notices of Motion Were Submitted	
	No Rescission Notices Were Submitted	
-	SECTION 3 - Report of the General Purpose Committee	
21:	RETAIL CENTRE WITH BASEMENT PARKING PROPOSAL - LOT 2 RESUBDIVISION OF LOT 1 DP811602 GEORGE, BAKER & MACQUARIE STREETS, WINDSOR DA63/96/EVD	13
22:	TOURIST FACILITY - DESIGNATED DEVELOPMENT - LOT 1 DP614232 & LOT 2 DP565168 NOS. 1165-1177 BELLS LINE OF ROAD, KURRAJONG HEIGHTS DA0334/94 PT02/EVD	18
23:	OUTDOOR ADVENTURE EDUCATION PROPOSAL - LOT 2 DP581458 NO. 333 WHEELBARROW RIDGE ROAD, COLO HEIGHTS DA76/96/EVD	19
24:	DRAFT LOCAL ENVIRONMENTAL PLAN 4/95 - AMENDMENT NO. 41 - REZONING OF THE RESIDUE ALLOTMENT IN THE SUBDIVISION OF LOTS 4 & 5 DP786671, LOT 7 DP738354, LOTS 80 & 90 DP834019 & LOTS 22, 24, 26- 29, 32-41 INCLUSIVE DP17870 - "KEMSLEY DOWNS", GROSE VALE ROAD, NORTH RICHMOND LEP4/95, LEP4/96/EVD	20
25:	DRAFT REGIONAL ENVIRONMENTAL PLAN NO. 20 - HAWKESBURY- NEPEAN RIVER 1996 GT192/001 PT03/EVD	20

ORDINARY MEETING**Table of Contents****Meeting Date:** 3 September 1996**Page** 3

ITEM	SUBJECT	PAGE
26:	CLASS 1 APPEAL AGAINST COUNCIL'S DECISION - SULTANA - STOCKPIILING OF MANURE - LOT 4 DP239897 NO. 137 COMMERCIAL ROAD, VINEYARD DA154/89/EVD	21
27:	DRAFT LOCAL ENVIRONMENTAL PLAN TO CREATE 8 RURAL RESIDENTIAL ALLOTMENTS WITH AREAS BETWEEN APPROXIMATELY 6000m ² & 2.5ha & A SINGLE RESIDUE ALLOTMENT WITH AN AREA OF APPROXIMATELY 33ha - LOT 2 DP501880 NO. 242 BELLS LINE OF ROAD (K & B JOHNSTON) & LOT 18 DP793094 NO. 83 SLOPES ROAD (O MILLER) - APPLICANT: TEERMAN NEWTON PTY LTD LEP016/96 PT01/EVD	21
28:	RECYCLABLE MATERIALS COLLECTION SERVICE - SELECTION OF SERVICE TYPE & SELECTION OF TENDER GW010/017, GT020/326 PT01/EVD	21
1:	DRAINAGE EASEMENT EXTINGUISHMENT - LOTS 8 & 9, DP12710 THE TERRACE, WINDSOR P2019/140 PT1, P2019/130 PT2/ENG	22
2:	FAIREY ROAD CLOSURE 0606 PT02/ENG	22
3:	WINDSOR GOLF CLUB - ACCESS FROM MCQUADE AVENUE P1340/8 PT01/ENG	23
4:	BOWEN MOUNTAIN NATURE RESERVES MANAGEMENT STRATEGY P1205/5/ENG	23
5:	SERVICE ROAD LINK OVER INDUSTRIAL LAND BETWEEN GROVES AVENUE AND PARK ROAD, MULGRAVE P2342/90, P2342/100, P2342/105, P2342/115, P2342/120, P2342/130, P2342/135/ENG	23
6:	MONTHLY FINANCIAL STATEMENTS - JULY 1996 GF011/005 PT04/FNC	24
7:	SPONSORSHIP OF CLUSTER MUSIC FESTIVAL GF008/001 PT13/CSV	24
8:	RESCUE EXPO '97 GF008/001 PT13/CSV	24
-	SECTION 4 - Reports for Determination	

ORDINARY MEETING**Table of Contents****Meeting Date:** 3 September 1996**Page** 4

ITEM	SUBJECT	PAGE
33:	GLOSSODIA VILLAGE SHOPPING CENTRE GC283/056 PT2/CSV	28
34:	ALFRESCO DINING - GEORGE STREET AND THOMPSON SQUARE, WINDSOR GC283/134 PT1/CSV	30
35:	QUARTERLY REVIEW AS AT 30 JUNE 1996 GF4/3 PT1, A1-6/FNC	32
36:	ANNUAL STATEMENTS OF ACCOUNTS 1995/1996 GF001/001 PT3, GF001/007 PT1/FNC	33
37:	CAPITAL ASSISTANCE PROGRAM 1996/97 - DEPARTMENT OF SPORT, RECREATION & RACING GG021/172/ENG	34
38:	TENDERS - PLANT GT020/324/ENG	35
39:	DOCUMENTS FOR EXECUTION UNDER SEAL GG021/114 PT4, GC283/005, GC283/013, GC283/014, GC283/016/ENG	40
-	SECTION 5 - Reports for Information	
40:	UNAUTHORISED EXCAVATION AND DISPOSAL OF DEMOLITION MATERIAL - LOT 81 DP 63735 36 CORNWALLIS ROAD, WINDSOR P365/245/EVD	43
41:	FLOOD MITIGATION - NSW GOVERNMENT'S POSITION ON THE HAWKESBURY NEPEAN VALLEY GC180/006 PT4/EVD	45
-	SECTION 6 - Reports of Committees	
	Local Traffic Committee - 16 August 1996	47
	Heritage Advisory Committee - 21 August 1996	53
-	Questions without notice	
-	Questions From The Gallery	

******* END OF TABLE OF CONTENTS *******

ORDINARY

Mayoral Minutes

ORDINARY MEETING
Mayoral Minute

Mayoral Minutes

Ordinary Meeting - 3 September 1996

1. FUTURE OF RAAF RICHMOND P2343/5 PT02

The following is the full text of a letter to the Member for Mitchell, Mr Alan Cadman, MP from the Minister for Defence, The Hon Ian McLachlan, MP regarding the future of the RAAF Base, Richmond.

"I refer to your personal representations on behalf of Councillor (Dr) Rex Stubbs, Mayor, City of Hawkesbury concerning the future of Royal Australian Air Force (RAAF) Base Richmond.

You may not be aware that my predecessor wrote to Councillor Stubbs on 14 August 1995 noting that Richmond, along with other Air Force Bases, is subject to a current review to assess its long-term feasibility. Richmond is not alone in this assessment as most of our southern bases are subject to some form of pressure, and are considered for possible closure from time to time. No recommendations arising from the review have yet been made.

An Environmental Impact Statement is being prepared for the option of locating Sydney's second airport in the Holsworthy area. If a decision is taken to proceed at Holsworthy, there may be some ramifications for Richmond in the longer term if the new airport caused problems with general aviation flying at Bankstown Airport. Similarly, if the new airport was to proceed at Badgery's Creek, air space considerations may affect Richmond operations. Unfortunately, speculation about the future of Richmond may continue while ever the second Sydney airport is an issue.

The RAAF is not aware of any proposal to move Air Force facilities or units from Richmond to Nowra. This is not to say that movements to Nowra will never occur, but that in the overall consideration of Defence units and their locations, the movement of Richmond units further south would be unlikely. Until the current review of the airfields in the Air Force has been completed, and the recommendations of that review have been agreed, there is little more that I can say about the future of Richmond.

I enclose a letter dated 12 April 1995 from the Chief of the Air Staff, Air Marshal Les Fisher AO, to Councillor Stubbs noting that the prospect of the RAAF relocating from Richmond - if it were to happen at all - would become an issue only after 2015. Air Marshal Fisher also noted that the aerospace industry would still operate from Richmond if the Air Force was forced out. He suggested that this activity would help to ease the financial impact on the local community if the RAAF departs.

