



Hawkesbury City Council

ordinary meeting business paper

date of meeting: 12 August 1997

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

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minutes of meetings



Mayoral Minutes

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Mayoral Minutes

Mayoral Minutes

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No Mayoral Minutes Were Submitted

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ordinary

2
section

notices of motion



Notices of Motion

ORDINARY MEETING

Notices of Motion

Notices of Motion

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No Notices of Motion Were Submitted

oooO END OF NOTICES OF MOTION Oooo



Notices of Motion of Rescission

ORDINARY MEETING

Notices of Motion of Rescission

Notices of Motion of Rescission

Ordinary Meeting - 12 August 1997

No Notices of Motion of Rescission Were Submitted

oooO END OF NOTICES OF MOTION OF RESCISSION Oooo



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 29 July 1997, commencing at 9.30am.

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

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

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Allan that the Minutes of the General Purpose Committee Meeting held on the 24 June 1997, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

1: Draft Richmond Archaeological Management Plan (GG021/184 PT01/EVD/ENG29NAX.V19)

COMMITTEE'S RECOMMENDATION

THAT:

1. The Richmond Archaeological Plan be adopted as reference guide and a stand alone study.
2. A draft local environmental plan to amend Hawkesbury Local Environmental Plan 1989 be prepared to incorporate definitions for archaeological site and potential archaeological sites.
3. A draft local environmental plan be prepared to amend Hawkesbury Local Environmental Plan 1989 generally as shown attached.
4. A draft local environmental plan be prepared to map approximately 205 (two hundred and five) archaeological and potential archaeological sites as a new schedule to HLEP 1989.

2: Community Title Subdivision Proposal Creating 4 Development Lots and Common Property - Lot 2 DP565168 & Lot 1 DP614232 Nos. 1165 & 1177 Bells Line of Road, Kurrajong Heights (SA14/97 & DA334/94/EVD/ENG29NAX.V04)

Dr Stephen Larkin, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THE SEPP1 objection be supported.
- B. The application be referred to DUAP for concurrence.
- C. Upon receipt of concurrence from DUAP the application to subdivide be approved subject to:-
 - a. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
 - b. 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.
 - c. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
 - d. The submitted Community Management Statement being amended as follows:-
 - i. development of the site to be carried out in accordance with the conditions of Development Consent 334/94 with this section of the Statement not able to be changed without the consent of Council;
 - ii. By-Law 1 to be modified to provide that only one person or family may permanently reside on the site other than the dwelling on Lot 5; and
 - iii. parking on Lot 3 to be made available to Lot 2.
 - e. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
 - f. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 30 June 1998.
 - g. The subdivision shall be in general accordance with the plans and documentation submitted on 3 July 1997, for community title subdivision.

3: Proposed Brothel - 245 George Street, Windsor (DA141/97/EVD/ENG29NAX.V08)

Mr Trevor Devine, Mr John Mann, on behalf of the applicant, addressed the Committee.

Captain Matthew Stanhope, Salvation Army, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT there be a site inspection.

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

COUNCIL issue development consent, subject to the following conditions:

Approved Plans

1. To conform and clarify the terms of this approval, the development shall take place in accordance with the plans and information submitted with the application accepting as modified by these further conditions.

Term of Approval

2. In order to monitor and re-evaluate the operation of the development, this consent is valid for a period of two (2) years from the date of the issue of the consent. A further development application will be required to be submitted and approved in order to operate beyond this period.

Signage

3. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser. You are advised that Council will not approve any signs which display words or images, which are in the opinion of the Council, sexually explicit, rude or offensive, or sexually suggestive.
4. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity of the site.
5. No sex workers are to display themselves in windows or doorways of the subject premises.

Security and Access

6. The applicant will be required to provide security lighting into the rear car park.

Building Application

7. Submission of a building application, plans and specifications complying with the building code of Australia for any structural alterations.
8. Structural engineering details regarding any proposed spa baths are to accompany the building application.
9. The premises are to be fitted with the necessary services and facilities which are required for Class 5 buildings under the Building Code of Australia.

Waste Management

10. Prior to the commencement of the development, a waste management plan will be submitted to and approved by Council detailing the arrangements to contain, collect and dispose of waste arising from the use of the premises. A waste management plan will also include details of the authorised waste collector/transporter and the final destination of any contaminated waste.
11. Contaminated waste shall not be disposed of through the domestic waste collection system.

Amenity

12. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, waste products or otherwise.

Health Requirements

13. The applicant is to register the spa with Council and pay an appropriate registration/ inspection fees and comply with the NSW Health Department's code for semi public pools and spas. Prior to occupation, the applicant is to notify the public health unit (north west) that the premises is operating within its area.

External Appearance

14. All external windows are to be covered with blinds or curtains at all times.

Operation of Brothel

15. No alcohol is to be sold from the premises without prior approval of Council.

16. Only four (4) rooms are to be used for prostitution. Details are to be provided with the Building Application.

Police Requirements

17. The name, address and telephone number of the key holder of the premises is to be notified to the patrol commander, Windsor Police, prior to commencing operations and as changers occur to personnel.
18. That sufficient security precautions are taken to ensure safe keeping of any money kept on the premises.
19. No minors are to be employed in the conduct of the business (ie under 18 years of age).
20. Sufficient security precautions are to be taken to ensure the safety of employees and patrons on the premises.

Car Parking

21. Parking shall be provided for four (4) 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. Details are to be provided with the Building Application. Alternatively, a payment of an amount of \$39,200 (thirty nine thousand two hundred) to Council be a contribution towards the parking in the area based on \$9,800 (nine thousand eight hundred) per space. This contribution will remain fixed for a period of three (3) months after which time it will be recalculated at the rate applicable at the time of payment. In the event of a contribution being paid, it shall be in the form of a bank guarantee which will be returned in the event that Council refuses to provide an extension to the two (2) year approval.

Advices

The development should be carried out in accordance with NSW public health units health and safety code of practice for brothels.

ADDITIONAL INFORMATION

Since the General Purpose Committee considered this matter, Council has received a further four letters of objection to the development. Three of these letters can be generally categorised as objecting on moral grounds with this issue being addressed in the General Purpose Committee Report. The other letter comes from a tenant located below the proposed premises for the brothel (Complete Danz Wear). This objection states that surrounding businesses are not in favour of locating the brothel at the proposed site. The correspondence also states that there are problems in terms of noise emanating from the above premises.

It is not considered that given the previous residential use of the first floor, there will be any increase in noise. However, this matter could be reviewed at the end of the two year "probationary" period.

Some Councillors at the site inspection raised concerns in terms of fire requirements for the proposed development. It is pointed out that proposed Condition No. 9 of the consent, which requires that the premises be fitted with the necessary services and facilities which are required for Class 5 buildings under the Building Code of Australia, would cover these issues. In this respect this condition would require the following:-

- C artificial light and ventilation to rooms without direct light and natural ventilation;
- C balustrades in accordance with the Building Code of Australia;
- C wet area flushings if toilets are new;
- C stairways to comply with the Building Code of Australia; and
- C certificate for fire hazard indices for all finished materials.

The applicant has also advised that it is possible to provide a second fire escape via a back stairway at the rear of the building. However, Council's Building Surveyor has advised that the existing egress provisions satisfy the requirements of the Building Code of Australia.

**4: Lot 5 DP McGraths Road, Vineyard - Landfill and Construction of Single Dwelling
(DA 127/97/EVD/ENG29NAX.V09)**

Mr Dal Mann, on behalf of the applicant, addressed the committee.

COMMITTEE'S RECOMMENDATION

THAT there be a site inspection.

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

THE application not be supported with reasons to be reported to the Ordinary Meeting of Council.

ADDITIONAL INFORMATION

The following correspondence has been received by the applicant's representative:

"Following our telephone conversation this morning we confirm the Applicant's request to have the attached additional information considered at the next Ordinary Meeting of Council commencing at 7.30 pm, 12th August, 1997."

During the inspection by Councillors of Lot 5 McGrath Road on the 29 July, 1997 the following concerns regarding the proposal were raised:

ACCESS DURING FLOODING.

The proposed access would be inundated by floodwaters.

To ensure that occupants would not be isolated from services and vehicular access to McGrath Road by rising Floodwaters the Applicant proposes to construct a driveway embankment formation connecting McGrath Road to the house platform.

The formation would include pipe culverting as necessary to ensure that water would not be ponded on Lot 4.

WINDSOR ROAD FLOODING

The proposed house platform location was perceived as a possible obstruction to flows along the general 'west to east falling' depression at the rear of Lot 5 which could exacerbate flooding at Windsor Road.

Although our assessment indicates that the proposed location would not appreciably effect flood flows, the Applicant wishes to eliminate the concern by moving the platform clear of the depression and closer to McGrath Road at the expense of 5 existing mature trees, including the vandalised tree previously reported.

We draw your attention to the fact that the wet condition of land at the rear of Lot 5 is due to the presence of an old disused pond or depression storage.

The enclosed drawing No.3/A-Building Platform Details (ref96-1350) [shown on the following page] depicts the proposed platform and house in the amended location along with the proposed driveway formation.

*Signed D A Hann
Dal Hann Pty Limited"*

ORDINARY - 12 August 1997

General Purpose Committee - 29 July 1997

Environment

- 5: **Removal of Caravan Park and Replacement with 30 "Weekender" Cottages and Ancillary Facilities - 78 Greens Road, Lower Portland**
(DA109/97/EVD/ENG29NAX.V16)

The Mayor advised that there had been a request from the applicant, Mrs Glenys Gilling, for the matter to be deferred to allow her to supply information in regard to the Development Application.

COMMITTEE'S RECOMMENDATION

THAT the item be deferred.

- 6: **Existing Unauthorised Fill and Development Application to fill land Part Lot 2 DP 215134 Bandon Road, Vineyard.** (DA0165/97/EVD/ENG29NAX.V18)

The Director Environment & Development advised that the applicant has requested a deferral in order to address the filling issue and the relocation at the one time.

COMMITTEE'S RECOMMENDATION

THAT the item be deferred.

- 7: **Erection of a Dwelling House - Lot 27 DP211780 No. 141 Coromandel Road, Ebenezer**
(DA155/97/EVD/ENG29NAX.V20)

COMMITTEE'S RECOMMENDATION

THAT there be a site inspection.

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

THAT the application be approved with conditions to be determined under delegated authority.

- 8: **New South Wales Agriculture - Draft Strategic Plan for Sustainable Agriculture in the Sydney Region** (GT150/015Pt06/EVD/ENG29NBX.V05)

COMMITTEE'S RECOMMENDATION

THAT New South Wales Agriculture be advised in terms of the above report as a response to their Draft Strategic Plan for Sustainable Agriculture in the Sydney Region.

- 9: **Wilberforce Abattoir** (P1102/560 PT06; DA0052/94 PT02/EVD/ENG29NBX.V01)

COMMITTEE'S RECOMMENDATION

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

THAT there be further discussions between the applicant and the Director Environment & Development prior to the Ordinary Meeting concerning the issues raised by residents including all night truck movements and the provisions of the existing consents in relation to hours of operation.

ADDITIONAL INFORMATION

Since the General Purpose Committee Meeting on 29 July 1997, there have been discussions with Mr and Mrs Moore and Neville Diamond and separately with Mrs Diasinos from the Abattoir.

Since the Committee Meeting there was also an incident in which apparently ammonia was accidentally bled from a refrigeration unit resulting in some odour and the Fire Brigade, Police and Ambulance being called.

From discussions with Mr and Mrs Moore, they have stated that they will not be satisfied with the Abattoir until it operates strictly between the hours of 7.00am and 4.00pm (including boning activities in the building) and further that there is nil odour emitted from the site. Mr Diamond, on behalf of Mr and Mrs Moore, has suggested that Council either acquire the Abattoir and a suitable buffer or alternatively require the Abattoir to acquire a suitable buffer.

The aquisition of adjoining properties has been discussed with Mrs Diasinos who has advised that whilst she would prefer to own the adjoining properties, at this stage they do not have the funds available to acquire them.

In relation to the hours of operation, Mrs Diasinos has advised that the slaughtering hours can be 7.00am to 4.00pm but that it is impossible for all of the Abattoirs activities such as butchering and the removal of meat to be confined to these hours. The nature of an abattoir is that there may be some odour from animals and by-products from time to time and the elimination of all odour is likely to be impossible.

10: Rezoning Proposal - Establishment of a "Boutique" Wine Estate, Lot 2 DP736516 & Lot 12 DP834771 Gadds Lane, Kurmond. Applicant: Falson & Associates (P701.15/EVD/ENG29NBX.V10)

The Director Environment & Development advised that a request had been received from the applicant to defer this item. However property owners wished to address the Committee.

COMMITTEE'S RECOMMENDATION

THAT the item be deferred to the next General Purpose Committee, and that the property owners be permitted to address the Committee.

Mr Tony Radnovic and Mrs Valerie Daley addressed the Committee.

11: Optus Mobile Phone Base Station Proposal - Lot 2 DP230943 James Street, Glossodia (P1001/60/EVD/ENG29NBX.V03)

COMMITTEE'S RECOMMENDATION

THAT Connel Wagner Pty Ltd be advised that Council acknowledges the intention to erect a digital mobile phone base station at Lot 2 DP 230943, James Street, Glossodia as detailed in their Prescribed Activity Proposal dated May 1997.

12: Brothels DCP & LEP (DCP2/97/EVD/ENG29NBX.V13)

COMMITTEE'S RECOMMENDATION

THAT Council resolve to prepare and exhibit a draft Hawkesbury Brothels Development Control Plan.

13: Investigations into a Trial Fortnightly 240 Litre Waste and 240 Recycling Collection Service (GW010/022/EVD/ENG29NBX.V02)

COMMITTEE'S RECOMMENDATION

THAT the information concerning a 4 (four) month trial of a fortnightly 240 (two hundred and forty) litre waste collection and recycling service for Bligh Park comprising the following components:-

- . fortnightly collection of a 240 (two hundred and forty) litre waste container
- . fortnightly collection of a 240 (two hundred and forty) litre recycling container on the same day as the waste container
- . subsidised compost and/or worm farms for residents
- . one free pass to the South Windsor Waste Depot for the disposal of domestic green waste
- . extensive education campaign and monitoring

be received and that the matter be further reported detailing costs, servicing arrangements and back up to minimise inconvenience prior to any trial commencing.

14: Request to allow the installation of manufactured homes - Hawkesbury Retreat, Paradise Point, Lower Portland. (DA0026/97Pt01/EVD/ENG29NBX.V14)

Mr Roderick Stone, on behalf of the applicant, addressed the Committee.

Ms Jerry Whitmont, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT there be a further report to the Ordinary Meeting together with legal advice in relation to the matters raised by Mr John Whitehouse, Solicitor.

15: Development Control Plan/Local Approvals Policy - Bed and Breakfast Accommodation (DCP 003/96/EVD/ENG29NBX.V12)

COMMITTEE'S RECOMMENDATION

THAT a Development Control Plan for all forms of Bed and Breakfast Accommodation be completed, incorporating the Local Approvals Policy and placed on public exhibition in accordance with the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.

SECTION 2 - INFRASTRUCTURE

1: South Windsor Park - Management Plan (PK226/Pt1/ENG/ING29NBX.E05)

COMMITTEE'S RECOMMENDATION

- a) THE concept plan for the development of South Windsor Park as shown on plan number 1950-33 as amended be adopted.
- b) Funding be provided in the 1998/99 budget for the relocation of the stadium driveway at an estimated cost of \$102,120 (one hundred and two thousand, one hundred and twenty).
- c) Prior to the relocation of the driveway, and not after, residents in Stewart Street who are affected by the existing driveway, upon request be offered shutters or some similar device for their front windows.
- d) Further works identified on the concept plan be considered in future programs as required.

2: Windsor Downs Nature Reserve (0606/R Pt2; PK 257 Pt2/ENG/ING29NBX.E06)

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

COMMITTEE'S RECOMMENDATION

- a) THE Minister for the Environment be advised that the Council supports the extension of the Windsor Downs Nature Reserve to the south-western boundary of the current road reserve, however, does not support inclusion of Lot 7 DP821396 and
- b) Removal of the road reserve not be supported.

SECTION 3 - ORGANISATION AND RESOURCES

1: Councillor P J Minturn - Leave of Absence (GA030/014/GMA/OGG29NAX.G01)

COMMITTEE'S RECOMMENDATION

THAT leave of absence be granted to Councillor Minturn.

2: Monthly Financial Report - June 1997 (FO11/005 PT04/FNC/OGG29NAX.F08)

COMMITTEE'S RECOMMENDATION

THAT the information be received.

3: Lease of Macquarie Park House to Mr Frank Taranto (GC283/064 PT06/CSV/OGG29NBX.C04)

COMMITTEE'S RECOMMENDATION

THAT the information concerning the subleasing of Macquarie Park House, Windsor, be received and the rental payable by Mr Taranto to Council be reviewed to an amount of \$150 (one hundred and fifty) per week on the basis outlined in the report.

4: Hawkesbury Heritage Farm - Lease to Mr Wells. (GC283/107 PT6/CSV/OGG29NBX.C03)

Mr Chris Wells was available to answer questions raised by the Councillors.

COMMITTEE'S RECOMMENDATION

THAT the information be received.

5: Donation - Macdonald Valley Distance Education (GF008/001 PT15/CSV/OGG29NBX.C02)

COMMITTEE'S RECOMMENDATION

THAT Council donate \$500 (five hundred dollars) towards the Macdonald Valley Distance Education Centre.

6: Community Kitchen Donation Report (GF008/001/CSV/OGG29NBX.C06)

Mr John Dorhauer, Hawkesbury Community Kitchen Inc. addressed the Committee.

COMMITTEE'S RECOMMENDATION

A DONATION of \$2,000 (two thousand dollars) be forwarded to Hawkesbury Community Kitchen Inc to assist with works associated with fire safety and access to the Community Kitchen premises (Macquarie Street, Windsor).

7: Street Parade - Temporary Road Closure (GE030/002 Pt3/CSV/OGG29NBX.C07)

COMMITTEE'S RECOMMENDATION

THAT the following temporary road closures be permitted on Saturday 6 September, 1997:

1. Windsor Street, Richmond, between Chapel Street and East Market Street between 10am and 12noon on the 6 September.
2. The area bounded by Chapel, Francis, Windsor Streets and Smith Park from 9.30am to 11.30am and Chapel Street from Windsor Street to Bells Line of Road for the same period.
3. Approval is subject to compliance with the following standard conditions:
 - a. all marshalling points including routes being left clean and tidy, including collection of animal manure;
 - b. The Hawkesbury Sports Council being advised of the proposed activity;
 - c. Advertising of proposed road closures; and
 - d. Each organisation involved submitting to Council a copy of its public liability policy in an amount not less than \$5,000,000 (five million) and indemnifying Council in respect of that street parade.

8: Greenhills Child Care Centre - Improvements (GC050/007 Pt2/FNC/OGG29NBX.F09)

COMMITTEE'S RECOMMENDATION

THAT the information be received and the program of building works be adopted.

QUESTIONS WITHOUT NOTICE:

1. Councillor Books asked if there has been any assessment done on the Stimulus Building since it was built for painting or any maintenance.

The General Manager advised that he recently had a long meeting with Mrs Kelly of Stimulus. Stimulus had recently received a grant for extending the building so that it could comply with the guidelines for 0 to 3 year olds. The entire building was repainted over the Christmas period. They have also done a considerable amount of work outside the building. The buildings, surrounds and grounds are in a very good condition. The General Manager advised that he had indicated to Mrs Kelly that he would report to Council with a favourable recommendation regarding the provision of an extension of the land area to allow them to extend the building which would require the removal of the fence for a couple of metres. This will enable them to continue their operations under the new licensing laws and improve the building as well.

2. Councillor Sheather stated that in last week's Councillors' Newsletter there is a Road Traffic Seminar coming up and asked if someone from Council would be attending the Seminar.

The General Manager stated that Council's Road Safety Officer, Diana Aspinall, will be attending the Seminar.

3. Councillor Sheather referred to the recent legislation in relation to road rage and expressed concern regarding traffic issues relating to double lines and overtaking of vehicles. He also referred to an accident last week on McGraths Hill Flats; the phasing of the lights at McGraths Hill; and stated that the traffic was banked up for a long way, well back towards McKenzies Creek. He asked how do we minimise the pressure on roads and if it would be prudent to discuss these issues during a Workshop to be held on a Saturday or Sunday afternoon. He undertook to make some notes and speak to Councillor Searle and the Engineer on this matter.

4. Councillor Sheather advised that Mr Brett Moore, Acting General Manager Operations of New South Wales Waterways for this area has recently been appointed to a Committee set up by the Minister. He asked if the Mayor could forward a letter congratulating him on his work and his new appointment.

The Mayor advised that he would be happy to do this.

5. Councillor Books referred to the traffic lights at the Corner of Richmond Road and George Street, Windsor. He stated that the traffic heading south automatically turn right across the traffic heading north coming up Macquarie Street. He stated that maybe there should be some warning signs further back.

The Mayor stated that the Local Traffic Committee would have a look at the position.

ORDINARY - 12 August 1997

General Purpose Committee - 29 July 1997

Organisation and Resources

The meeting adjourned at 12.20pm for inspections.

The meeting terminated at 3.50pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 August 1997.

.....
Mayor



ordinary

4
section

reports
for determination

ITEM: 1 Legal Costs - Requests for Assistance**FILE NUMBER:** GL001/005/GMA/ORH12NAX.G17**REPORT:**

Tenterfield Shire Council has approached the Local Government Associations for assistance in mounting a test case to challenge the State Treasurer's determination of compensation payable to it in respect of the appropriation of its electricity business following the restructuring of the State's electricity industry. The Treasurer fixed compensation at \$365,107 representing his assessment of disaggregation costs only. The assets appropriated have considerably greater value and the Council wishes to take action to ensure that it and its community receive proper compensation for what has been taken from it. The council attempted to negotiate a settlement of the claim without litigation, but this proved not to be possible. The Treasurer refusing to increase his initial assessment.

The executives of both Local Government associations have decided to support the matter on the basis that it would be a valuable precedent in any case where a council's assets were taken by the State Government. This would be immediately relevant to actions relating to the expropriation of electricity assets, but equally important to action in respect of a council's water supply and sewerage operations, because of considerable concern that these might be next in line for State-inspired restructuring.

Council's legal costs in the matter have been estimated at \$235,000 and on this basis, Hawkesbury has requested to contribute \$2,002.

RECOMMENDATION:

THAT Council contribute \$2002 (two thousand and two dollars) to Tenterfield Shire Council's litigation for compensation in the matter of the State Government appropriation of assets.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 1 Oooo

ITEM: 2 WSROC - Proposed Review of Structure**FILE NUMBER:** GM001/007 PT10/GMA/ORH12NAX.G37

REPORT:

Earlier this year the WSROC Board resolved to engage a consultant to undertake the development of a media strategy and to review its internal communications processes. This proposal was recommended by the executive management committee at WSROC.

The project was to be conducted in conjunction with the General Manager's Group. The group recommended to WSROC at its May meeting, in relation to the proposed review, the following:

1. The scope of the review by broadened to include examination of WSROC's processes and structure
2. The review concentrate on ways to strengthen WSROC's role in its major areas of activity, including lobbying and supporting Local Government development.
3. The review also examined WSROC's role in relation to other western Sydney regional groups and organisations.
4. The review compare WSROC's performance with that of other comparable organisations in other areas and,
5. the Albany Consulting Group be requested to undertake this review.

At its May meeting WSROC resolved that:

1. WSROC not proceed with a review at this stage and,
2. member councils be requested to comment on the recommendations (as listed in the Board Meeting Agenda; see 1-5 above) and for these comments to be considered by the Board at the next meeting. Minutes of the Board Meeting of the 10th May 1997 are Attachment 1.

A further meeting of the General Manager's Group resolved that:

"The study has evolved as a valuable product in providing insight as to how WSROC is perceived, both internally and externally and what opportunities exist for it to enhance its performance."

It was then resolved by the WSROC Board that:

“The study be circulated to all member councillors and general managers and that submissions be invited from councils, councillors and staff. Further, that submissions close on the 21st July, 1995 and that the study and submissions be debated at the August 1995 Board Meeting.”

The Albany Consulting Group’s report was further considered by the Board at its meeting on the 11th August, 1995. Attached is a copy of Item 7.1.4 to that meeting. From that meeting, the recommendations were considered at a Special Meeting of WSROC, held on the 1st September 1995 and a copy of those minutes are also attached. At that meeting it was resolved after considerable debate that:

“That the general meeting called to consider a reduction in the size of the Board be postponed for a minimum of 30 days.”

Other than in the General Manager’s meetings with the Chairman and Executive Officer, and in a letter from the General Managers to WSROC of May 1997, those resolutions have not been further considered by the WSROC Board.

While there are similarities between the General Managers’ recommendations and that of the Albany Consulting Group, it is not seen that the resources required for a further review to be undertaken at this time is justified. WSROC’s external communication has always been excellent in promoting the issues within Western Sydney to the State and Federal Governments and other agencies. Internally, they have addressed the communication with the recent implementation of their weekly newsletter. This could probably be reduced to a monthly basis, however, that is a matter that WSROC can consider given the feedback on their current initiative.

RECOMMENDATION:

THAT WSROC be advised that the Council does not see any benefit in a review of the organisation being undertaken at this time.

ATTACHMENTS:

- AT-1** Minutes of the Board Meeting of 10 May 1997;
- AT-2** WSROC Value Assessment : Final Report (April 1995);
- AT-3** Board Meeting No. 3 1995 Agenda 11 August 1995; and
- AT-4** Minutes of Special Meeting of WSROC Friday 1 September 1995.

oooO END OF ITEM 2 Oooo

ITEM: 3 Oakville Bush Fire Brigade**FILE NUMBER:** P251/510 PT02/GMA/ORH12NAX.G33

REPORT:

Oakville Bush Fire Brigade has written indicating that the size of land on which their current station is occupied is insufficient for their needs. They indicate that on a number of occasions they have over thirty vehicles parked near the station that cannot be contained on the land and also wish to extend their current premises to accommodate their fire vehicles.

Members of the brigade have negotiated with the adjoining landowner to purchase an additional area of around 1,400 sq m. For this the landowner has sought the sum of \$30,000, the construction of a 1.5m high colourbond fence, planting of a row of trees and backfilling of the existing dam.

A valuation has been obtained indicating that the market value of the land is in the order of \$26,000.

The brigade is prepared to undertake backfilling of the existing dam and to plant the row of trees to be provided by the Council. The cost of the colourbond fence would be in the order of \$2,000.

The Brigade has \$20,000 to put to the proposal and seek an interest free loan of \$10,000 from the Council to be repaid over two years.

This would leave the Council to pay legal and survey costs, development and subdivision application fees, supply and construction of the fence and supply of the trees. This would amount to around \$5,000.

Given that the land would become the property of the Council, and the contribution that the Brigade is prepared to make, the additional funding which would need to be in effect a donation, is supported.

RECOMMENDATION:

THAT Council purchase an area of approximately 1,400 sq. m. adjoining the current Oakville Bush Fire Station land at a purchase price of \$30,000 (thirty thousand dollars), with this being funded by \$20,000 (twenty thousand dollars) from the brigade and an interest free loan over 2 (two) years of \$10,000 (ten thousand dollars). Further, that funds in the order of \$5,000 (five thousand dollars) be voted for the supply and construction of a colourbond fence, provision of trees and legal, survey and application fees.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 3 Oooo

ITEM: 4 Senior Staff - Appointment**FILE NUMBER:** GO040/006/GMA/ORH12NAX.G18

REPORT:

Following the recent decision to alter the staff structure, the senior staff position of Director of Community and Corporate Services has been advertised, with the closing date for applications being Friday 15th August.

Following the closing of applications, they will be evaluated and a short list prepared for interview, with interviews taking place before the end of the month.

The Act provides for the General Manager to employ, direct, control and dismiss staff. In relation to senior staff the provision is “*the General Manager may appoint or dismiss senior staff only after consultation with the Council.*”.

Experience has indicated a number of councillors being involved in the process of interviewing has been a more appropriate way for input, rather than just consultation after the process has been completed. Previously, this has involved the Mayor and three other councillors, making a total interview panel of six. This is a good size panel and provides for quality interview procedures.

Enquiries for the position indicate there will be a good number of quality candidates and therefore the interview process could be expected to take a full day.