I can assure you that if any decisions affecting the future of Richmond are made as a result of the current review, Air Force Headquarters will keep the Hawkesbury City Council fully informed."

ORDINARY MEETING
Mayoral Minute

I would draw Council's attention particularly to the third paragraph regarding the implications of resolving Badgery's Creek and Bankstown and the concluding sentence *"Unfortunately, speculation about the future of Richmond may continue while ever the second Sydney airport is an issue"*.

I am pursuing the matter further following Council's consideration of my Minute to the last meeting and will keep Members advised.

Councillor Rex Stubbs
Mayor

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

ORDINARY

Section 2 **Notices of Motion**

ORDINARY MEETING
Notices of Motion

Notices of Motion

ORDINARY MEETING - 3 September 1996

No Notices of Motion Were Submitted

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

ORDINARY

Notices of Motion of Rescission

ORDINARY MEETING
Notices of Motion of Rescission

Notices of motion of Rescission

ORDINARY MEETING - 3 September 1996

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 27 August 1996, commencing at 9.30am.

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

Apologies for absence were received from Councillors W J Mackay and M E Lawson.

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Sahasrabuddhe that the Minutes of the General Purpose Committee Meeting held on the 30 July 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

21: RETAIL CENTRE WITH BASEMENT PARKING PROPOSAL - LOT 2 RESUBDIVISION OF LOT 1 DP811602 GEORGE, BAKER & MACQUARIE STREETS, WINDSOR (DA63/96/EVD)

Applicant:	Tryence Pty Ltd
Applicants Reps:	Forge Commercial Pty Ltd
Owner:	Tryence Pty Ltd
Stat. Provisions:	Hawkesbury Local Environmental Plan 1989
Area:	3182m ²
Zone:	General Business 3(a) and Proposed Road 9(b)
Advertising:	14 days to adjoining owners, one submission in support received
Date Received:	28 March 1996, amended plans received 15 July 1996

Key Issues:

- , Appearance.
- , Economic Impact.
- , Access.
- , Parking.
- , Loading and Unloading.

Action:

Approval

Mr Ray Robertson and Mr Don Knott, on behalf of the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION**A. THAT COUNCIL RESOLVE as follows:-**

1. To prepare a draft local environmental plan to rezone the proposed road Reservation 9(b) between Kable Street and Baker Street, Windsor, to:-
 - a. Special Uses 5(a) Masonic Lodge in respect of part; and
 - b. General Business 3(a) for the balance of the reservation between the area of lot to Baker Street.
2. To exercise its delegation in respect of Sections 65 and 69 of the Environmental Planning and Assessment Act 1979.
3. In view of the minor nature of the proposal, an environmental study is not required.
4. To undertake consultation, in respect of Section 62 of the Environmental Planning and Assessment Act 1979, with the Roads and Traffic Authority, Sydney Water, Integral Energy and Telstra.
5. If there are no submissions made on the exhibited plan and the final local environmental plan is substantially the same as the exhibited plan, the Council give delegated authority to the Director of Environment and Development to proceed with the plan and forward the plan to the Department of Urban Affairs and Planning for gazettal.

B. That Development Application 63/96 for a single storey retail/commercial building and associated car parking for 67 vehicles, on Lot 3, resubdivision of Lot 1 DP811602 George Street, Baker Street and Macquarie Street, Windsor, be approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan No. DA01B dated 15 July 1996 and Plan No. DA012A-DA015A dated 16 July 1996.
2. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
3. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
4. Submission of a building application, plans and specifications complying with the Building Code of Australia.

5. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
7. Provision of toilets in accordance with the requirements of the Building Code of Australia.
8. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code. Use of shops for a Refreshment Room would require lodgement of a separate development application with Council.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. Any internal or external alterations being the subject of a separate building application.
11. Application being made under the Local Government Act for the demolition of the existing building. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.
12. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
13. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
14. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times. All ingress and egress to be in a forward direction and adequately sign posted to this effect.
15. Parking shall be provided for 62 (sixty two) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.

16. (i) Payment of an amount of \$49,000 (forty nine thousand dollars) to Council being the contribution in lieu of 5 (five) car parking spaces not provided on the site based on \$9,800 (nine thousand eight hundred dollars) per space. This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to release of building approval.
- (ii) Alternatively, amended plans submitted which reduce the amount of floor space so that car parking complies with the rate of 4.5 (four point five) spaces per 100m² (one hundred) of gross leaseable floor area.

Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.

17. Provision on-site of a minimum of 3 (three) disabled car parking spaces.
18. Servicing of the shops shall only be carried out during off-peak traffic periods along Macquarie Street.
19. The provision of a clearly displayed sign at the Macquarie Street entry, stating "Service Vehicles/Tenant Parking Access ONLY".
20. Semi-trailer access to the loading dock off Macquarie Street is prohibited.
21. Access drive off Macquarie Street being clearly displayed as "Single Lane Driveway" and "No Passing".
22. The developer shall undertake an archaeological assessment of the site to determine the potential for archaeological significance. The assessment to be provided prior to the issuing of any Building Approval. Building Application conditions may, in response to this assessment, include the necessity for partial open archaeology or a watching brief and recording, during construction based on the results of the assessment.
23. Separate approval being sought for materials, finishes and colours prior to release of Building Application.
24. As part of the Building Application details of an accessible loading dock of sufficient width shall be provided adjacent to Shops 9 and 10.
25. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building approval.

26. Payment of a sewer headworks contribution to Council of \$5,184 (five thousand one hundred and eighty four dollars). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
27. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site to Baker Street.
28. The provision of conduit/ducts under new driveways to the requirements of Integral Energy, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Integral Energy.
29. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
30. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
31. Council must be consulted regarding acceptable discharge limits to the sewerage system. A Trade Waste Agreement must be entered into with Council prior to discharge of trade waste from the premises. A Trade Waste Agreement Application must be submitted and assessed prior to the issue of the building approval.
32. The sewer line located under the proposed building is to be excavated, renewed as necessary and concrete encased to the requirements of the Director of Asset Services and Recreation.
33. A new sewer manhole is to be constructed on the existing sewer line immediately to the south of the proposed shops.
34. The reconstruction of the footway area fronting Baker Street with brick paving to match that existing in the George Street Mall.
35. The reconstruction of the pavement area at the rear of the site. Details to be submitted for approval with the Building Application.

22: TOURIST FACILITY - DESIGNATED DEVELOPMENT - LOT 1 DP614232 & LOT 2 DP565168 NOS. 1165-1177 BELLS LINE OF ROAD, KURRAJONG HEIGHTS (DA0334/94 PT02/EVD)

Applicant: Philip Corben & Associates Pty Limited
Applicants Reps: Not Known
Owner: Earl Family Estate
Stat. Provisions: Hawkesbury Local Environmental Plan 1989, Environmental Planning & Assessment Regulations 1994 - Designated Development
Area: 27 hectares
Zone: 7(d) Environmental Protection (Scenic)
Advertising: Adjoining owners notified - no objections
Public authorities notified - three submissions
Date Received: DA received December 1994, EIS received May 1996

Key Issues:

- , Effluent disposal/water quality
- , Service vehicular access to site
- , Erosion and sedimentation

Action:

Stage 1 approval subject to conditions and "deferred commencement" approval for Stage 2 and 3 subject to conditions

Dr Steven Larkin, on behalf of the applicant and joint owner of the property, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be determined under delegated authority subject to the submission of a geotechnical report.

**23: OUTDOOR ADVENTURE EDUCATION PROPOSAL - LOT 2 DP581458 NO. 333
WHEELBARROW RIDGE ROAD, COLO HEIGHTS (DA76/96/EVD)**

Applicant: Mr R Klein
Applicants Reps: None Advised
Owner: Mr R Klein
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 60.31ha
Zone: Rural 1(a)
Advertising: Adjoining owners notified. Expressions of support received from 7 individuals and groups whilst objections have been received from 5 nearby property owners
Date Received: 16 April 1996

Key Issues:

, Effluent Disposal.
, Noise.
, Traffic Impacts and Dust.