RECOMMENDATION:

That the consultation process for the appointment of the position of Director of Community and Corporate Services be a panel of 4 (four) Councillors including the Mayor and those members being nominated at this meeting.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 4 Oooo

ITEM: 5 **Glossodia, Freemans Reach, Wilberforce Sewerage**

FILE NUMBER: GS047/003/GMA/ORH12NAX.G23

REPORT:

In establishing the Steering Committee for the development of the Environmental Impact Study, community representatives were considered desirable to ensure feedback between the Committee, the Council and the local community.

The community representatives were from the community group known as SAFE and they have attended all steering committee meetings and undertaken a considerable amount of public consultation in their own time and at their own cost. This directly resulted in the Council not having to proceed with further community consultation study that would have cost between \$40,000 and \$50,000.

Should the project proceed as is hoped, then one of the current requirements that has been seen as a determination of the Picton/Thirlmere/Tahmoor sewerage project is the requirement for an ongoing community environment consultative group to monitor, from the community perspective, the construction and ongoing operation of the system.

The Environmental Impact Study is now completed and will be placed on exhibition in the immediate future. This will require some considerable ongoing work for the community committee to achieve a successful outcome. Given the costs that the group have incurred at their own expense, at this stage, it is recommended that the Council support them in becoming incorporated to ensure any personal risks they may incur are covered and provide the incorporated body with the sum of \$2000 or their expenses. This is on the basis that the group has no other likely source of income and is of considerable benefit to both the Council and the community.

RECOMMENDATION:

That Council assist the SAFE Committee in becoming incorporated and advance them the sum of \$2,000 (two thousand dollars) for expenses.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 5 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: 6

ITEM: 6 Insurance Quotations 1997/98**FILE NUMBER:** GI001/004/CSV/ORH12NBX.C03**REPORT:**

Council's general insurance policies (with the exception of Motor Vehicle) are due for renewal on 20 August 1997.

Council's Insurance Broker, Jardine Australian, have now completed a market appraisal exercise and received quotations from the following insurance underwriters:-

1. Zurich Australian Insurance Ltd;
2. Lumley General Insurance Ltd;
3. MMI General Insurance Ltd;
4. Suncorp General Insurance Ltd;
5. QBE/Mercantile Mutual Marine Underwriting Agency;
6. Sun Alliance and Royal Insurance Australia Ltd; and
7. HIH Casualty and General Insurance Ltd.

After assessing all quotations, the following insurers have been selected as having the most competitive terms and conditions and have been recommended.

Policy	Premium 1996/97	Premium 1997/98	Underwriter
Industrial Special Risks	60,033.28	65,284.00	MM General Insurer 50% Zurich Australia 50%
Machinery Breakdown	3,925.00	3,925.00	Zurich Australian
Computer Equipment	2,681.60	2,815.19	Lumley General Insurance
* Livestock (Hawkesbury Heritage Farm)	170.00	170.00	Zurich Australian
Marine Hull - Lower Portland Ferry	2,500.00	2,500.00	QBE/Mercantile Mutual Marine
Marine Hull - Other (Small Vessels)	900.00	900.00	QBE/Mercantile Mutual Marine

ORDINARY

Meeting Date: 12 August, 1997

Item: **6**

Policy	Premium 1996/97	Premium 1997/98	Underwriter
Workers Compensation - Excess of Loss	10,600.00	11,750.00	HIH Casualty
TOTAL	80,809.88	87,344.19	

* This amount is recovered from the Lessee.

It is noted that the increase in Industrial Special Risks Insurance (building cover) is due to the values of Council's buildings being reassessed which has resulted in an overall value increase of \$5,147,481.

Council will be aware that Motor Vehicle Insurance is bulk purchased by Westpool Member Council and will not expire until 31 October 1997.

RECOMMENDATION:

That Council renew the specific categories of insurance as detailed in this report amounting to \$87,344.19 (eighty seven thousand three hundred and forty four dollars and nineteen cents) for the period 20 August 1997 to 20 August 1998.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 6 Oooo

ITEM: 7**Workers' Compensation - Self-Insurer Licence Renewal****FILE NUMBER:**

GI055/007/CSV/ORH12NBX.C07

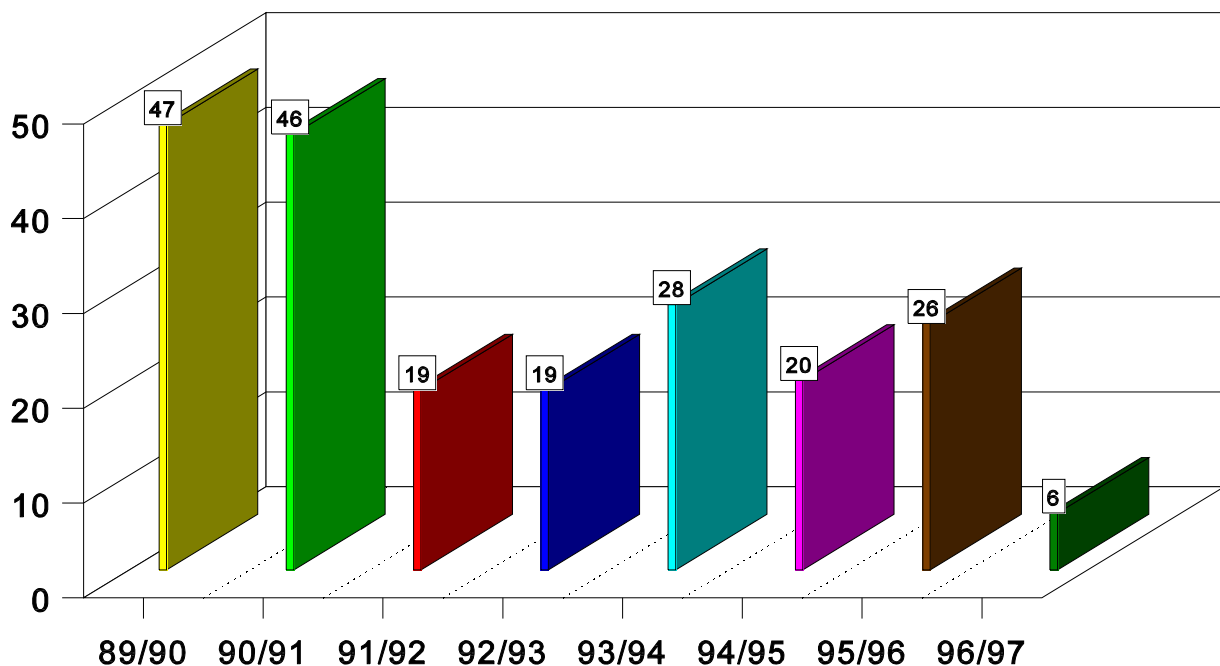
REPORT:

Council's licence to act as a self-insurer for Workers' Compensation expires on 30 November 1997. Council has been a self-insurer for workers' compensation since 1983.

Under the terms of the licence, Council is required to set aside an amount equal to what would be paid as a premium if traditional insurance cover was effected. This amount is used to meet any claims liability.

In terms of workers' compensation claims, the volume of claims has reduced as graphically depicted below:-

Workers' Compensation Statistics



From a financial perspective, there have been significant savings occurred to Council by self-insuring workers' compensation. Further, by retaining the premium this enabled the amounts to be invested and provide a substantial income return that could not otherwise be achieved.

ORDINARY

Meeting Date: 12 August, 1997

Item: 7

In conjunction with a Self-Insurers' Licence it will be necessary for Council to continue to hold an Excess of Loss Policy. This Policy limits Council's liability to a maximum of \$350,000 indexed for any one claim.

It is considered appropriate for Council to renew its licence having regard for the financial advantages that have occurred to date.

The cost of maintaining this licence and to meet claims liabilities will require a reserve of \$341,500.

RECOMMENDATION:

An application be submitted to the WorkCover Authority to renew Council's licence for Workers' Compensation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 7 Oooo

ITEM: 8 Road Leasing Proposal - Bells Line of Road, Kurmond**FILE NUMBER:** GC283/078 PT2/CSV/ORH12NBX.C25

REPORT:

An application has been received from Mr J and Mrs J Gollan to re-lease a section of road widening adjoining the BP Petrol Station at Kurmond. The subject area of road has been leased by the applicants since 1990. Plans of the proposal shall be displayed at the meeting.

Mr and Mrs Gollan are the owners of Lot 100 in Deposited Plan 826233 being 501 Bells Line of Road, Kurmond. The leased area comprises 449.5 square metres of road widening area that is contained in Deposited Plan 448215. This area of road widening was resumed by the Department of Main Roads and dedicated as public road in 1955.

In accordance with the Roads Act, the leasing proposal has been publicly advertised and adjoining owners notified in writing. At the close of the advertising period no submissions were received. The area of road to be re-leased does not impede the flow of vehicular or pedestrian traffic and the current ingress and egress arrangements at the leased road area are considered to be satisfactory. Any future RTA road widening of Bells Line of Road is expected to be long term.

Mr and Mrs Gollan lease their property to BP Australia Limited and their company Ketj Pty Limited occupies the property as the franchisee. The lease agreement between Council and Mr and Mrs Gollan shall make provision for these arrangements. The term of the lease agreement for the road area is to be a maximum period of five (5) years with the expiry date coinciding with term of the lease to BP Australia Ltd which expires on 31 July, 2002.

Consultant valuers, KD Wood and Associates, have assessed the appropriate rental for leased road area during the first year of the new term to be \$2,000 (two thousand dollars). Mr and Mrs Gollan are agreeable to this rental. The rental shall be reviewed annually in accordance with the Consumer Price Index for Sydney. There are no additional outgoings payable by the lessees.

The lessees shall be required to provide ten (10) million dollars public liability insurance and meet all costs associated with the leasing proposal.

RECOMMENDATION:

That:-

1. Council lease to Mr J and Mrs J Gollan an area of 449.5 square metres of road widening contained in DP 448215 adjoining their property at 501 Bells Line of Road, Kurmond (identified as Lot 100 in DP 826233).

ORDINARY

Meeting Date: 12 August, 1997

Item: **8**

2. Provision be made in the lease agreement between Council and Mr and Mrs Gollan for Mr and Mrs Gollan's lease to BP Australia Limited and occupation of the property by the franchisee Keti Pty Limited.
3. The term of the lease agreement is to be for a maximum period of 5 (five) years, with the expiry date coinciding with expiry date of the Mr and Mrs Gollan's lease to BP Australia Limited on 31 July 2002.
4. The rental for the first year of the new term is to be \$2,000 (two thousand dollars). Rental is to be reviewed annually in accordance with the Consumer Price Index for Sydney.
5. The lessees are required to provide \$10 million (ten million dollars) public liability insurance, with the interests of Hawkesbury City Council noted in the policy.
6. All costs associated with the leasing proposal are to be met by the lessees.
7. The Council Seal be affixed to the lease agreement and any other associated documents.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 8 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: **9**

ITEM: 9 **Donation - Camp Quality Caper**

FILE NUMBER: GF008/001 PT15/CSV/ORH12NBX.C08

REPORT:

A request for \$2,000 sponsorship has been received by Council from the Camp Quality Caper. The Camp Quality organisation is a non-profit volunteer organisation that conducts week-long fun and adventure camps for children suffering the life threatening effects of cancer. Specifically, the donation requested would be used to sponsor a team competing in the Camp Quality Caper - a car rally fundraising event.

Last year Council contributed a donation of \$1,000. As there has not been an increase in the 1997/98 Budget allocation for donations, it is recommended that support consistent with previous years be offered to the Camp Quality Caper. It is also noted that recently the Council have agreed to a number of unexpected requests for donations which have reduced funds available for the current financial year. Nevertheless, the event is for an extremely worthwhile cause and ongoing support is considered appropriate.

RECOMMENDATION:

That a donation of \$1,000 (one thousand dollars) be extended to Camp Quality Caper for 1997.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 9 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: **10**

ITEM: 10 **Donation - Lions Club of Hawkesbury Bells Line Inc**

FILE NUMBER: GF008/001 PT15/CSV/ORH12NBX.C32

REPORT:

A request for a donation of \$300 has been received from the Lions Club of Hawkesbury Bells Line Inc. The donation would be used to support their fundraising appeal.

The Lions Club will be hosting its Third Annual "World Festival of Magic Show" in October 1997 to raise money for disadvantaged, terminally ill and disabled children.

A donation of \$300 would go towards the purchase of a book of twelve tickets to the Magic Show which would be in turn donated to twelve special needs children.

The beneficiary of moneys raised from the event would be the NRMA CareFlight Rescue and Medical Retrieval Service. Council's donation would be acknowledged in the promotion of the event.

Sufficient funds are available in the Community Relations budget, however, approximately 15% of the Donations Budget has been allocated in the first month of the financial year.

RECOMMENDATION:

That a donation of \$300 (three hundred dollars) be made to the Lions Club of Hawkesbury Bells Line Inc to facilitate the attendance of Hawkesbury children to the Lions fundraising event for disadvantaged, terminally ill and disabled children in October 1997.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 10 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: **11**

ITEM: 11 **Contracts and Documents for Execution Under Seal of Council**

FILE NUMBER: GC283/002 PT02/CSV/ORH12NBX.C38

REPORT:

Assignment of Lease	Shop 2 Glossodia Village Shopping Centre (Take-Away Foods) from Mr T and Mrs L French to Mr Phillip Lloyd. Rental is \$10,584pa (ten thousand five hundred and eighty four dollars) plus 17.5% (seventeen point five) of Council Rates and 25% (twenty five) of Outgoings, ie. approximately \$1,602pa (one thousand six hundred and two dollars) and a new 3 (three) x 3 (three) year lease commenced on 1 August 1997. Mr and Mrs French will continue as tenants of Shop 3, ie. Glossodia Village General Store.
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RECOMMENDATION:

That the Seal of Council be affixed to the above document.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 11 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: **12**

ITEM: 12 **Quarterly Review as at 30 June 1997**

FILE NUMBER: GF4/3 PT1/FNC/ORH12NBX.F20

REPORT:

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

RECOMMENDATION:

That the quarterly review of the 1996/97 Management Plan and Financial Statement for period to 30 June 1997, be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 12 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: **13**

ITEM: 13 **Annual Statements of Accounts 1996/1997**

FILE NUMBER: GF001/001 PT3, GF001/007 PT1/FNC/ORH12NBX.F21

REPORT:

The Annual Statements of Accounts for the period ended 30 June 1997, 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:-

- C the Local Government Act 1993, and Regulations;
- C the Statements of Accounting Concepts;
- C the Local Government Code of Accounting Practice; and
- C 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:

That the Statement in the approved form on the Financial Reports for the period ended 30 June 1997, 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 1997.

oooO END OF ITEM 13 Oooo

ORDINARY

Meeting Date: 12 August, 1997

Item: **14**

ITEM: 14 **McGraths Hill Wetland and Effluent Reuse Scheme "The Supply and Installation of an Automatic Irrigation System" Lump Sum Tenders - Contract No. 00597**

FILE NUMBER: GT020/345 PT01/ENG/ORH12NBX.E04

REPORT:

Lump Sum Tenders for Contract No. 00597 were advertised in the Hawkesbury Gazette and in the Sydney Morning Herald and closed on 23 July 1997.