Action:

Approval subject to conditions

Mr Bob Klein, applicant, addressed the Committee.

Mrs Barbara Stanners and Mr Don Shaddick on behalf of his client Mr Jones, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused and the reasons for refusal be reported to the Ordinary Meeting.

ADDITIONAL INFORMATION

The recommended reasons for refusal are as follows:-

1. The proposed development is inconsistent with the existing quiet amenity of the area.
2. The potential for trespass given the lengthy unfenced boundaries with adjoining properties.

3. Increased traffic and dust problems on an unsealed section of public road.
4. Not in the public interest.

24: DRAFT LOCAL ENVIRONMENTAL PLAN 4/95 - AMENDMENT NO. 41 - REZONING OF THE RESIDUE ALLOTMENT IN THE SUBDIVISION OF LOTS 4 & 5 DP786671, LOT 7 DP738354, LOTS 80 & 90 DP834019 & LOTS 22, 24, 26-29, 32-41 INCLUSIVE DP17870 - "KEMSLEY DOWNS", GROSE VALE ROAD, NORTH RICHMOND (LEP4/95, LEP4/96/EVD)

COMMITTEE'S RECOMMENDATION

1. THAT THE INFORMATION be received.
2. That Council exercise its delegation in respect of Sections 68 & 69 of the Act.
3. That the plan be forwarded to the Minister for Urban Affairs and Planning requesting gazettal of the plan subject to an additional objective being added to the Rural 1(d) zone to retain the holding for some future purpose without fragmentation.
4. The zone boundary to be finalised following submission of a final subdivision plan within 12 (twelve) months.

25: DRAFT REGIONAL ENVIRONMENTAL PLAN NO. 20 - HAWKESBURY-NEPEAN RIVER 1996 (GT192/001 PT03/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE ATTACHED detailed submission to the Department of Urban Affairs and Planning be endorsed.

26: CLASS 1 APPEAL AGAINST COUNCIL'S DECISION - SULTANA - STOCKPILING OF MANURE - LOT 4 DP239897 NO. 137 COMMERCIAL ROAD, VINEYARD (DA154/89/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION concerning the legal action in relation to the stockpiling of poultry manure at Commercial Road, Oakville, be received.

27: DRAFT LOCAL ENVIRONMENTAL PLAN TO CREATE 8 RURAL RESIDENTIAL ALLOTMENTS WITH AREAS BETWEEN APPROXIMATELY 6000m² & 2.5ha & A SINGLE RESIDUE ALLOTMENT WITH AN AREA OF APPROXIMATELY 33ha - LOT 2 DP501880 NO. 242 BELLS LINE OF ROAD (K & B JOHNSTON) & LOT 18 DP793094 NO. 83 SLOPES ROAD (O MILLER) - APPLICANT: TEERMAN NEWTON PTY LTD (LEP016/96 PT01/EVD)

Mr Chris Newton, and Mr Keith Johnston, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE DRAFT Local Environmental Plan for the subdivision of Lot 2 DP501880 and Lot 18 DP793094 not be supported.

28: RECYCLABLE MATERIALS COLLECTION SERVICE - SELECTION OF SERVICE TYPE & SELECTION OF TENDER (GW010/017, GT020/326 PT01/EVD)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION concerning the recyclable materials collection service be received.

THAT COUNCIL MAKE representations to the EPA, the Minister for the Environment, The Hon Pam Allan, and the Local Government Associations of NSW in regard to funding or contributions towards the cleaning up of streets, parks and other areas on which rubbish and building rubble has been disposed of.

SECTION 2 - INFRASTRUCTURE

1: DRAINAGE EASEMENT EXTINGUISHMENT - LOTS 8 & 9, DP12710 THE TERRACE, WINDSOR (P2019/140 PT1, P2019/130 PT2/ENG)

COMMITTEE'S RECOMMENDATION

THAT COUNCIL CONSENT to the extinguishment of the easement for drainage 1.065 (one point nought six five) wide through Lots 8 and 9, DP12710 The Terrace, Windsor, subject to the applicant's paying Council's legal costs in the matter.

That the Common Seal of Council be affixed where necessary to the documentation.

2: FAIREY ROAD CLOSURE (0606 PT02/ENG)

COMMITTEE'S 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 3 (three) 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 subject to Mrs S.L. Hayden's agreement that it shall be extinguished upon the sale of Lot 2, DP860387.
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 the Seal of Council.

3: WINDSOR GOLF CLUB - ACCESS FROM MCQUADE AVENUE (P1340/8 PT01/ENG)

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted to the Windsor Golf Club Limited to use the public road (Lot 71, DP216270) as access to the Golf Club, subject to:-

1. The construction of an industrial footpath crossing.
2. Provision of a sealed access over the full length of the lot, 3 (three) metres wide, located as close as practical to the southern boundary of the lot.

4: BOWEN MOUNTAIN NATURE RESERVES MANAGEMENT STRATEGY (P1205/5/ENG)

COMMITTEE'S RECOMMENDATION

THAT THE BOWEN Mountain Nature Reserves Management Strategy be amended to allow a 21 (twenty one) year licence on the above property for the purpose of vehicular access to residential properties No. 14 and 16 Red Gum Crescent.

5: SERVICE ROAD LINK OVER INDUSTRIAL LAND BETWEEN GROVES AVENUE AND PARK ROAD, MULGRAVE (P2342/90, P2342/100, P2342/105, P2342/115, P2342/120, P2342/130, P2342/135/ENG)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

SECTION 3 - ORGANISATION AND RESOURCES

6: MONTHLY FINANCIAL STATEMENTS - JULY 1996 (GF011/005 PT04/FNC)

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

7: SPONSORSHIP OF CLUSTER MUSIC FESTIVAL (GF008/001 PT13/CSV)

COMMITTEE'S RECOMMENDATION

THAT COUNCIL MEET the cost of hiring the Windsor Function Centre for the Combined Schools Music Festival, funding is available through Council's Community Relations Budget.

8: RESCUE EXPO '97 (GF008/001 PT13/CSV)

COMMITTEE'S RECOMMENDATION

THAT A DONATION of \$2,000 (two thousand dollars) be made as sponsorship of Rescue Expo '97.

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle asked if the graffiti on the walls of the toilet block in Kurrajong Village could be cleaned off. He also advised that the Kurrajong Small Business Forum had asked if steel doors with padlocks similar to those installed in McMahons Park could be installed.

The Director Asset Services & Recreation stated that it would be necessary to arrange for someone to open and close the doors.

2. Councillor Minturn asked the present position regarding the Councillors' computers.

The General Manager advised that it was anticipated that they would be available in November.

3. Councillor Baczynskyj asked if the mowing contractor for Bensons Lane had been appointed.

The Director Community Management & Finance advised that the contractor had been appointed some two or three months ago along with the contractor for the mowing services, and was the same contractor as previously appointed.

4. Councillor Sahasrabuddhe submitted a photograph of the carpark behind Orange Grove Mall taken at night showing inadequate lighting.

The Director Asset Services & Recreation advised that he had requested Integral Energy to go ahead with the lighting of the carpark.

5. Councillor Sahasrabuddhe asked if there are any plans for the toilet block at Richmond near Richmond Park.

The Director Asset Services & Recreation advised that tenders would soon be called for the construction of the toilet block.

6. Councillor Books referred to his previous request regarding noise from the Abattoirs.

The Director Environment & Development stated that an Environmental Health Surveyor was carrying out noise readings on the compressor.

7. Councillor Books advised that he had received representations from residents in North Richmond about the young people using the Reserve in the North Richmond area as a BMX track and asked something could be done for the young people.