The construction of this permanent irrigation system represents a further significant stage in the overall development of the wetland and effluent reuse scheme.

The tendered amounts are for the supply and installation of an automatic irrigation system which will serve an area of approximately 16.4 hectares. The work involves all pipework, sprinklers, solenoid valves, manual isolation valves, air valves, conduits and several pits for electrical cabling, and connection to and extension of existing irrigation control cables.

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

Richmond Irrigation and Plumbing Supplies	\$151,400
Ready Rain Watering Systems Pty Ltd	\$178,640
Mark Irrigation Pty Ltd	\$181,500
Hawkesbury Valley Irrigation Pty Ltd	\$210,674
Australian Water Technologies	\$247,639
Cloud Break Australia	\$396,792
David Power Electrical Pty Ltd	\$971,261

Alternative tenders submitted are as follows:-

Ready Rain Watering Systems Pty Ltd	\$177,840
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Assessment of Tenders

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

Details are as follows:-

Richmond Irrigation and Plumbing Supplies

This company submitted the lowest conforming tender for the works.

References were provided in their tender with regards to similar works for other private and local government bodies who were able to confirm satisfactory performance on these works.

Based on the above information, it was considered that Richmond Irrigation and Plumbing Supplies would be capable of constructing these works satisfactorily and accordingly, it is considered appropriate that the tender be awarded to the lowest tendered price.

RECOMMENDATION:

That:-

1. The tender submitted by Richmond Irrigation and Plumbing Supplies in the amount of \$151,400 (one hundred and fifty one thousand and four hundred dollars) for the supply and installation of an automatic irrigation system, McGraths Hill be accepted.
2. The Common Seal of Council be affixed to the necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 14 Oooo

ITEM: 15 Howe Park, Windsor - Enhancement Application**FILE NUMBER:** GG021/127/ENG/ORH12NBX.E28

REPORT:

At its Ordinary Meeting on 8 April 1997, Council endorsed an application for the enhancement of Howe Park, Windsor, under the Department of Urban Affairs and Planning's (DUAP) Greenspace Program. DUAP has notified that the application for \$20,000 has been successful on a dollar for dollar basis. The project is designed to be completed over two stages with the first stage involving landscaping and revegetation to improve and extend the recreation facilities available in the park including, tree planting to provide shade; revegetation of riparian zone vegetation to enhance the environmental health of the river and surrounds; increased access to new facilities; provision of car parking adjacent to the Sydney Water pump station, and accessible park furniture.

Funding for Council's contribution has been provided under the 1997/98 Parks Improvement Program.

RECOMMENDATION:

That the Grant of \$20,000 (twenty thousand dollars) from the Department of Urban Affairs and Planning for Howe Park, Windsor, enhancement works be accepted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 15 Oooo

ITEM: 16 Temporary Road Closure - Windsor Street, Richmond**FILE NUMBER:** 2343/R PT4/ENG/ORH12NBX.E31**REPORT:**

Richmond Main Street Committee is requesting permission to temporarily close Windsor Street, Richmond between East Market Street and Bosworth Street on Saturday 29 November 1997 from 11am to 9pm and use Richmond Park to hold the Richmond Town Festival comprising buskers, musicians, games, stalls, dancing, competitions and a street parade. Retailers have been requested to trade until 9pm.

This function is supported by the Chamber of Commerce; however, 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 29 November 1997 from 11am to 9pm 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 (ten million dollars) 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 activities;
 - e) the committee obtaining all necessary permits/approvals in relation to hot foods and amusement devices/rides; and
 - f) the committee liaising with Integral Energy regarding the supply of power to amusement devices/rides and their proximity to power supply lines.
2. Use of Richmond Park (not oval) on Saturday 29 November 1997 subject to the following standard conditions:-
 - a) noise levels are kept to a reasonable level; and

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- b) the park is left clean and tidy upon completion of that activity.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 16 Oooo

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Item: **17**

ITEM: 17 Webbs Creek Ferry Service - Contract Operation

FILE NUMBER: GT020/344 PT1/ENG/ORH12NBX.E26

REPORT:

Tenders for the three year operation of the Webbs Creek Ferry have been invited and the following tenders have been received.

O'Connor Ferry Services Pty Ltd	\$580,000
Macca's Ferry Services Pty Ltd	\$696, 414
State Wide Maintenance & Contracting	\$1,032,965

RECOMMENDATION:

- 1 That the tender of O'Connor Ferry Services Pty Ltd in the amount \$580,000 (five hundred and eighty thousand dollars) for the 3 (three) year period be recommended to the Roads & Traffic Authority for acceptance.
- 2 Subject to the acceptance of the Roads & Traffic Authority to the tender of O'Connor Ferry Services Pty Ltd, the necessary contract documents be completed under the Common Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 17 Oooo

ITEM: 18 Uniting Church, Richmond - Car Parking**FILE NUMBER:** BA02289/95; P2338/305 PT2/ENG/ORH12NBX.E34**REPORT:**

As part of the development of the Fellowship Centre at St Andrews Uniting Church, Richmond it was agreed that two of the existing car parking spaces in Orange Grove Mall be deleted to allow access to the new car parking area required on church land to fulfil car parking conditions. On this basis the church also agreed that the five car parking spaces on the western side of the new car parking area be available for public use.

The church have now requested confirmation of those parking arrangements as agreed and as the five public use spaces are being used on an all-day basis it has been requested that two hour parking limitations be imposed on these spaces to be consistent with the rest of the Orange Grove Mall parking area.

As Council is unable to enforce parking restrictions on private land, it will be necessary to allow this action to be undertaken, that Council be granted a peppercorn lease of the access to the car park and the five spaces on the western side at an annual rental of \$1 per annum which would then allow the necessary works required such as the erection of restricted parking signage, maintenance of these signs and appropriate enforcement of the area.

RECOMMENDATION:

That:-

1. Council lease the access to the car park and the 5 (five) car parking spaces on the western side of the Uniting Church car park off Orange Grove Mall, Richmond, at a peppercorn rental of \$1 (one dollar) per year from the Church.
2. Appropriate signage be erected within the car park to restrict parking on a similar basis to that in the Orange Grove Mall.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 18 Oooo

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Item: **19**

ITEM: 19 **Sackville Ferry Service - Contract Operation**

FILE NUMBER: GT020/344 PT2/ENG/ORH12NBX.E27

REPORT:

Tenders for the three year operation of the Sackville Ferry have been invited and the following tenders have been received.

O'Connor Ferry Services Pty Ltd	\$550,000
Macca's Ferry Services Pty Ltd	\$696,414
State Wide Maintenance & Contracting	\$1,032, 965

RECOMMENDATION:

- 1 That the tender of O'Connor Ferry Services Pty Ltd in the amount of \$550,000 (five hundred and fifty thousand dollars) for the 3 (three) year period be recommended to the Roads & Traffic Authority for acceptance.
- 2 Subject to the acceptance of the Roads & Traffic Authority to the tender of O'Connor Ferry Services Pty Ltd, the necessary contract documents be completed under the Common Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 19 Oooo

ITEM: 20 **1997 Aquatic Festival - Governor Phillip Reserve, Windsor**

FILE NUMBER: PK205 Pt4/ENG/ORH12NBX.E19

REPORT:

Requesting permission for non-exclusive use of Governor Phillip Reserve on Saturday 16 August 1997, and exclusive use on Sunday 17 August 1997. Activities, charges and related matters are as follows:

1. Saturday 16 August 1997. Scrutineering purposes and course familiarisation by participants, with reserve/boat ramp open to the public.
2. Sunday 17 August 1997. Conduct 1 up Ski Race in conjunction with circuit racing events organised by the Upper Hawkesbury Power Boat Club.
3. Spectator admission charges for Sunday events as follows:-
 - a) \$10.00 per adult; and
 - b) \$6.00 per child or pensioner.
4. Seeking sponsorship in the total amount of \$500.00 for two (2) events.

The Aquatic Festival is an annual event. With regard to sponsorship, the Festival Committee is a private organisation retaining profits from the event and as such it is felt inappropriate to provide sponsorship.

RECOMMENDATION:

1. That approval be granted to the application by the Hawkesbury Aquatic Festival Organising Committee for use of Governor Phillip Reserve, Windsor on Saturday 16 August 1997 and Sunday 17 August 1997 subject to compliance with the following conditions:-
 - a) With regard to non-exclusive use on Saturday 16 August 1997, the Committees activity must not unduly interfere with other patrons use of the reserve and its facilities.
 - b) The Reserve to be left clean and tidy with the applicants being responsible for the disposal of all waste left in the area with the applicant paying to Council a refundable bond of \$750.00 (seven hundred and fifty dollars) which will be used to cover costs incurred by Council, administrative or otherwise to clean the area if necessary.
 - c) A copy of a public liability policy for \$10,000,000, and indemnifying Hawkesbury City Council, is to be submitted prior to the event by the applicant.

- d) A letter to be dropped to all affected residents in proximity to the event by the applicant, with that letter advising all details of the function.
 - e) The applicant obtaining appropriate licence from the Licensing Branch of the NSW Police Service, for the sale of alcoholic beverages at the proposed function.
 - f) The applicant paying the contribution rate applying to the 1997 event, and any additional administrative costs incurred by Council, in pursuit of such payments.
 - g) The applicant obtaining all necessary permits relating to preparation/sale of hot foods/beverages.
2. Sponsorship of the events not be supported.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 20 Oooo

ITEM: 21 **NSW Licensing Laws - A Guide for Local Consent Authorities - New South Wales Department of Gaming and Racing**

FILE NUMBER: GP110/005 PT16/EVD/ORH12NBX.V01

REPORT:

The NSW Department of Gaming and Racing has provided a copy of a new publication - "The New South Wales Licensing Laws - A Guide for Local Consent Authorities". The purpose of the guide is to assist local Councils and other local consent authorities in addressing liquor issues relating to licensed premises and registered clubs. It also includes the relevant forms and affidavits that authorities need to complete when taking action either before the Licensing Court of NSW or the Liquor Administration Board.

The Liquor Act and Registered Clubs Act provide Councils with an important role in relation to new applications, function authorities for registered clubs, noise disturbances and extended trading hours.

This role extends from applicants providing proof of development and/or building approvals and Council approved plans to Councils objecting to applications. Councils also have remedial powers to apply to the Licensing Court to reduce trading hours and initiate disciplinary proceedings under the Acts against licensees and registered clubs.

Under the Liquor Act 1982, Council can make application to the Licensing Court to revoke or vary extended trading hours in relation to the following premises:

- . hotels
- . liquor stores
- . restaurants
- . nightclubs
- . vessels

In support of such an application, the Council needs to produce evidence in support of the application. This may include the calling of witnesses such as residents, and the submission of reports and affidavits.

The guide also lists the grounds to lodge a complaint under Section 67 of the Liquor Act and Section 17 of the Registered Clubs Act. A complaint is a form of disciplinary action and reflects the more serious breaches of the liquor laws.

The grounds of complaint against a licensee or manager of a licensed premises under the Liquor Act that are relevant to a Council are:

- . that the licensee or manager has been guilty of a breach of a condition of the licence;

- . that the licensee or manager (while holding a licence or being a manager) has been sentenced to imprisonment for a specified offence, or has been convicted of a specified offence against the Act;
- . that the licensee or manager has failed to comply with a direction or order of the Liquor Administration Board or the Licensing Court;
- . that the licence has not been exercised in the public interest;
- . that the continuation of the licence is not in the public interest;
- . that the licensee is not a fit and proper person to be the holder of a licence or the manager is not a fit and proper person to be the manager of a licensed premises;
- . that entertainment has been conducted on the licensed premises otherwise than in accordance with:
 - i) the conditions of an approval; or
 - ii) the provisions of an ordinance;
- . that the licensed premises are being opened for business even though the owner of the premises has failed to comply with a direction or order of the Council to carry out specified work on, or in relation to, the licensed premises;
- . that the licensee or manager has engaged in conduct or activities that are likely to encourage misuse or abuse of liquor (such as binge drinking or excessive consumption);
- . that intoxicated persons have frequently been on the licensed premise or have frequently been seen to leave those premises; and
- . acts involving violence against persons or damage to property have frequently been committed on or near the licensed premises by persons who have been on the licensed premises.

Similar provisions exist under the Registered Clubs Act in respect of complaints against a registered club.

Provision also exists for noise disturbance complaints against a licensed premises or registered club if the quiet and good order of the neighbourhood has been unduly disturbed as a result of :

1. the manner in which the business of the licenced premises/registered club is conducted; or
2. the behaviour of persons after they have left the licensed premises/registered club; or
3. both of the above.

The Guide provides the necessary details for lodging complaints, together with relevant forms and affidavits.

The Guide is a valuable reference tool and the NSW Department of Gaming and Racing should be commended for its preparation.

RECOMMENDATION:

That the information concerning the publication by the NSW Department of Gaming and Racing "The NSW Liquor Licensing Laws - A Guide for Local Consent Authorities" be received and the Department be thanked for forwarding a copy.

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ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 21 Oooo

ORDINARY

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Item: **22****ITEM: 22** **South Windsor Waste Depot - Environmental Monitoring Tender****FILE NUMBER:** P2018/55 PT09/EVD/ORH12NBX.V10**REPORT:**

An Environmental Monitoring tender for the South Windsor Waste Depot (SWWD) has closed with a new contract to commence in September 1997.