The General Manager advised that this had been reported to the Councillors in detail in last week's Newsletter. There has been some discussions with the young people and the landowners regarding the provision of a BMX track.

8. Councillor Allan advised that she had received a phone call on Sunday morning about one of the University students being attacked in Richmond Park. Apparently the lights were not on. She asked if a letter could be forwarded from Council to the University, as apparently there have been a number of incidents over the last twelve months, giving an assurance that Council is looking into the matter and that the students are not being targeted.

The Mayor suggested that Councillor Allan take the matter up after the meeting.

ORDINARY - 3 September 1996

General Purpose Committee - 27 August 1996

Organisation & Resources

9. Councillor Paine asked for a report on the clearing of property at 78 Cabbage Tree Road, Grose Vale.
10. Councillor Paine stated that some cattle had died near South Creek and that there had been some talk that they had died from something that came from Council's sewerage treatment works.

The General Manager advised that as far as he was aware it was caused by herbicides being discharged into South Creek. There were similar reports of animal deaths at St Marys. The Environment Protection Authority will be providing a report on the matter.

11. Councillor Baczynskyj referred to the problems being experienced with the additional figure "9" being added to Sydney calls.

The General Manager advised that Council's switchboard will require an additional chip to be installed to enable the system to work.

The meeting terminated at 12.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 24 September 1996.

.....
Mayor

ORDINARY

Section 4 **Reports for Determination**

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 33

ITEM: 33 GLOSSODIA VILLAGE SHOPPING CENTRE

FILE NUMBER: GC283/056 PT2/CSV

REPORT:

Council at the August meeting endorsed a concept plan and resolved to proceed with the development of additional shops within the Glossodia Village Shopping Centre site.

The concept plan provided for a two-storey development including eight additional shops. The proposed tenancy mix for the new shops was also supported in principle, with leases including rentals and shop allocation to be negotiated and reported back to Council. Discussions were subsequently initiated with prospective tenants with it being clear that the majority were reluctant to be allocated first floor shops and as a result, the Architect was asked to review the concept with a view to a ground floor development only. Consequently, a concept plan which will be displayed at the meeting, was developed and incorporates seven additional shops and with the Centre being a U-shaped design. It is pointed out that the existing tenants and the adjoining pre-school were consulted along with the new tenants, in developing the revised design and the concept received their general support. A significant change in the revised design is the omission of the access road proposed behind the new shops and its replacement with a turning area and additional parking is proposed at the rear of the community centre.

Preliminary estimates for the cost of the revised project have been developed in conjunction with Robert Pont Architect and he has indicated that the development would still cost in the order of \$750,000, which is the same amount as endorsed by the Council as the preliminary estimate for the project. Whilst it is acknowledged that the revised concept provides for the loss of one shop on the original design, it is pointed out that floor areas and generally larger and higher rentals can be achieved for ground floor commercial premises and experience is that it is more difficult to lease first floor shops in suburban shopping centres. In fact, with a ground floor development, commencing weekly rentals of \$240 per week would be applied for six of the new shops and a rate of about \$310 per week charged for the larger new shop which has an area of 130sqm, with it being noted that rentals of only about \$220 per week would have been achieved for first floor shop premises. Fully tenanted, the extensions would provide an initial annual gross rental return of \$91,000.

RECOMMENDATION:

That:-

1. Council proceed with the revised concept plan for the construction of an additional 7 (seven) shops at Glossodia Village Shopping Centre and that the preliminary estimate of \$750,000 (seven hundred and fifty thousand dollars) for the cost of the project be maintained, with the final project budget to be determined by Council once tenders and quotations for the constructions works are received.

2. Detailed drawings be prepared for lodgement of development application and subsequent invitation of tenders to build.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR903NBX.C09

****** END OF ITEM 33 ******

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 34

ITEM: 34 ALFRESCO DINING - GEORGE STREET AND THOMPSON SQUARE, WINDSOR

FILE NUMBER: GC283/134 PT1/CSV

REPORT:

Council at its April meeting resolved to construct a timber decking outdoor eating area within Thompson Square following a consultative process with the Windsor Chamber of Commerce and shops proprietors within the precinct.

A design for the timber decking was prepared and an application was submitted to and subsequently approved by the Heritage Council, on the basis of a twelve month trial period. Construction of the decking is expected to commence this month and in the interim period discussions have been held with business operators interested in entering into licence agreements to lease space within the decking. It is noted that Council had previously resolved prior to the decking concept being initiated, to enter into licence arrangements with the following proprietors:-

- ! Macquarie Arms Hotel;
- ! Windsor Seafoods;
- ! Trentinos on George;
- ! Great Australian Ice Creamery; and
- ! Kate's Place.

Licence arrangements were not formalised due to ongoing discussions regarding the most appropriate improvements to the Thompson Square area, and as a result of the decision to construct the decking on the eastern side of George Street between the Ice Creamery and the fish shop, the proprietors on the western side, ie Trentinos on George, Kate's Place and Macquarie Arms Hotel have indicated that they do not wish to proceed with arrangements. However, expressions of interest have subsequently been received from proprietors who have recently opened up businesses within the premises previously occupied by Dales Plumbing Supplies. As a result, the following organisations are now interested in leasing a space within the proposed deckings and the suggested rentals are also as follows:-

Proprietor	Proposed Weekly Rental
Windsor Seafoods	\$50
Mrs B's Collectables	\$25
Stephen's Coffee House	\$25
The Ploughman's Cafe	\$25
Picket Fences Pasta & Salad	\$25

It is noted that the variation in rental is a result of Windsor Seafoods having access to a decking of 40sqm directly out the front of their premises whilst the rest of the operators will be sharing space on the larger decking which has an area of approximately 60m².

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 34

The proposals were recently publicly advertised in accordance with the provisions of the Roads Act 1993, with no submissions received and it is subsequently suggested that licence agreements be entered into with the above proprietors, for a period of twelve months from the date the decking is available. The Roads Act allows for the leasing of part of a footway and/or roadway for periods of up to five years and if a permanent arrangement is the result of the trial period, leases could be renegotiated at the end of the trial.

It is anticipated that the alfresco dining will build on the success and enhance the atmosphere of the Thompson Square precinct.

RECOMMENDATION:

That the proposals outlined in this report for leasing part of the proposal timber decking within George Street and Thompson Square, Windsor, for the purpose of alfresco dining be accepted, subject to the following principle terms and conditions:-

1. term of the Agreements being 1 (one) 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;
5. no exposed hot food counters, boilers or urns to be placed on public areas;
6. the Lessees have in place a Public Liability cover by way of a certificate of currency indemnifying themselves and Council in respect of occupancy of the decking to a minimum value of \$5,000,000 (five million dollars); and
7. the necessary documentation being completed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR903NBX.C10

**** END OF ITEM 34 ****

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 35

ITEM: 35 QUARTERLY REVIEW AS AT 30 JUNE 1996**FILE NUMBER:** GF4/3 PT1, A1-6/FNC

REPORT:

The final quarterly review of the Management Plan for 1995/96 Financial Year is reported to Council in accordance with the requirements of the Local Government Act 1993. Each of the 'Targets' of the 'Principal Activities' have been reviewed and the 'Current Position' is now reported in the attachment to this Business Paper. In addition, the Quarterly Financial Statement, that forms part of the Management Plan, is included in the document.

RECOMMENDATION:

That the quarterly review of the 1995/96 Management Plan and Financial Statement for period to 30 June 1996, be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR903NBX.F04

****** END OF ITEM 35 ******

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: **36**

ITEM: 36 ANNUAL STATEMENTS OF ACCOUNTS 1995/1996

FILE NUMBER: GF001/001 PT3, GF001/007 PT1/FNC

REPORT:

The Annual Statements of Accounts for the period ended 30 June 1996, have been completed and in accordance with the Local Government Act a resolution is required to have the Annual Statements referred to the Auditors, Price Waterhouse, for Audit.