Thirteen submissions were received in accordance with the specification document. From the submissions received a shortlist of four applicants was determined. A list of the prices submitted from the shortlisted tenderers is as follows:-

	1997-1998	1998-2000
AWT	\$33,477	\$70,000 *
RTA Technology	\$37,180	\$80,030
Golder Associates	\$37,600	\$75,200
Rust PPK	\$46,982	\$97,514

* Estimate Only - quoted cost is 1997-1998 cost + CPI (taken as 3%pa).

The assessment of the tender submissions was based on:-

- C price;
- C understanding of monitoring program;
- C previous experience;
- C qualifications;
- C laboratory NATA registration; and
- C QA/QC.

On the basis of the assessment the following recommendation is made.

RECOMMENDATION:

That:-

1. AWT EnSight Consultancy Services be invited to enter into a contract with Hawkesbury City Council to carry out the Environmental Monitoring Program at the South Windsor Waste Depot for the 3 (three) year term with a probationary 12 (twelve) month period.
2. Council's Seal be attached to any relevant documents.

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Item: **22**

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 22 Oooo

ITEM: 23**Draft Regional Waste Plan for the Western Sydney Region****FILE NUMBER:** GW010/022 PT04/EVD/ORH12NBX.V02**REPORT:**

The Western Sydney Waste Board has forwarded the Draft Regional Waste Plan for the Western Sydney Region which is on public exhibition until 2 September 1997.

The document outlines a vision for how waste can be managed in Western Sydney over the next ten years. The Draft Plan states that it fulfills the requirements of the Minister for the Environment, the Hon. Pam Allen MP, by outlining how the amount of waste to landfill can be reduced by 60%.

According to the Draft Plan:

“It fulfills these requirements and much more. It outlines how Western Sydney can play a leading role in sustainable waste management by implementing innovative and bold solutions. It details the steps needed to create a society that values its resources and that does not create ‘waste’ as we know it. It offers solutions that are both ecologically and economically sound for the people of Western Sydney.”

A key feature of the Draft Regional Waste Plan which will likely distinguish it from other plans is a proposal to change the role and classification of landfill in the region. Landfills are no longer to be used for “disposing” or “getting rid” of waste. Instead they will be used purposefully to store “like” materials for future reuse. It is proposed that pre-stabilisation facilities will treat and stabilise residual mixed (putrescible) wastes before being landfilled, thus negating the need for daily cover and compaction.

The suggested bench mark pre-treatment technology, the Dano drum, would pulverise, homogenise and aerobically “compost” all mixed and putrescible wastes over a 24-48 hour period to produce two streams of material ready for landfill. The first is fine, partially “composted” organics and the second, a coarse inert oversized material stream. Both products can be landfilled or, alternatively, the coarse fraction could be pelletised, thus providing alternative fuel preparation for cement kilns, power stations or other large fuel user, or generation facility.

The listed benefits of the Dano drum technology is an acceleration of biological breakdown, and immediate volume reduction of between 30% - 50% without compaction, a saving of 25% - 30% of air space as well as cost in avoiding the use of landfill cover as well as possible further extraction of materials for later recycling or, alternatively, fuel for power generation.

A gate fee for the pre-stabilisation/transfer facility is still to be determined but the plan suggests a “once off 15 - 25% increase”, with annual CPI increases effective thereafter.

It is proposed that four pre-stabilisation (Dano) facilities serve the region, each facility catering for approximately 300,000 - 350,000 population. Each facility would process approximately 125,000 tonnes per year of domestic and commercial and industrial waste.

Three Year Strategic Plan

The estimated cost of delivering the plan over three years is \$30 million, a cost which would be met through the Waste Management and Minimisation Fund and through the involvement of the private sector.

The Draft Regional Waste Plan proposes the following programs to be undertaken in the three year strategic plan.

Infrastructure and Systems Development

- . Develop and establish approval and operational performance standards for stabilised landfills and storage/monofill facilities
- . Develop and establish contracts and operational and performance standards for third party operators of infrastructure facilities
- . Establish new stabilised landfill and storage/monofill facility
- . Establish four pre-stabilisation/transfer centres that can receive and treat mixed waste from the domestic and commercial sectors
- . Establish nine drop-off and processing centres throughout the region at which the community can discard all types of unwanted materials
- . Provide a wide range of specialist secondary resource sorting and re-processing operations to serve the region, including facilities for:
 - sorting/transfer of building and demolition waste
 - recovery of materials from council recycling collection services and commercial/industrial waste transporters
 - composting green waste
 - energy recovery from pre-stabilised materials
 - specialist recovery of wood waste, metals, plastics, oil, tyres, electronic scrap, paper/cardboard, textiles etc
- . Provide a system to trade commodities recovered from waste streams that will ensure consistency, quality, quantity, and reliability of supply for industry
- . Resource member Councils to place and enforce new conditions on all development and building applications that will facilitate improved management and minimisation of building, demolition and operation of waste streams
- . Establish and maintain a Waste Exchange Information Service to link generators of waste materials with potential re-users
- . Develop appropriate pricing policies and structures that will encourage accountability for waste generation by offering economic incentives

Education, Promotion and Training

- . Develop regional education programs for a range of sectors on issues such as life cycle management, waste minimisation activities and cleaner production

- . Co-ordinate a consistent approach to regional waste education and promotion by member Councils
- . Provide avenues for community participation through initiatives such as the establishment of a 1800 line for residents to report illegal dumping of wastes, a Western Sydney Waste Board internet site and the training of local community facilitators to assist the Board in ongoing testing of educational and promotional programs
- . Develop and market waste minimisation consulting services and training programs for delivery to industry and the community
- . Promote the Board's objectives and activities to stakeholders through ongoing media liaison and promotion

Research and Development

- . Develop and administer a Cleaner Production Centre to encourage research, development and promotion of waste-resource management in the region
- . Identify and develop collaborative activities, links and programs with private, government and non-government organisations involved in waste and resource management in the region

Services

- . Develop a regional Excellence in Waste Resource Management Scheme to enlist sector participation in the reduction of waste and the use of secondary resources. Best practice guidelines will be developed for all waste generating sectors as basis for accreditation under the scheme
- . Develop a Continuous Improvement Matrix to measure improvement in all key sectors of resource use and management
- . Develop and provide Waste-Resource Auditing Services for industry and manufacturing sectors to assist them in the integration of waste minimisation programs
- . Co-ordinate the adoption and management of a consistent waste transport licensing system within the Western Sydney Region and other regions
- . Coordinate the use of secondary resources through regional procurement/purchasing policies and through helping industry/manufacturing to utilise secondary resources
- . Develop structures and systems for member councils to share information to coordinate effective and efficient collection systems and transport technologies

Advocacy

- . Advocate adoption of stabilised landfill and storage/monofill facilities standards as minimum best practice landfill methods
- . Develop an integrated and regional approach to Industry Waste Reduction Agreements

Monitoring and Review

- . Adopt uniform waste classifications
- . Develop and maintain a monitoring program to monitor the flows of materials and resources within the region

- . Design and promote protocols that can be used as performance indicators for all program areas of the Regional Waste Plan, including education, infrastructure, service delivery and advocacy

Implications for the City of Hawkesbury

The proposed four pre-stabilisation (Dano) facilities to serve the region will mean that each facility will cater for approximately 300,000 - 350,000 people. It would also seem desirable that each of these four pre-stabilisation facilities be sited in conjunction with a putrescible landfill to avoid additional transportation costs for the “composted” wastes.

As Council has already made a substantial financial commitment to its putrescible landfill on the Driftway, it would seem that Council has two choices being:

- 1 Embrace the Draft Regional Waste Plan and propose the Driftway site for a pre-stabilisation facility and seek to process waste from other Western Sydney Councils with the approval of the University of Western Sydney on a commercial basis; or
- 2 Seek exemption from the requirement for pre-stabilisation of waste because of the additional transport costs required to deliver the waste to a pre-stabilisation facility; the existence of a putrescible landfill at South Windsor; Council's initiatives in implementing a best practice collection system; the relatively disperse nature of population in the City of Hawkesbury; and the relatively low population compared to many other Councils in Western Sydney.

Whilst the first option may be a commercial proposition, it would require a substantial investment which would need to be funded by Council and/or the private sector with, as yet, an unproven rate of return. The level of risk is likely to diminish if and when pre-stabilisation facilities are established to serve the region.

At this stage, given that Council has a putrescible landfill in close proximity to its population centres with a capacity for at least twenty years disposal with best practice collection methods, the preferred option at this stage must be to seek exemption from the requirement for pre-stabilisation of putrescible waste.

The following comments are made in relation to the other objectives of the Draft Regional Waste Plan.

Use of Conditions on Development and Building Applications to minimise waste, in particular, demolition waste.

There is no objection to the use of conditions on development and building approvals to facilitate improved management minimisation of waste, in particular building waste, however there needs to be nominated standards for waste minimisation. Otherwise, the requirements for Waste Management Plans will only be of some limited educational value.

Proposed waste transport licensing system

The proposed licensing system for waste transport is of questionable value, particularly if it cannot be implemented across all the Waste Board regions. It is not considered that a comprehensive licensing system will be cost effective.

RECOMMENDATION:

That the Western Sydney Waste Board be advised that Council's response to the Draft Regional Waste Plan is as follows:

1. Council seeks exemption from the requirement for pre-stabilisation of waste for the residents of the City of Hawkesbury for the following reasons:
 - . Council operates an existing putrescible landfill in close proximity to its major population centres and does not consider that the additional cost in transporting the waste to a pre-stabilisation facility is warranted.
 - . Council's lease arrangements with the University of Western Sydney for the operation of the landfill preclude the acceptance of waste from other areas without the approval of the University.
 - . Council is progressing to implement best practice collection methods which will ensure that the Waste Depot has a life of at least 20 (twenty) years for residents of the area.
 - . Council has recently invested \$2 million (two million dollars) in upgrading the Waste Depot to comply with Environment Protection Authority Guidelines and, in addition, is purchasing properties within a 250 metre (two hundred and fifty metre) buffer. With these financial commitments it is not possible to fund further costs in pre-stabilisation.
2. That Council queries the feasibility of a waste transport licensing system, particularly its cost effectiveness.
3. There is no objection to the use of conditions on development and building approvals to facilitate waste minimisation, but this will be of limited value without some agreed standards on what can be required.
4. That otherwise Council supports the Draft Regional Waste Plan

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 23 Oooo

ITEM: 24 **Telecommunications Facilities Policy - Telecommunications Act 1997**

FILE NUMBER: GT001/007/EVD/ORH12NBX.V15

REPORT:

Introduction

Since 1991 the Federal Government has introduced various legislation which has allowed the establishment of firstly a competitive mobile telephone network and more recently de-regulated the telecommunication industry throughout Australia.

The Federal Government has passed a new Telecommunications Act 1997 and associated legislation which came into force on 1 July 1997. From this date the various carriers roll out of infrastructure will generally be subject to State Planning and Environmental Laws.

The Telecommunication Act 1997 (the "Act") gives Council greater control over telecommunications development and new powers to control the environmental effects of these works.

This report examines the consequences of this new "Act" and its legislation, and proposes a policy and procedure for dealing with development requests by the carriers.

Legislation

Prior to 30 June 1997, Council consent was not required for proposed works by telecommunications carriers. However, from 1 July 1997 development and building consent is required for 'most' proposals.

The Telecommunications Act 1997, which commenced on 1 July shifted much of the responsibility of telecommunications from the Federal to State Government. The "Act" generally provides that a carrier will install facilities under State Planning and Environmental Laws except in the following circumstances:-

- C installation of 'low impact' facilities and subscriber cabling, including cabling across streets;
- C installation of defence facilities;
- C installation of facilities authorised by a facility installation permit issued by the Australian Communications Authority (ACA);
- C inspection of land, including making surveys, sinking bores, digging pits and examining soil; and
- C maintenance of telecommunications facilities including the alteration, removal, repair, replacement of whole or part of the facility, and the cutting down or lopping of vegetation.

The "Act" authorises a carrier to enter on land and install a facility if that facility is a low-impact facility. The Telecommunications (Low-Impact Facilities) Determination 1997 and Telecommunication Code of Practice 1997, also came into effect on 1 July.

Certain facilities cannot be considered as low-impact facilities such as:-

- C designated overhead lines;
- C a tower that is not attached to a building;
- C a tower attached to a building and more than 5m high;
- C an extension of a tower that has previously been extended; and
- C an extension to a tower, if the extension is more than 5m high.

These facilities are regarded as medium to high impact activities and, as such, Council is able to request a development application for these works and determine the application. The immunities of the carriers is lost with this latest legislation. Council is able to determine their application as a normal developer.

The Telecommunication (Low-Impact Facility) Determination 1997 sets out to describe what is low-impact works and generally development that does not require development approval. Such work to be low-impact must also comply with various zones, with the highest possible zone in descending order, being:-

- C area of environmental significance;
- C residential areas;
- C commercial areas;
- C industrial areas; and
- C rural areas.

Should the development be in an environmental significant area, being mainly World Heritage Conservation areas and also including environmental heritage conservation areas, the development is not a low-impact facility.

Low-impact facilities or works are as follows:-

- (i) radio facilities;
- (ii) underground housing;
- (iii) aboveground housing;
- (iv) underground cable facilities;
- (v) public payphones;
- (vi) emergency facilities; and
- (vii) co-located facilities.

With all of these low-impact facilities, there are described certain parameters for each of the facilities. Should the development exceed these parameters Council consent would be required.

For example, a payphone booth up to 2.7m in height with a base of 1m² could be erected in a residential area without Council consent. Council consent would be required if the phone box exceeded these dimensions or for any phone booth located in a heritage area. Overhead lines, large scale underground cabling and free-standing towers exceeding 5m in height are not low-impact facilities and would require Council consent.

It is noted by the law that carriers undertaking works which do not require consent must take all reasonable steps to minimise inconvenience and damage and complete repair or remedial work within ten business days.

The existing carriers are exempt with respect to certain proposals that had been notified under the Telecommunication Act 1991, which applied till 30 June 1997 and for which construction had commenced (eg. the Optus tower in Glossodia).

Telecommunication Policy

It is proposed to introduce a Development Control Plan to apply to telecommunications facilities development, which are not low-impact and which would require Council's consent.