The Annual Financial Reports have been drawn up in accordance with:-

- ! The Local Government Act 1993, and regulations;
- ! The Statements of Accounting Concepts;
- ! The Local Government Code of Accounting Practice; and
- ! Australia Accounting Standard No. 27.

A detailed report of results from operations will be submitted following completion and receipt of the Auditor's report.

RECOMMENDATION:

The statement in the approved form on the Financial Reports for the period ended 30 June 1996, be endorsed in accordance with Section 413 of the Local Government Act.

ATTACHMENTS:

AT-1 Statement by the Council on the Financial Reports for the Year Ended 30 June 1996.

FN:OR903NBX.F05

****** END OF ITEM 36 ******

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 37

ITEM: 37 CAPITAL ASSISTANCE PROGRAM 1996/97 - DEPARTMENT OF
SPORT, RECREATION & RACING

FILE NUMBER: GG021/172/ENG

REPORT:

Twenty four applications were received for the 1996/97 Capital Assistance Program.

After a meeting of the Prioritising Committee, the attached information is a summary of the projects and the priority assigned to each.

It is considered that in view of the recent financial support given to the Sports Council for capital works, that any contributions required for successful projects nominated by the Sports Council should be funded by that organisation.

Any successful community nominated projects requiring a Council contribution would require funding from current programs.

RECOMMENDATION:

That the applications, as listed in priority order, be supported, with funding for successful Sports Council projects to be provided by the Sports Council and funding for successful community projects to be provided from current programs.

ATTACHMENTS:

AT-1 Applications for the Capital Assistance Program Listed in Priority Order.

FN:OR903NBX.E06

****** END OF ITEM 37 ******

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 38

ITEM: 38 TENDERS - PLANT

FILE NUMBER: GT020/324/ENG

REPORT:

In accordance with the 1995/96 Plant Replacement Program, tenders for the replacement of various items of plant were called and the results are outlined below.

Tenders were called on the basis of trading the vehicle to be replaced and/or the option to purchase these vehicles (summary sheets of the tenders received are attached).

A tender from Albion Park Bus and Truck Centre was not in the tender box at the close of tenders and as such could not be considered.

A. Tipping Truck 2.5-3 Tonne Capacity

This vehicle is used in the operation and maintenance of the Richmond Lawn Cemetery.

The tender of Winford Motors for the supply of a Ford Trader 0409 short wheel base cab/chassis with body by Picca Bodies (A H Peters - Marrickville) at the tendered price of \$32,616 is in accordance with the specification and is considered suitable for the application. This tender is the lowest tender for the supply of this plant item, however, the tender of \$2,880 by PVT Sales Pty Ltd, for the purchase of the plant item to be replaced is greater than the trade price offered by Winford Motors and should be accepted.

B. Table Top Truck 4 Tonne Capacity

This vehicle is used by the team responsible for the erection and maintenance of signs and also general maintenance works.

The tender of Winford Motors for the supply of a Ford Trader 0811 long wheel base cab/chassis with body by Picca Bodies (A H Peters - Marrickville) at the tendered price of \$32,701 is in accordance with the specification and is considered suitable for the application. This tender is the lowest tender for the supply of this plant item, however, the tender of \$3,666 by PVT Sales Pty Ltd, for the purchase of the plant item to be replaced is greater than the trade price offered by Winford Motors and should be accepted.

C. Dual Cab Tipping Truck 2 - 3 Tonne Capacity

This vehicle is used by the Parks and Recreation Branch to transport staff and equipment to various parks throughout the City to enable maintenance/construction activities to be undertaken.

The tender of Winford Motors for the supply of a Ford Trader 0509 dual cab/chassis with body by Picca Bodies (A H Peters - Marrickville) at the tendered price of \$37,875 is in accordance with the specification and is considered suitable for the application. This tender is the lowest tender for the supply of this plant item, however, the tender of \$4,666 by PVT Sales Pty Ltd, for the purchase of the plant item to be replaced is greater than the trade price offered by Winford Motors and should be accepted.

D. Table Top 4 Tonne Capacity

This vehicle is used to transport fuel to various locations where construction/maintenance works are being carried out, to enable refuelling of plant with a minimum of downtime.

The tender of Winford Motors for the supply of a Ford Trader 0811 long wheel base cab/chassis with body by Picca Bodies (A H Peters - Marrickville) at the tendered price of \$32,901 is in accordance with the specification and is considered suitable for the application. This tender is the lowest tender for the supply of this plant item, however, the tender of \$4,666 by PVT Sales Pty Ltd, for the purchase of the plant item to be replaced is greater than the trade price offered by Winford Motors and should be accepted.

E. 2 Refuse Collection Trucks

These vehicles are mini-compactor vehicles with a capacity of approximately 6m³ and are utilised in the collection of refuse from parks and reserves.

The lowest tender received was from Garwood International for two Mitsubishi FE659 cab/chassis fitted with their own 6m³ compactor body at a price of \$146,805. The vehicles are in accordance with the specification and considered suitable for the application. The tender did not include a trade in price for the two existing trucks, however, the offer by Bastian Truck Sales for the purchase of these two units at \$3,670 each should be accepted.

F. Additional Units - Purchase Offers

Three items of plant which had been identified as being surplus to needs were also offered for trade and/or sale as part of the tender. The individual offers for purchase are shown in the schedule and it is considered that the highest offer in each case should be accepted, ie:-

1. Ford Cargo 8T MOU 863

Western Toyota - \$8,000

2. Ford F250 2T NBS 342

PVT Sales - \$4,666

3. UD 9T LMB 606

Hawkesbury Tree Services - \$23,000

G. Backhoe/Loader

As previously outlined to Council, it has been decided to reduce the number of backhoe loaders in the fleet due to the competitive prices and availability of private operators and the inability to secure suitably experienced operators in the workforce. The specification required the option of four wheel drive capability. As there will only now be one backhoe in the plant fleet it is felt that this option should be included in the unit purchased to gain more versatility from the machine. The specification also called for a minimum digging depth of 5m.

The lowest two tenders complying with the four wheel drive requirement and minimum digging depth are the John Deere 315D Series 2 tendered by Cess Hill Industries at a net price of \$49,000 and the Case 580 LE tendered by Case Equipment Sales at a price of \$47,340. Both these machines have been investigated in detail and it is considered that the John Deere has some advantages over the Case. The John Deere engine is turbo charged giving slightly more engine power, however, it does provide approximately 10% more torque at lower engine revs than the Case. The John Deere has a higher digging force on the backhoe, it has a limited slip diff on the front wheel drive (a \$15,000 option on the Case) and provides an oil cooling mechanism to the rear wheel drive which reduces the temperature in the differential significantly when travelling on the road.

Both machines were physically inspected and operated and the preferred machine as a result of these inspection is the John Deere 315D Series 2.

H. Four Wheel Drive Loader

The specification called for a four in one bucket with a capacity of approximately 2.5m³. A range of machines and bucket sizes were offered, however, it is considered that the Kawasaki 70Z IV with a bucket capacity of 2.3m³ at a no trade price of \$136,614 appears to provide the best features for the tendered price. It has a more powerful engine, it is slightly heavier and has a greater bucket break out force than those machines offered at a similar price.

It is also proposed to accept the purchase offer of PVT Sales for the CAT 920 at \$23,666 and the purchase offer of Rocks Excavations for the CAT 963 at \$54,000.

I. Motor Grader

Enquiries have been made regarding the Champion 710A, the lowest tender offered and information gained indicated that there have been maintenance problems with this machine and concerns regarding the availability of parts and resale value.

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 38

There has been little adverse comment regarding the next lowest tender that of Mole Engineering for the Mitsubishi MG 330 machine and it is considered that this item of plant will be suitable for the type of construction/maintenance activities which are currently being carried out by Council.

RECOMMENDATION:

- A. The tender of Winford Motors for the supply of a Ford Trader 0409 short wheel base, cab/chassis with body by Picca Bodies at the tendered price of \$32,616 (thirty two thousand six hundred and sixteen dollars) and the offer of purchase by PVT Sales Pty Ltd for the Toyota Dyna 2T - JBO 629 at a price of \$2,880 (two thousand eight hundred and eighty dollars) be accepted.
- B. The tender of Winford Motors for the supply of a Ford Trader 0811 long wheel base cab/chassis with body by Picca Bodies at the tendered price of \$32,701 (thirty two thousand seven hundred and one dollars) and the offer of purchase by PVT Sales Pty Ltd for the Ford Trader 4T - MPG 781 at a price of \$3,666 (three thousand six hundred and sixty six dollars) be accepted.
- C. The tender of Winford Motors for the supply of a Ford Trader 0509 dual cab/chassis with body by Picca Bodies at the tendered price of \$37,875 (thirty seven thousand eight hundred and seventy five dollars) and the offer of purchase by PVT Sales Pty Ltd for the Ford Trader 2.5T - NGZ 311 at a price of \$4,666 (four thousand six hundred and sixty six dollars) be accepted.
- D. The tender of Winford Motors for the supply of a Ford Trader 0811 long wheel base cab/chassis with body by Picca Bodies at the tendered price of \$32,901 (thirty two thousand nine hundred and one dollars) and the offer of purchase by PVT Sales Pty Ltd for the Ford Trader 4T - TCT 418 at a price of \$4,666 (four thousand six hundred and sixty six dollars) be accepted.
- E. The tender of Garwood International for the supply of 2 (two) Mitsubishi FE 659 cab/chassis complete with Garwood 6m³ (six) compactor body at the tendered price of \$146,805 (one hundred and forty six thousand eight hundred and five dollars) and the offer of purchase by Bastian Truck Sales for the 2 (two) Mitsubishi Canter Compactors - SRF 139 and SRF 240 for a total price of \$7,340 (seven thousand three hundred and forty dollars) be accepted.
- F. The offer of purchase by Western Toyota for the Ford Cargo 8T MOU 863 at a price of \$8,000 (eight thousand dollars), the offer of purchase by PVT Sales Pty Ltd for the Ford F250 2T - NBS 342 at a price of \$4,666 (four thousand six hundred and sixty six dollars) and the offer of purchase by Hawkesbury Tree Services for the UD 9T - LMB 606 at a price of \$23,000 (twenty three thousand dollars) be accepted.
- G. The tender by Cess Hill Industries for the supply of a John Deere 315D Series 2 backhoe/loader at a net price after trade of \$49,000 (forty nine thousand dollars) be accepted.

ORDINARY MEETING

Meeting Date: **3 September 1996**

Item: **38**

- H. The tender of Tutts for the supply of a Kawasaki 70Z IV at the tendered price of \$136,614 (one hundred and thirty six thousand six hundred and fourteen dollars), the offer to purchase by Rocks Excavations for the Caterpillar 963 at a price of \$54,000 (fifty four thousand dollars) and the offer to purchase by PVT Sales Pty Ltd for the Caterpillar 920 at a price of \$23,666 (twenty three thousand six hundred and sixty six dollars) be accepted.
- I. The tender of Mole Engineering for the supply of a Mitsubishi MG 330 motor grader at the net price after trade of \$155,641 (one hundred and fifty five six hundred and forty one dollars) be accepted.

ATTACHMENTS:

AT-1 Summary Sheets of the Tenders Received.

FN:OR903NBX.E07

****** END OF ITEM 38 ******

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 39

ITEM: 39**DOCUMENTS FOR EXECUTION UNDER SEAL****FILE NUMBER:**

GG021/114 PT4, GC283/005, GC283/013, GC283/014, GC283/016/ENG

REPORT:

Agreement	For Block Grant of Assistance to Council for Regional Roads ("Block Grant Agreement") 1996/1997, between Council and the Roads and Traffic Authority in the amount of \$414,000 (four hundred and fourteen thousand dollars) for maintenance of Regional Roads.
Retail Lease	Renewal of Lease Agreement by GCJ Pty Limited, being Mr Gerald and Mrs Carol Jackson, for Shop 1 Hobartville Shopping Centre. Term of 3 (three) years at a rental of \$1,260 (one thousand two hundred and sixty dollars) per calendar month to be reviewed annually plus a contribution to Centre outgoings. Use of premises is a general store and newsagency.
Retail Lease	New Lease Agreement with Mr John and Mrs Patricia Hines for Shop 1 McGraths Hill Shopping Centre. Term of 3 (three) years with an option for a further term of 3 (three) years, at a rental of \$594.60 (five and ninety four dollars and sixty cents) per calendar month to be reviewed annually plus a contribution to Centre outgoings. Use of premises is a butcher shop.
Retail Lease	Renewal of Lease Agreement with Mr N and Mrs A Karavoitis for Shop 2 McGraths Hill Shopping Centre. Term of 3 (three) years with an option for a further term of 3 (three) years, at a rental of \$846.20 (eight hundred and forty six dollars and twenty cents) per calendar month to be reviewed annually plus a contribution to Centre outgoings. Use of premises is a general store/take-away.
Retail Lease	Renewal of Lease Agreement with Mr William and Mrs Shirley Hetherington for Shop 4 McGraths Hill Shopping Centre. Term of 3 (three) years with an option for a further term of 3 (three) years, at a rental of \$584.80 (five hundred and eighty four dollars and eighty cents) per calendar month to be reviewed annually, plus a contribution to Centre outgoings. Use of the premises is a newsagency.

RECOMMENDATION:

That the Council Seal be affixed to the abovementioned documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR903NBX.E08

****** END OF ITEM 39 ******

ORDINARY

Section 5 Reports for Information

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 40

ITEM: 40 UNAUTHORISED EXCAVATION AND DISPOSAL OF DEMOLITION MATERIAL - LOT 81 DP 63735 36 CORNWALLIS ROAD, WINDSOR

FILE NUMBER: P365/245/EVD

REPORT:

On Friday, 23 August, 1996, staff were made aware of a large excavation off Cornwallis Road, Windsor. The excavation was being used for the disposal of waste building material.

No approval had been issued, nor has any application been made for this activity on the land.

The following correspondence was issued on Monday, 26 August, 1996:-

"... I refer to our discussions on Friday, 23 August, 1996, concerning the use of the above property as a waste facility for the disposal of waste building material.

As you are aware, no approval has been issued, nor has any application been made for this type of activity at the property.

Accordingly, you are directed to cease all activity with respect to the importation of waste material or any substances on the property for the purpose of landfill. This direction is effective forthwith and as at the date contained hereon.

The excavated area is to be filled in and using only the soil and earth material removed from the site area. This work is to be completed within fourteen (14) days of the date hereon.

Should you desire to conduct this type of activity or any activity other than agriculture at this property, you are required to submit a development application and gain approval prior to commencement.

Your cooperation in this matter will be appreciated."

The site is to be monitored between the date of preparing the business paper and Council's meeting and in the event that there is non compliance with the above notice, legal proceedings will be commenced.

RECOMMENDATION:

That the information concerning the use of Lot 81 DP63735, 36 Cornwallis Road, Windsor, for the disposal of waste building material be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR903NCX.V02

****** END OF ITEM 40 ******

ORDINARY MEETING

Meeting Date: 3 September 1996

Item: 41

ITEM: 41 FLOOD MITIGATION - NSW GOVERNMENT'S POSITION ON THE HAWKESBURY NEPEAN VALLEY

FILE NUMBER: GC180/006 PT4/EVD

REPORT:

In response to petitions forwarded by the DAMIT Committee, the Minister for Land and Water Conservation, The Hon Kim Yeadon, MP, has responded with a statement as to the Government's position in the matter.