This Policy is designed to provide a consistent approach to assessing proposals for telecommunication facilities or works for their location and siting. The Policy would also contain performance criteria for assessment and guidelines as well as a statement of Council's advertising procedure for high impact facilities.

The proposed draft Development Control Plan is attached to this report. It is proposed to place this Plan on exhibition for twenty eight days, as well as seek views from the carriers.

The Policy seeks to give public notice in the Local Newspaper of proposals for new towers and to recover the cost of such notice as part of the application fee.

Conclusion

The telecommunications industry has undergone considerable changes. Local Councils have previously been unable to sufficiently deal with proposals such as new towers, in terms of environment and community issues.

With the Telecommunications Act 1997, Council has the power to request and determine development applications for facilities/works other than 'low-impact' facilities. The determination of an application is as for any applicant and the carriers' do not have public authority status. They would of course have the normal rights of appeal to the Land and Environment Court.

It is proposed that a draft Development Control Plan be placed on exhibition for twenty eight days for public comment. The Policy contains provisions for assessing development proposals, as well as guidelines and assessment criteria and notification procedure.

Upon the close of public comment on the Draft Plan, it is envisaged that the Policy would be submitted back to Council for comment and endorsement.

RECOMMENDATION:

That:

1. Council advertise the draft Telecommunications Facilities Development Control Plan and seek public comment for a period of 28 (twenty eight) days.
2. Following close of exhibition the draft Policy will be referred to Council for endorsement.

ATTACHMENTS:

AT-1 Draft Telecommunications Facility Policy.

oooO END OF ITEM 24 Oooo

ITEM: 25 Status of Lease of South Windsor Waste Depot Site and Purchase of Properties**FILE NUMBER:** GC281/067 PT03/EVD/ORH12NBX.V30**REPORT:**

The University of Western Sydney has advised that it has issued instructions to its Solicitors on 30 July 1997 to have the Department of Land and Water Conservation amend the Richmond campus title deeds to allow the University Board of Trustees to act in line with the powers granted to them under the University of Western Sydney Act 1988. Specifically, this requires the Hawkesbury Campus Reserve Trust to be dissolved and for the reference to the Reserve Trust to be deleted from the Land Title Deeds.

The Department of Land and Water Conservation has earlier advised that it believes that the necessary administrative and gazettal formalities could be completed within 6-8 weeks of notice to commence action.

Based upon this timeframe, it is possible that the extended lease for the Waste Depot could be signed in October 1997.

There have been ongoing discussions with the property owners along the Driftway regarding the delay and the acquisition of their properties.

Given that settlement of the properties is now likely to be affected approximately one year after the determination of the valuations, it will be necessary for them to be reviewed in light of any movements in property prices in the Londonderry area. It is recommended that Council accept a review of the valuations by its Valuer, K D Wood and Associates, to vary the valuations by a fixed percentage being their estimate of average price movements in the Londonderry area, if any, since the date of the original valuations. This adjustment will then enable the purchase of the properties to be expedited upon finalisation of the lease.

RECOMMENDATION:

1. That K D Wood and Associates be instructed, upon advice of the extended lease being signed, to determine the average property price movement in the Londonderry area since the determination of the original valuations and further, that variation, if any, be applied to offers for the nine properties.
2. That Council's Seal be attached to any necessary documents arising from either the purchase of the properties or the signing of the lease.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 25 Oooo

ITEM: 26 **Hawkesbury-Nepean Flood Management Advisory Committee -
Submission Seeking Funding for Flood Mitigation Works and
Ongoing Flood Awareness Education**

FILE NUMBER: GC180/006 PT04; LEP0011/96 PT01/EVD/ORH12NBX.V16

REPORT:

It was recommended to Council's meeting of 8 July 1997 that Council make a submission to the Hawkesbury-Nepean Flood Management Advisory Committee, requesting that the Committee seek government funding to provide for the following:

- . *Raising George Street and the junction at Richmond Road to delay the evacuation decision time until a Windsor Bridge flood level of 11.5 metres.*
- . *Connecting Bligh Park to Richmond Road across high ground to the South to provide an alternate access and reduce conflicts with the Windsor traffic.*
- . *Raising the low point along Londonderry Road to delay the evacuation decision time until a Windsor Bridge flood level of 12.5 metres.*
- . *Raising the low points on Windsor Road to optimise the available evacuation time.
Raising the low points to 14 metres will delay the evacuation time until a Windsor Bridge flood level of 11.5 metres.*
- . *Raising the low point along Airstrip Road at Pitt Town to 15 metres to delay an evacuation decision time for Pitt Town until a flood level of 13 metres at Windsor Bridge. Alternatively re-establishment of the Old Stock Route Road would eliminate the need for any filling.*
- . *The provision of funding for an unobtrusive but visible banding of power poles and/or street lighting standards to denote the 1867 flood peak in affected areas.*
- . *In general accordance with the State Emergency Service recommendations.*

The following letter has recently been received from the State Emergency Service, Local Headquarters:

"The Hawkesbury State Emergency Service is extremely concerned at the recent developments in Hawkesbury City Council regarding floodings and also the fact that the Flood Mitigation Dam wall is not going to be built at Warragamba Dam. We find that it is extremely important that each and every one in the valley knows what to do and how to react in times of flooding, especially in major floods when evacuation would have to take place so that panic can to a certain extent be eliminated and loss of lives minimised.

We intend to have another series of Flood Awareness meetings later this year but as you are aware, these meetings are not going to reach all of the people who would be endangered. For these reasons, the SES wish to ask Council if it is prepared to assist us in printing a leaflet similar to the enclosed with a magnetic backing but with more local contents, such as evacuation routes, evacuation centres, etc. Furthermore, would Council be prepared to have these leaflets distributed to each and every household in the valley? Signed Peter Minturn, Controller, Hawkesbury SES."

It is strongly recommended that Council forward a recommendation to the Hawkesbury-Nepean Flood Management Advisory Committee for flood mitigation works and flood awareness initiatives given the government's announced intention to proceed with the side spillway at Warragamba. The recommendations of the Hawkesbury-Nepean Flood Management Advisory Committee are likely to be the last opportunity for the government to formally consider expenditure on flood mitigation works as a consequence of the side spillway.

RECOMMENDATION:

That Council make a submission to the Hawkesbury-Nepean Flood Management Advisory Committee requesting that the Committee seek government funding to provide for the following:

- . Raising George Street and the junction at Richmond Road to delay the evacuation decision time until a Windsor Bridge flood level of 11.5 metres (eleven point five).
- . Connecting Bligh Park to Richmond Road across high ground to the South to provide an alternate access and reduce conflicts with the Windsor traffic.
- . Raising the low point along Londonderry Road to delay the evacuation decision time until a Windsor Bridge flood level of 12.5 metres (twelve point five).
- . Raising the low points on Windsor Road to optimise the available evacuation time.
- . Raising the low points to 14 (fourteen) metres will delay the evacuation time until a Windsor Bridge flood level of 11.5 metres (eleven point five).
- . Raising the low point along Airstrip Road at Pitt Town to 15 (fifteen) metres to delay an evacuation decision time for Pitt Town until a flood level of 13 (thirteen) metres at Windsor Bridge. Alternatively re-establishment of the Old Stock Route Road would eliminate the need for any filling.
- . The provision of funding for an unobtrusive but visible banding of power poles and/or street lighting standards to denote the 1867 flood peak in affected areas.
- . In general accordance with the State Emergency Service recommendations.
- . The provision of funding to enable the State Emergency Service to undertake flood awareness seminars at least once every two years including the publication and distribution of leaflets to affected households.

ORDINARY

Meeting Date: 12 August, 1997

Item: **26**

ATTACHMENTS:

AT-1 Copy of Flood Action Guide Leaflet.

oooO END OF ITEM 26 Oooo



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for information

ORDINARY

Meeting Date: 12 August, 1997

Item: **27**

ITEM: 27 **Reports Requested by Council - Status as at 12 August 1997**

FILE NUMBER: GC280/005 PT03/GMA/ORH12NCX.G05

REPORT:

10 Dec 1996	Walking Trail DAS&R	Between Windsor Downs and Bligh Park and traffic facilities at intersection Sanctuary Drive and Richmond/Blacktown Roads including funding.	Following finalisation of traffic facilities
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RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 27 Oooo

ITEM: 28 Independent Commission Against Corruption Report on Byron Council**FILE NUMBER:** GL001/006 PT05/GMA/ORH12NCX.G22**REPORT:**

Corrupt conduct on the part of three people is revealed in an ICAC report tabled in Parliament in relation to the Byron Council residential development strategy and other development matters. The report recommends that consideration be given to prosecution of the three local persons for their offences, including giving false evidence to the Commission and conspiracy to create a public mischief.

Those recommended for prosecution are a Mr Paul McMahon, a Byron land owner and local developer, Ms Lisa Dobson, a former Town Planner with the Council and a Mr Steve Loane, an employee of Mr McMahon at the time of the hearings.

The ICAC investigated allegations of corruption made against staff and councillors of Byron Council, relating to land development and land purchases in the area from 1990 onwards. The investigation arose out of complaints by two Byron Councillors, now Mr Noonan and Mr Budd about the circumstances surrounding the adoption in 1993 of the Council's current Residential Development Strategy, an offence arising within this context, particularly the purchase and rezoning of land at McGettigans Lane, Byron Bay and a complaint by Mr McMahon about the Council's conduct in the zoning process in relation to the Conference Centre site at Byron Bay. The report finds no corrupt conduct on the part of any councillor or council staff member in relation to the complaints about the development strategy or the zoning processes associated with it.

ICAC Commissioner, Barry O'Keefe said *"the fact that both Councillors Noonan and Budd res from their allegations when tested in cross examination, shows how easy it is to make sweeping damaging, newsworthy allegations about public officials and how untested such allegations may gain currency until they are revealed for what they are, without foundation"*.

A separate and even more serious allegation made by Mr McMahon was that a group of councillors and others, had taken control of the development approval processes of Byron Council. Mr McMahon alleged that this was for the benefit of developers who had funded the group. Mr McMahon was joined in these allegations by Ms Lisa Dobson and Mr Steve Loan.

The Commission has found that the allegations made by Mr McMahon against council and council staff are false. *"The plan formulated between Mr McMahon and his helpers Mr Loan and Ms Dobson were seeking to influence the honest and impartial exercise of official functions by the Council and its principal public officials"* said Commissioner Barry O'Keefe.

RECOMMENDATION:

That the information be received.

ORDINARY

Meeting Date: 12 August, 1997

Item: **28**

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 28 Oooo

ITEM: 29 **Roads & Traffic Authority - Repair Program 1997/98**

FILE NUMBER: GG021/114 PT4; 1901/R/ENG/ORH12NCX.E29

REPORT:

A program called *REPAIR* has been developed to provide additional assistance to Councils in the management of regional roads. Councils are invited each year to submit nominations in the rehabilitation and enhancement categories. The basis of the program is that the costs are shared on a 50/50 basis between the RTA and Council up to the limit of the grant. The program in the Sydney directorate is managed by Councils through the combined consultative committee and projects are selected on a priority basis.

Advice has been received that an allocation of \$97,500 has been made available for the rehabilitation of 1.25 klms of Sackville Road. As previously indicated this funding is to be matched on a 50/50 basis and it is proposed to use funding from the regional road program as Council's contribution towards this project.

The section of road to be rehabilitated is an extension of the work previously undertaken and will encompass the area from Grono Farm Road to Coburg Road.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 29 Oooo

ITEM: 30**Air Quality****FILE NUMBER:**

GE020/016 PT06/EVD/ORH12NCX.V12

REPORT:

The NSW EPA has released for public comment a series of draft new regulations and regulatory impact statements as required by the subordinate Legislation Act.

The proposed Regulations will replace the existing Clean Air Regulations due to be repealed on 1 September 1997.

The proposed Regulations are:-

- C Clean Air (Domestic Solid Fuel Heaters) Regulation 1997;
- C Clean Air (Motor Vehicles and Motor Vehicle Fuels) Regulation 1997; and
- C Clean Air (Plant and Equipment) Regulation 1997.

Control of emissions from open fires is controlled by the Clean Air (Control of Burning) Regulation 1995.

Domestic Solid Fuel Heaters

These types of heaters have been identified as contributing up to 50% of the total emissions of particulate matter in the Sydney Region during winter.

Notwithstanding this, there are no changes to the substance of the 1964 Regulation currently in existence.

NSW has about one third of all wood heaters sold in Australia with an estimated 100,000 additional heaters being installed in NSW households over the next five years.

The Regulation aims to control emissions from these new heaters by requiring compliance with emission standards.

Motor Vehicles and Motor Vehicle Fuels

This Regulation sets emission limits and other controls for vehicles and fuels. It is generally the same as the existing Regulation with the emission standards being consistent with national legislation and to accommodate developments in technology.

Plant and Equipment

The Regulation applies to stationary sources of air pollution. Emission limits for existing plant are unchanged and more stringent limits are proposed for new or modified sources of metallic air pollutants. New standards are proposed for eight heavy metals not previously listed.

The proposed Regulation will formalise the requirement for appropriate International standards to apply to incinerators handling domestic waste, Part 9 of the proposed Regulation.

In addition to the three proposed Regulations, the EPA has also released a "Draft Manual of Air Quality Testing".

The proposed Regulations for vehicle fuels, plant and equipment make reference to specific limits and test methods.

The draft Manual is a technical document which sets out the test methods to be used in establishing compliance or non-compliance with the Act and Regulations.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 30 Oooo

ITEM: 31 **Tinda Creek Spiritual and Environment Centre - V - Hawkesbury City Council and Birdon Contracting Pty Ltd - Outcome of Appeal - Property: Lot 2 DP628806 No. 6102 Singleton Road, Colo Heights**

FILE NUMBER: DA134/95/EVD/ORH12NCX.V13

REPORT:

Council has previously been advised of notification of an appeal under Section 98 of the Environmental Planning and Assessment Act (third party appeal) against the granting of Development Consent for sand mining at Tinda Creek, Colo Heights.

Development Consent (DA134/95) was determined on 10 December 1996, for a staged consent for sand mining, subject to conditions.

The appellant, Tinda Creek Spiritual and Environment Centre, had appealed against the decisions in granting development consent and against the wording of particular conditions of consent.