The statement is in response to correspondence from the Mayor and states as follows:

"I refer to a petition forwarded with your letter of 18 June, 1996, on behalf of the Disaster Alleviation Movement in Time (DAMIT) Committee. I am aware of your Committee's commitment and recognise the concern for flood risks amongst the local community.

The Government has decided to address flood risk through an integrated flood plain planning approach, rather than relying on a single strategy based on raising Warragamba Dam. This decision was made after careful consideration of many factors, in addition to the impacts which are highlighted in your petition.

The Government's proposal provides for the development of comprehensive flood plain management plans for the valley. These plans will incorporate a range of measures to address the flood risk and are to be developed with full involvement of local councils and the local community.

I trust that the above information is of assistance.

Yours sincerely Kim Yeadon, MP, Minister for Land and Water Conservation."

RECOMMENDATION:

That the information from the Minister for Land and Water Conservation, The Hon Kim Yeadon, MP, advising that the Government will be addressing flood risks through an integrated flood plain planning approach be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR903NCX.V03

**** END OF ITEM 41 ****

ORDINARY

Section 6

Reports of Committees

ORDINARY MEETING
Reports of Committees

Local Traffic Committee - 16 August 1996

Minutes of the Local Traffic Committee held in the Committee Rooms, Council Chambers, George Street, Windsor, on Friday 16 August 1996, commencing at 10.00am.

PRESENT: Councillor R Searle (Chairman)
Senior Constable R Banno, NSW Police Service
Mr D Lamont, Roads & Traffic Authority
Mr K Rozzoli, MP
Mr J Christie, Office of P Gibson, MP

APOLOGIES: Mr G Hatch, Department of Transport

ALSO PRESENT: Mr C Daley, Director Asset Services & Recreation
Mr P Lee, Branch Manager Building & Development
Mrs D Aspinal, Road Safety Officer
Mr T Shepherd, Administrative Officer, Asset Services & Recreation

MINUTES:

The Minutes of the previous meeting held on 19 July 1996, were confirmed.

BUSINESS ARISING OUT OF PREVIOUS MINUTES:

1. Macquarie Street, South Windsor - Proposed Closure - Hawkesbury City Council. 1341/R PT03

QWN No. 5 - 19 July 1996 - Sgt 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 in light of Council's resolution of 9 July 1996, that the Committee investigate proposals other than closure.

Councillor Searle advised that whilst affected residents had been invited to address this meeting, only one written submission, lodged by Mrs Roe, had been received and was subsequently read to the meeting; this submission suggested installation of speed humps on the affected section of Macquarie Street and addressed traffic management issues at locations on Macquarie Street other than the affected section.

Committee's Recommendation

Whilst noting the strong support by the NSW Police Service for closure due to safety aspects in relation to the kindergarten located at 348 Macquarie Street, South Windsor, to defer further consideration of this matter to the next meeting pending:-

ORDINARY MEETING
Reports of Committees

1. investigation of alternative proposals to physical closure, including provision of a chicane in the vicinity of 342 - 346 Macquarie Street, South Windsor; and
2. the Road Safety Officer liaise with the adjacent pre-school.

GENERAL BUSINESS:

Messrs J Christie and K Rozzoli, MP, joined the meeting at this stage.

BUSINESS ARISING OUT OF PREVIOUS MINUTES:

2. 1165-1177 Bells Line of Road, Kurrajong - Kindee Stud Retreat. DA334/94

Development application providing for a tourist facility at 1165-1177 Bells Line of Road, Kurrajong, comprising of a guesthouse, lodge and cabin style accommodation with recreational facilities including golf, croquet, tennis, swimming and horse riding with a 100 car space parking facility.

Deferred from the meeting 19 July 1996, pending submission of detailed design plan of access to the proposed development.

Access design plans submitted.

Committee's Recommendation

Recognising Plan No. NT362-01, Amendment A submitted by the applicant contains inherent design faults in relation to the proposed access to the development, that the applicant be requested to submit a further access design proposal incorporating:-

1. a one-way entry driveway traversing Chainage 40 - 120 as shown on Plan No. NT362-01 Amendment A, with two-way access covering Chainage 120 - 132; and
2. relocation of the entrance to Bellbird Hill Lookout to a point opposite the proposed two-way driveway entrance to the development, to provide opposing rather than off-set driveway entrances, and the applicant be required to fund such relocation.

CORRESPONDENCE:

3. Crooked Lane/Kurmond Road/Tennyson Road, North Richmond - Reduction of Speed Limit - Roads & Traffic Authority. 322/R PT02, 2312/R PT05, 2002/R PT02

Advising that a 60kph speed restriction will be imposed on the above approaches to the intersections upon construction of a roundabout at the intersection of Crooked Lane/Kurmond Road.

Committee's Recommendation

That the information be received.

4. Windsor/Bourke Streets, Richmond - Intersection Alignment - Roads & Traffic Authority. 2343/R PT04, 258/R PT03

In response to a Council 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 and advising that the existing alignment is satisfactory.

Committee's Recommendation

To defer further consideration of this matter to the next meeting pending:-

1. investigation and submission of design proposals in relation to re-alignment; and
2. submission of accident history by the NSW Police Service in relation to the subject location.

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

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

Committee's Recommendation

To defer further consideration of this matter to the next meeting, pending:-

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

6. Bourke Street, Richmond/Racecourse Road, Clarendon - Temporary Road Closures - State Rail Authority. 258/R PT03, 1820/R PT02

Advising of temporary road closure of Bourke Street, Richmond, and Racecourse Road, Clarendon, at level crossings on those roads during 20 - 23 September 1996, to undertake repair works, and enclosing plans of traffic diversion.

Committee's Recommendation

No objection to the proposed closures, subject to advertising being undertaken in the Hawkesbury Gazette for each of the 2 (two) weeks prior to the closures.

7. Day/Macquarie Streets, Windsor - Traffic Conditions - Hawkesbury City Council. 418/R PT02, 1341/R PT03

Advising of traffic conflict on making a right turn from Day Street, Windsor, onto Macquarie Street.

Committee's Recommendation

1. That the following pavement marking be undertaken on Day Street, Windsor, at its intersection with Macquarie Street:-
 - a. mark right-turn arrow within the median lane; and
 - b. mark right and left turn arrow within the kerb-side lane.
2. That the Roads and Traffic Authority be requested to mark broken lane lines on Macquarie Street, Windsor, to delineate right turn lanes from Day Street.

8. Macquarie Street, Windsor - Bus Stop - Fletcher Construction Australia. DA266/94

Requesting provision of a Bus Stop zone on Macquarie Street, Windsor, between Windsor Toyota and Day Street to service Hawkesbury Hospital (this was a condition of consent for the development).

Mr T Shepherd advised that contact with both Westbus and Hawkesbury Valley Bus Company revealed that the proposed location is not necessary at this time.

Committee's Recommendation

That the requirement for the applicant to install a bus zone to service Hawkesbury Hospital be deleted from development consent to DA266/94.

QUESTIONS WITHOUT NOTICE:

Mr J Christie

1. Advised of apparent difficulty encountered by larger vehicles notably buses in negotiating some traffic management devices installed under the Hobartville Neighbourhood Enhancement Program. (GT230/002 PT05).

Committee's Recommendation

That the situation be monitored.

2. Advised of increasing incidence of vehicles speeding over raised pedestrian platforms recently installed on Windsor Street, Richmond. (2343/R PT04).

Committee's Recommendation

That the NSW Police Service be requested to monitor the situation.

Senior Constable R Banno

3. Advised of continuing representations regarding time restricted "No Stopping" signage on the southern side of Windsor Street, Richmond, east of East Market Street and canvassed the possibility of shortening that restricted parking zone. (2343/R PT04).

Committee's Recommendation

That the Roads and Traffic Authority be requested to re-assess the subject signage, with the possibility of altering that signage from "No Stopping" to time restricted "No Standing".

Mr K Rozzoli, MP

4. Enquired as to whether a reply had been received from the Roads and Traffic Authority regarding alteration of travelling lanes on Macquarie Street, Windsor, between Bell and Brabyn Streets to permit safer ingress/egress for residents. (1341/R PT03).