In order to resolve issues and avoid unnecessary time and expense involved in a hearing, Council requested a Mediation Conference before the Court.

A Mediation Conference was held on Tuesday 29 July 1997, at which the appellant was represented by Mr N Diamond and Solicitor and Council represented by Solicitor Mr Doug Forrester of Abbott Tout and Council's Branch Manager Building and Development. The appellant resolved to discontinue the proceedings and the appeal was withdrawn.

Subsequently, the development consent that was issued by Council still stands and all the conditions of consent are valid.

The request by Council for Mediation has resolved the matter and has avoided substantial costs involved in an unnecessary hearing.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 31 Oooo

ITEM: 32 Update of Building and Development Matters**FILE NUMBER:** GT090/002/EVD/ORH12NCX.V09**REPORT:**

This report is an update of building and development matters and examines the following areas:

1. Strategic Planning
2. Development Control
3. Building Control
4. Legal Matters

1. Strategic Planning

As part of the focus on strategic planning and issues for the Hawkesbury City area, the following projects are currently being investigated:-

1.1 Strategic Planning Projects

- *Section 94 Contribution Plan* - a review of the works schedule and provision rates has been carried out.
- *Wildlife Corridor Plan* - plan completed by consultant including briefing session and training. Proposal to prepare Development Control Plan and amendments to HLEP which will be publicly exhibited.
- *Rural Lands Study* - the first stage for the Hawkesbury Sustainable Agricultural Development Strategy is underway.
- *Vineyard Development Strategy* - negotiations with Blacktown City Council and the Department of Urban Affairs and Planning on this matter have not come to fruition.
- *Housing Strategy* - this Council's submission seeking exemption to the new Housing State Environmental Planning Policy have been understood on verbal advice, from the Department of Urban Affairs and Planning to be successful. At this stage, no formal notification has been received by Council from the Department of this exemption. Investigations and a report are well underway into housing choice, controls and availability of future areas for urban land. It is expected that this report will be submitted to Council no earlier than August 1997.

1.2 Draft Local Environmental Plans

Council has resolved to prepare four (4) draft LEP's since January this year; being the rezoning of Hawkesbury Hospital from 5(a) to 3(a), Hadden Farm Wetlands, Macquarie Street Motor Showroom and General Amendments to HLEP 1989.

With respect to ongoing draft LEP's, attached is an updated schedule of the most recent Local Environmental Plans and their status.

It should be noted that the rezoning of Grose Wold for rural/residential subdivision is with the Department of Urban Affairs and Planning following investigation into flora and fauna methodology requested by National Parks & Wildlife Service.

An intensive agriculture draft LEP has recently been exhibited and is separately reported to Council.

1.2 Development Control Plans

Landfill and Dams DCP's have come into effect and amendments are in place for exhibition of the Dams DCP for minor applications of small dams.

A development control plan is in the process of preparation for intensive agriculture which intends to incorporate guidelines for intensive use of horticulture and animal establishments with reference to Department of Agriculture and best management procedure guidelines.

2. Development Control

2.1 Section 149 Certificates

The number of Section 149 Certificates issued for the first six months of this year is 1441. This is slightly above the nominal six months total for 1996 of approximately 1267 based on 2535 certificates for 1996.

2.2 Development Applications

The following table shows the number of applications received and the average processing times for development and building applications from 1 January 1997 to 30 June 1997. A comparison is also shown for the same period last year.

	No. of Applications Received		Average Processing Time - 1997 (Calendar Days)
	1997 (1/1/97 - 30/6/97)	1996 (1/1/96 - 30/6/96)	
Development Applications	157	145	44.6
Subdivision Applications	81	80	32.1

The number of applications has slightly increased for the same time last year. However, there has been considerable improvement in the average processing times which have been reduced significantly below the combined average (Development and Subdivision) for 1996 of 63 days.

3. Building Control

As with development applications, the average processing time of applications has been significantly reduced from 30 days to 19.6 calendar days. This has been a marked improvement on the processing, whilst the number of applications has increased greatly from 658 for the first half of 1996 to 790 for the first half of this year.

4. Legal Matters

Previously it has been reported to Council the outcome of two successful cases in the Land and Environment Court that have been defended earlier this year. The appeal of Grubisic, 33 Griffins Road, Tennyson for subdivision and Fabcot (Woolworths) at South Windsor for supermarket were in Council's favour as refusals.

The appeal by Nightingale against refusal of a subdivision of East Kurrajong Road has been refused by the Land and Environment Court.

An appeal by the Tinda Creek Spiritual Association against the consent for sand extraction was before the Court for mediation and the appeal has been discontinued.

An unauthorised use is being pursued for injunction proceedings against the storage and dismantling of machinery on a rural property.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 LEP Register.

oooO END OF ITEM 32 Oooo

ITEM: 33 Greater Western Sydney Public Transport Strategy Release - Strategy for Improving Public Transport**FILE NUMBER:** GM001/005/EVD/ORH12NCX.V14**REPORT:**

The Hon Brian Langton, Transport Minister, released on 15 July 1997, the Cabinet approved Greater Western Sydney Public Transport Strategy. This Strategy was addressed by the Minister on 29 July 1997 at a WSROC Meeting at Baulkham Hills Shire Council.

The Minister announced that *"after exhaustive public consultation, Cabinet has approved a five year funding program to improve public transport services in the Greater West."*

The Government's Green Papers on developing an Air Quality Management Plan and a Smog Action Plan for the Greater Metropolitan Region identified transport, particularly private use, as a major threat to air quality.

This Public Transport Strategy envisages three distinct phases in improving public transport:-

1. a catch-up phase involving remedial measures to address the impact of past policies;
2. an expansion phase to increase the percentage of trips made by public transport in the immediate future; and
3. a sustainable growth phase incorporating the reform of management of public transport to allow the system to expand with and shape urban development in coming decades.

The proposed major works outlined in the Strategy include the following:-

- C the completion of the evaluation of the Parramatta-Chatswood rail link and a commitment to the project's commencement;
- C an investigation into the potential for a corridor from Camden to the F5 at Menangle via Springs Road;
- C the fast tracking of the development of appropriate services in the Hoxton Park - Parramatta - North West sector corridor;
- C an investigation of the public transport linkages between Parramatta CBD and employment areas consistent with the Parramatta Access Strategy;
- C a policy for the development of public transport corridors in the west and the identification and protection of new corridors;

- C the development of services in new or untapped transport markets, including off-peak services, new areas, hospitals and universities;
- C the establishment of the Transitway Policy to improve public transport in the region;
- C ensuring the expansion of the road network benefits public transport;
- C improve safety of and access to the public transport system;
- C ensure better community consultation, for example, providing a mechanism for community input into the renewal of bus contracts, including feedback on performance;
- C integrated ticketing by 2000;
- C an interchange program to ensure that transport interchanges maximise public transport patronage and accessibility;
- C improved transport information; and
- C operators to apply environmental performance standards to public transport vehicles.

The Minister stated that *"the Strategy is a blueprint for all stakeholders in Western Sydney transport provision - local Councils, transport authorities and private operators - to take into account the particular needs of Western Sydney."*

This Transport Strategy for Greater Western Sydney has been welcomed by WSROC Ltd with caution that it is long overdue. The NRMA Ltd have also released a statement proposing solutions to the complex and serious transport problems in Western Sydney.

However, for this Council this Transport Strategy and its recommendations do not contain major solutions to the transport problems for the Hawkesbury. The Minister did acknowledge that the \$8 million Richmond Railway amplification works is budgeted as part of this State Government's commitment to infrastructure works.

Issues such as journey to work, employment trends, air quality, access and equity issues of public transport are all relevant issues for this Council to have a say in this Greater Western Sydney Transport Strategy.

Whilst issues are important with strategies and studies that highlight their relevance, funding for a coordinated transport strategy is substantially lacking in this strategy that has been released.

This Council needs to continue to pursue funding for major infrastructure works as part of the Roads Improvement Program in conjunction with a local transport strategy.

ORDINARY

Meeting Date: 12 August, 1997

Item: **33**

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 33 Oooo

ITEM: 34 **Appeal to Court Outcome - Nightingale - V - Hawkesbury City Council - 264 East Kurrajong Road, East Kurrajong - Subdivision Application**

FILE NUMBER: SA139/96/EVD/ORH12NCX.V36

REPORT:

This was an appeal against the refusal by Council of a subdivision application to subdivide Lot 2 DP 246945, 246 East Kurrajong Road, East Kurrajong. The property is owned by Mr N Nightingale.

The application sought a two lot subdivision of the property to recognise the existence of two dwellings on the property. The two dwellings being an approved attached dual occupancy in which the applicant had not provided the required attachment. The attachment being a pergola spanning a distance of approximately 12m.

The property has an area of 2.023ha, the application proposed two lots of 1ha and 1.023ha. The property is zoned Rural 1(c1) which restricts the minimum allotment size to 4ha, therefore, the applicant submitted a SEPP 1 objection to the minimum allotment size standard.

The appeal was heard in the Land and Environment Court on 22 and 23 May and 15 July 1997 before Dr J Roseth, Conciliation and Technical Assessor.

The main issues of the case were:

- C existence of two free standing dwellings on the site;
- C objectives of the zone and justification of SEPP 1 objection; and
- C precedent.

Existence of Two Free Standing Dwellings of the Site

Council's evidence was that detached dual occupancies in rural zones were prohibited under HLEP 1989 and SREP No. 12 and that the applicant had failed to comply with the DA and BA consent which required that the two houses be attached by a pergola. It was further argued that the existence of two detached houses, as a result of the non-compliance with the consents, was not a reason to allow the subdivision. The applicant considered that the strongest argument for allowing the application was the existence of the two dwellings which are free-standing and argued that Council gave an unlawful consent when it permitted the second dwelling to be erected.

Dr Roseth did not agree with the applicant's reasoning and said in his findings that:

"The council clearly considered that attachment by a pergola was sufficient to consider one of the buildings to be an addition to the other. It may be a very liberal interpretation of building addition (and it is one with which I do not agree), but it was open to the council to adopt such an interpretation. It was clearly an interpretation which was favourable to the applicant and enabled it to build a project home on the site . . . I am also satisfied that the reason for requiring attachment between the building was to avoid the kind of application which is now before the Court, namely cutting the allotment into two.

It seems to me that to use the existence of two free-standing houses on the site, which are free-standing only because the applicant had not complied with the council's requirement, as a reason for subdivision is against the spirit of planning."

and,

"It would be wrong to approve an application where the main ground is the applicant's failure to comply with a condition of an earlier development consent."

Objectives of the Zone and Justification of SEPP 1 Objection

The property is zoned Rural 1(c1), the objectives of the zone being:

- (a) *to primarily provide for a rural residential living style with "on site" collection of water and disposal of waste;*
- (b) *to maintain a subdivision pattern which permits the land to be subdivided for an urban use where such a use has been identified in the long term;*
- (c) *to ensure that development does not create unreasonable demands, in the present or in the future, for provision or extension of public amenities infrastructure;*
- (d) *to prevent the establishment of traffic generating development along main and arterial roads; and*
- (e) *to ensure that development maintains the rural character of the locality and to minimise disturbance to the landscape through clearing, earthworks and access roads.*

The SEPP 1 objection was based on a general argument that the proposed subdivision would recognise the two existing dwellings on the property and in doing so the proposed subdivision would not compromise the objectives of the zone or be out of character with the surrounding subdivision pattern.

The applicant argued that the immediate area along East Kurrajong Road already contained a number of undersize lots. Council argued that almost all of the lots were approved prior to the gazettal of HLEP 1989 and in the few situations where undersize lots had been approved after HLEP 1989, this had been as a result of lot averaging based on environment preservation/improvement considerations. In considering this matter Dr Roseth stated that:-

"I do not think that the lack of complete uniformity in the size of existing allotments is a reason to increase the number of non-conforming parcels."

In conclusion, Dr Roseth found that the applicant's SEPP 1 objection was not well founded and therefore the appeal was dismissed.

Precedent

Council argued that the application, if approved, would provide a precedent for future subdivision applications for below 4ha lots and the subdivision of attached dual occupancies in rural areas. The applicant argued that the site was unique and its subdivision would not set a precedent.

Dr Roseth concluded that:

"I am aware that this Court rarely places major weight on one approval being a precedent for future applications of a similar nature. However, in this case precedent is a significant issue. If this application were approved it would provide an example for any site which contained a dual occupancy, whether attached by a pergola or unattached . . . In addition the approval of this application may encourage owners to apply for attached dual occupancies, erect them without the required attachment and then apply for subdivision on the grounds that there are two free-standing houses on the allotment."

The orders of the Court were:

1. the appeal was dismissed;
2. development application to subdivide Lot 2 DP 246945, East Kurrajong, East Kurrajong was refused; and
- 3, the exhibits are returned except Exhibits A and 7.

RECOMMENDATION:

That the information concerning the Appeal, Nightingale - V - Hawkesbury City Council be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 34 Oooo

ITEM: 35 **Second Sydney Airport Proposal - Information Session - Penrith City Council**

FILE NUMBER: GA020/004 PT04/EVD/ORH12NCX.V35

REPORT:

An information session was held on Saturday 26 July 1997 at Penrith City Council in relation to the proposed second airport for Sydney. The aim of the sessions was to assist people in gaining an understanding of the proposals for the second airport prior to release of the draft Environmental Impact Statement (EIS). The team of consultants preparing the EIS were available to provide information on how each impact has been assessed.

'Airplan' are the consultants preparing the flight path details for the various options being considered in the EIS. A representative from Airplan attended the information session and advised that the proposed flight paths for the Badgerys Creek option would have little impact on the RAAF Richmond air movements.

Airplan advised that the EIS team has been working closely with the personnel from the RAAF and advised that the air movements associated with the Badgerys Creek option could be effectively integrated with the RAAF air movements should this be necessary.

The EIS Team were unable to suggest a release date for the draft EIS at the information session.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 35 Oooo



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ORDINARY MEETING

Reports of Committees

The Friends of the Hawkesbury Art Collection - 3 July 1997

APOLOGIES: Chris Dodd and Laurie Wood

PREVIOUS MINUTES:

ADOPTED on the motion of Alex Hendrikson seconded by Ruth Aldrich

BUSINESS ARISING

1. It was agreed the Influenced By A Master/ Fake And Fabulous exhibition be renamed "Great Inspirations" and that the only prize be a people's choice prize. Prue undertook to ask Cultural Committee for \$200 prize money, to be split between the winner and the first name drawn nominating the winning entry. The date is now confirmed as 1 - 13 October (setting up Wed 1 and Thursday 2 and gala opening on Friday 3). Conditions in addition to those previously proposed include: sculpture to be no greater than 1m³ in size; FOHAC to take 25% commission on sales; the opening function is to be free with fundraising raffles, sale of catalogues etc to cover expenses.