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

Committee's Recommendation

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

5. Advised that the Roads and Traffic Authority had approved introduction of a 40kph School Zone on Bells Line of Road, Kurmond, at Kurmond Public School. (243/R PT06).

Committee's Recommendation

That the Roads and Traffic Authority be advised that the Committee believes that it is imperative that flashing warning lights be installed as part of the School Zone treatment at Kurmond Public School.

6. Advised of continuing representations regarding 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. (1352/R PT03).

ORDINARY MEETING
Reports of Committees

Committee's Recommendation

To defer consideration of this matter to the next meeting pending submission of a report/design plan addressing issues raised.

Councillor R Searle

7. Advised of limited sight distance along Bowen Mountain Road, Bowen Mountain, when exiting Carters Road into Westbury Road. (212/R PT02).

Committee's Recommendation

That the question of sight distance at the subject location be investigated.

8. Advising of missing speed restriction signs on Grose Vale Road, between the Anglican Church and Westbury Road. (722/R PT05)

Committee's Recommendation

That the Roads and Traffic Authority be requested to replace the subject signage.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held on 20 September, 1996, convening at 9.30am to conduct a site inspection at Stone Terrace Road/Bells Line of Road, Kurrajong.

The meeting terminated at 12.00noon.

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

Heritage Advisory Committee - 21 August 1996

Minutes of the Heritage Advisory Committee held in the Councillors Meeting Room, Council Chambers, George Street, Windsor, on 21 August 1996.

PRESENT: Clr L Allan, Clr HJM Books, Mr A Hendrikson, Mrs J Barkley-Jack, Mr G Edds and Mrs R Cumming.

APOLOGIES: Mr B Flakelar and Mr P Pleffer

CONFIRMATION OF MINUTES

The Committee resolved to adopt the minutes of the meeting held on 18 July, 1996, as amended.

MATTERS ARISING OUT OF PREVIOUS MINUTES

1. **Lilburndale, West Portland Road, Sackville**

Mrs R Cumming advised that no monies have been repaid at this stage from the loan of \$16,000 granted in December 1995 to Mr Horace Irwin.

2. **Hawkesbury Local Heritage Assistance Fund**

The Committee requested a property by property list of approved grants/low interest loans and their current status.

R Cumming further advised that \$9750 was outstanding from J & K Harrison. The Committee resolved that the Harrisons be contacted to ascertain when the loan from the Local Heritage Assistance Fund will be repaid.

3. **Australian Pioneer Village (APV)**

Clr Allan advised the Committee that the motion about placing a Permanent Conservation Order of APV in the Minutes of the Heritage Advisory Committee meeting of 18 July 1996, was received.

Mrs J Barkley-Jack requested that the motion be put at the end of the next Minutes so that it can be adopted, separately. It was also suggested that this be done for all future matters requiring adoption from Council.

Mrs R Cumming advised that the motion would be put at the end of these Minutes for adoption by Council. Any future items for adoption will now be included at the end of the Minutes to be adopted separately.

The Committee also discussed the future of APV in respect of recent decisions made by Council.

4. War Memorials

The Committee requested a copy of all the war memorials listed on Schedule 1 of Hawkesbury Local Environmental Plan, 1989. Mrs R Cumming advised that this list would be available at the next meeting of the Heritage Advisory Committee.

5. Little Church Street - Mr Doggett

Mr A Hendrikson tabled 3 (three) photographs of the properties mentioned by Mr Doggett and enquired about the situation with Mr Doggett. Mrs R Cumming advised that a letter had been sent to Mr Doggett in relation to his concerns about the properties in Little Church Street and The Terrace.

CORRESPONDENCE

1. 119 Francis Street, Richmond

Mrs R Cumming advised that a letter had been received from J O & J M Perrottet in relation to a \$1,100 dollar for dollar grant from the Hawkesbury Local Heritage Assistance Fund.

A condition was placed on the grant for repairs to the roof and weatherboards that the building be painted in a traditional colour scheme. Mrs R Cumming advised that the Perrottet's objected to painting the house in a traditional colour scheme.

The Committee discussed the matter and resolved to write to Mr Perrottet outlining the guidelines of the local fund and the Heritage Branch's requirements and suggest that the conditions of the grant be accepted.

2. Australian Survey of Sculpture, Monuments and Outdoor Cultural Material (SMOCM)

Mrs R Cumming tabled the detailed Survey of Sculpture, Monuments and Outdoor Cultural Material.

The Committee resolved to send the material to the Historical Society as a suggestion for a project.

GENERAL BUSINESS

1. Heritage Policy

The Committee discussed the changes to the structure of the Heritage Branch particularly in relation to the proposed tougher action on the wilful neglect of heritage items.

This aspect was discussed with particular reference to Claremont Cottage and Tolson's Barn on Richmond Road at Clarendon.

The Committee moved that Council write to the owners of Claremont Cottage and reaffirm the restoration responsibility to the owners.

2. Heritage Study

Mrs R Cumming advised that Professor Jack had kindly sent a copy of the draft guidelines for Heritage Studies prepared by the Department of Urban Affairs and Planning and the Heritage Council of NSW. Mrs R Cumming advised that a draft brief would be prepared and forwarded to the next meeting of the Committee for discussion. This would then be lodged with an application for funding under the 1997 Heritage Assistance Program.

3. Heritage Plaques

Clr Books enquired if were possible to provide heritage plaques as incentives to residents who preserve their heritage items. Mrs R Cumming advised that the plaques given out in previous years were out of stock and had been a special plaque made for the 1988 Bicentenary.

The Committee resolved to apply for 1997 Heritage Assistance Program for plaques for heritage items in the City.

4. 1996 Heritage Assistance Program

Mrs R Cumming advised the committee that Council had been successful in obtaining grants for the following:

Windsor Archaeological Zoning Plan - \$13,000 dollar for dollar.

Windsor Toll House - \$5,000 dollar for dollar.

Hawkesbury Local Heritage Assistance Fund - \$5,000 dollar for dollar.

Hawkesbury Heritage Adviser - \$5,000 dollar for dollar.

5. Ebenezer Church

It was brought to the Committee's attention that the congregation at Ebenezer Church have been doing some work to the floor of the church. The lifting floor boards, bearers and joists had been removed and replaced with concrete and new joists.

ORDINARY MEETING
Reports of Committees

Mrs R Cumming advised that there had been no development application lodged and the matter would be followed first thing Thursday morning.

The Committee resolved that the matter be investigated quickly, thoroughly and the necessary action be taken towards the property manager of the Uniting Church.

6. Additional Heritage Item

The Committee resolved to compile a register of additional heritage items with detailed inventory sheets for future inclusion on Schedule 1 of Hawkesbury Local Environmental Plan, 1989.

ITEMS FOR ADOPTION

1. Australian Pioneer Village is a unique collection of historically significant buildings and artefacts that have been conserved and collected on a historic site of local, State and National significance and urges Council to take immediate steps to list the Village as an item on its Local Environmental Plan and to take the necessary steps to have the Heritage Council place a Permanent Conservation Order on the Village.
2. The Harrison's be contacted to ascertain when the loan from the Local Heritage Assistance Fund will be repaid.
3. A letter be sent to the owners of Claremont Cottage reaffirming the restoration responsibility of the Permanent Conservation Order under the Heritage Act 1977.
4. A letter be sent to Mr J O & Mrs J M Perrottet outlining the guidelines of the Local Heritage Assistance Fund and the Heritage Offices requirements and suggesting that the conditions of \$1,100 dollar for dollar granted be accepted.

NEXT MEETING

Wednesday, 25 September, 1996, at 7.30pm.

The meeting closed at 9.15pm.

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

**ORDINARY
MEETING**

Meeting Filename: OR030996.BIN

END OF BUSINESS PAPER