Action: Prue to continue drafting entry form and voting form.

2. Auction - Alex and Brian concluded their report by nominating the Lyndon Albert Gallery at shop 5, 200 George Street Windsor as the most suitable venue. Brian has received the venue and declared it eminently suitable. The proprietors have offered the premises free of charge from Friday 30 October to Sunday 1 November. A vote of thanks was moved by Prue, seconded Enid, to Alex and Brian for all their efforts in finding a venue.

Action: Prue to confirm arrangement with Merrilyn Cheney (gallery mgr) and Gary White. Brian, Alex, Enid and Greg volunteered to form a working party to get this project going.

3. Slide projector - WSAAS - Opening (with luck) 28 July, closing 22 August.

Action: Prue to bring application forms to next meeting.

4. The solander box arrived safely, cost: \$341.39. It was agreed that works on paper acquired in the future be stored in it, and that those acquisitions currently framed remain framed. Cost of re-framing the two works previously agreed to: \$240.00.

Action: Prue offered to look at Council strongroom as a possible place to store the box.

5. Exposure 97/Art On Show now meeting every fortnight. Next on the agenda: mailing lists and selection of paintings. Bill pointed out that incorrect information about this exhibition has been published in both the Gazette and the Arts Society newsletter.

Action: Prue offered to clarify the situation with the Arts Society.

ORDINARY MEETING

Reports of Committees

6. **Gallery update**

Clr Stubbs reported that he is still waiting to hear from Michael Goss.

7. **Purchase of prints**

Brian recommended the approach taken by a famous collector of Chinese ceramics, viz: if an item is of interest or a rarity, it should be acquired, regardless of condition, until a better example is found. His argument having persuaded the committee, it was resolved to acquire the 1873 half-tone print comprising four views of the Hawkesbury (Lower Mill, Wiseman's Ferry, Peat's Ferry, and Entrance to Broken Bay Looking Seaward.)

CORRESPONDENCE

Out:

- C Thanks to Clr Sahasrabuddhe;
- C Thanks to Horticultural Soc.; and
- C Thanks to Joan Opbroek.

In:

- C Light And Shade newsletter; and
- C St Matthews Windsor - re Art & Craft show 11 - 13 July.

TREASURER'S REPORT

General: \$986.40 Donations: approx \$619 TD(1): \$5358.99 TD(2): \$5457.42

RESOLVED on the motion of Alex, seconded Prue that the treasurer's report be received.

GENERAL BUSINESS

1. **New Members**

It was resolved on the motion of Brian, seconded Greg, that Kathleen Evans and Kathleen McCue be admitted as members.

Action: Enid offered to write a welcoming note, Prue to send with receipts and copies of Rules.

2. **Rouse Hill**

a social function was proposed for a Sunday early in September.

Action: Alex offered to make enquiries.

ORDINARY MEETING

Reports of Committees

3. In The Steps Of...

- a) a party of some 50 people from the Art Gallery Society will be attending on Sunday 27 July. Brian and Greg have made them a special itinerary, including lunch at Greg's;
- b) Prue proposed recording the information/tour with some sort of publication; and
- c) it was resolved on the motion of Alex, seconded Enid that the committee purchase a publication from the Art Gallery of South Australia which includes more Hawkesbury sites. Cost: \$85.00

NEXT MEETING

Thursday 7 August 1997

The meeting closed at 9.45 pm

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Hawkesbury Local Economic Development Board - Friday 4 July 1997

Minutes of the Meeting of Hawkesbury Local Economic Development Board held in the Committee Rooms of Hawkesbury City Council on Friday 4 July 1997, commencing at 8.10am.

PRESENT: Cllr L Allan (Chairperson, Mr S Benfield, Mr P Rasmussen, Ms D Hewetson, Group Captain M Smith, Mr B Seldon, Mr B Lindsay and Mr C Dalli.

APOLOGIES: Mr R Tolson.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on Friday 6 June 1997, were confirmed.

CORRESPONDENCE

! Letter from Member for Macquarie Mr K Bartlett

Responding to the Board's letter of 29 May about the future of Richmond RAAF Base and acknowledging the Board's concerns that a decision needs to be made in the near future and suggesting that a decision cannot be made until all relevant information is available. Mr Bartlett also accepted the Board's invitation to discuss the future direction of the Hawkesbury and arrangements are in hand for that meeting to take place.

! Invitation from Greater Western Sydney Regional Chamber of Commerce and Industry

Inviting Members of the Board to attend the World Masters of Business at the Sydney Entertainment Centre on Thursday 7 August 1997, at a special rate of \$195 per person.

! Greater Western Sydney Economic Development Board

Inviting the Board to nominate a representative from the local business community to feature in a video being produced for the Greater Western Sydney Investment Centre. It was noted that Mr Neil Sheddon had accepted an invitation to appear in the video.

GENERAL BUSINESS

1. Defence Efficiency Review

A verbal report was provided in relation to the delegation to the Minister for Defence, Mr McLachlan, to discuss the future of RAAF Richmond and in respect of the NSW Department of State and Regional Development's Defence Efficiency Review Workshop.

ORDINARY MEETING

Reports of Committees

It was resolved that the information in the written and verbal reports be received and noted and that the issue of retaining a long term RAAF presence at Richmond be now downgraded to a medium priority of the Board, in view of the current position with the issue. Also, it was decided to retain as a high priority the objective of pursuing business opportunities associated with the Base such as a technology park and it was noted that the Minister for Defence, Mr McLachlan is scheduled to visit RAAF Richmond on Wednesday 9 July 1997, and he has made himself available for interviews with the media.

2. Upgrade of Windsor Road

Concern was expressed that despite \$200,000 being allocated and spent on studies on Windsor Road, it is apparent that no improvement and upgrade plans are in place for the short to medium term. It was acknowledged that unless there is an active political campaign for the upgrading of the road, nothing will happen and in this regard, it was resolved to write to the Council and the Member for Hawkesbury to express this concern and seek their support for such a campaign.

3. Flood Forum Outcome

Considerable discussion took place in relation to the outcomes of the Flood Forum and the likely impacts of the Council's decision to revert to the 1 in 100 year flood frequency standard. The Board acknowledged its concerns in relation to the impact the decision may have on the economic growth of the area and requests that the Council investigate facilitating making other lands available for development to ensure continued growth.

It is noted that the Council's Environment and Development Division is currently undertaking a Residential Strategy and a possible outcome of the Strategy is that specific areas be investigated further for residential development potential.

4. Launch of Hawkesbury Investment Prospectus

The information in the report on the launch of the Investment Prospectus was received and noted with it being pointed out that unfortunately Mr Warwick Watkins - Acting Director General of NSW Department of State and Regional Development, is unable to launch the Prospectus. An alternative to Mr Watkins is currently being investigated and Board representatives are requested to provide lists of suggested invitees to the Launch.

5. Local Business Development Advisory Committee

The Minutes of the Local Business Development Advisory Committee Meeting held on 27 June 1997, were tabled at the Meeting and discussion took place in regard to the projects currently being undertaken by the Committee including the Contracts Register, arrangements for a Business Forum and opportunities for apprentices and traineeships through linking with a group training company. The information was subsequently received and noted.

6. Olympic Opportunities

The Minutes of the Olympic Opportunities Task Force Meeting held on Thursday 26 June 1997, were tabled and discussed at the Meeting.

It was also reported that an approach has been received from the Pre-Games Training Unit requesting a submission from the Hawkesbury in terms of accommodation, training and stabling facilities for the Italian Equestrian Team. It was also noted that the Equestrian Competition Manager for the Sydney 2000 Olympics, Kurrajong resident Mr Franz Venhaus, has been invited to attend the next Meeting of the Task Force and approaches are to be made directly to a number of Equestrian Teams in the Asian Region.

7. Submission from Accounting Investment Management Services

The submission from Accounting Investment Management Services was presented and discussed at the Meeting as well as the draft reply to the North Richmond Chamber of Commerce who had requested comments in relation to the submission.

It was resolved to provide a brief response to the Chamber indicating that in the opinion of the Board, the submission is an academic based approach and lacks any real insight into the strategies and activities being undertaken by the Board.

8. Hawkesbury Business Awards

A submission from Precedent Productions Pty Ltd inviting the Board to sponsor the 1997 Hawkesbury Business Awards was tabled at the Meeting.

It was noted that the sponsorship package amounted to \$1,500 and in view of the limited budget and minimal benefit to the Board of sponsoring the Awards, the offer was declined.

9. 1997/98 Budget

A summary of expenditure by the Board during the financial year 1996/97 was tabled at the Meeting and it was reported that expenditure exceeded the budget allocation of \$25,000 for the year by \$700.

It was also acknowledged that the Council has endorsed the Board's budget submission for 1997/98 for an allocation of \$30,000 and commitments to date include \$5,500 towards the Hawkesbury Business Enterprise Centre and the \$2,500 contribution to the Greater Western Sydney Investment Centre. Copies of the 1996/97 financial report are available by contacting Mr Craig Dalli.

10. RAAF Representative

Group Captain Monty Smith announced that he has been posted from Richmond to Glenbrook effective 18 August 1997, and it is proposed to invite his replacement Group Captain Mark Lax onto the Board as the new RAAF delegate.

It was also agreed to formally thank Group Captain Smith for his contribution to the Board and meet informally with his replacement to determine his interest in participating on the Board.

ORDINARY MEETING

Reports of Committees

NEXT MEETING

Friday 1 August 1997.

There being no further business the meeting concluded at 10.50am.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Heritage Advisory Committee - 16 July 1997

Minutes of the Heritage Advisory Committee held in the Committee Room of the Council Chambers, Windsor, on Wednesday 16 July 1997, commencing at 7.30pm.

PRESENT: Mr G Edds, Professor I Jack, Ms J Barkley-Jack, Mr C Grinter, Mr M Hatherly, Mr P Pleffer.

Ms J Barkley-Jack was elected Chairperson for the meeting.

1. **APOLOGIES:** Councillor Books, Mrs R Cumming, Mr A Hendrikson, Mr B Flakelar.

2. **CONFIRMATION OF MINUTES**

The minutes of the previous meeting held on Wednesday 18 June 1997 were adopted.

3. **MATTERS ARISING OUT OF PREVIOUS MINUTES**

3.1 **Resignation of Heritage Advisor**

Council is currently in discussions with the Heritage Office about a replacement heritage advisor, however, so far no decision had been made regarding a replacement or any increase in the attendance of the heritage advisor.

3.2 **Macquarie Arms Hotel**

Philip Pleffer advised that Rachel Chumming had spoken to the owners in relation to the garden and suggested that the garden be removed to reduce the rising damp on the wall.

3.3 **Wilberforce School of Arts**

Max Hatherly advised that an article had appeared in the Hawkesbury Gazette dated 9 July 1997 stating that Council's request for community groups which currently use the School of Arts to use the Wilberforce Public School hall had been refused by the principal. Philip Pleffer is to advise the committee of any further action Council is to take regarding the School of Arts and finding an alternative meeting place for the community groups.

3.4 **Former Hawkesbury Hospital**

Philip Pleffer advised that Council had applied to the Heritage Office for a heritage grant under Heritage 2001 for the conservation of the hospital site. The total cost of the works has been estimated at \$1.2m, with the grant from the heritage Office being \$600,000. The grant is currently being considered by the Heritage Office.

ORDINARY MEETING

Reports of Committees

4. CORRESPONDENCE

nil

5. ITEMS FOR FUTURE DISCUSSION

The committee resolved to investigate the heritage significance of the early farm houses along Hawkesbury River.

6. OLD BARN ON WINDSOR ROAD, MCGRATHS HILL

The committee considered Robert Staas's comments regarding the restoration and/or possible relocation of the barn. The committee had a general discussion regarding the heritage significance of the barn and the immediate area, as well as the ownership of the barn. The committee also discussed the widening of Windsor Road and the impact widening may have on the barn, Jolly Frog, Toll House and the two cottages opposite the barn.

The committee resolved:

1. That the barn be kept on the southern side of Windsor Road and only moved if necessary as a result of the road widening.
2. Robert Staas be requested to recommend stabilisation works to be carried out prior to the road widening and if necessary need for relocation.
3. That information and photos be collected by the committee members for the next meeting.
4. That the area along Windsor Road from Macquarie Street to McGraths Hill be specific study area of the committee.
5. Philip Pleffer is to research the extent of road widening proposed, likely time frame for widening, ownership of barn and heritage listing of properties in the locality

7. GENERAL BUSINESS

- 7.1 Max Hatherly told the committee he had received representations from a resident concerned about the condition of "Huxley's Blacksmith Shop" on Pitt Town Road, Pitt Town. Apparently the condition of the blacksmith shop has deteriorated since the property was sold earlier this year. Philip Pleffer advised that he had spoken to the new owner some months ago and he was considering restoring the shop. Robert Staas has also been on the property to discuss restoration of the shop with the new owner. Philip Pleffer is to contact the owner regarding possible time frame for restoration works and any immediate stabilisation works if necessary.

ORDINARY MEETING

Reports of Committees

- 7.2 Col Grinter advised that the Sydney Antique Machinery Club Inc. were currently examining leasing land at Clarendon from the Hawkesbury Agricultural Society for the erection of a shed to store and show their collection.
- 7.3 Graham Edds enquired about the condition of Tolson's Barn, Clarendon and wanted to know of any development approvals over the land. Philip Pleffer is to advise of any approvals at next committee meeting.
- 7.4 Graham Edds enquired about Council's plans to upgrade Richmond Park. Philip Pleffer is to advise of plans at next committee meeting.
- 7.5 Max Hatherly noted that Council was undertaking revegetation works in Argyle Bailey Reserve. Philip Pleffer is to advise of works at next committee meeting.
- 7.6 Col Grinter requested that the relevant department of Council remove the weeds from the horse trough at North Richmond.

8. NEXT MEETING

The next meeting of the Heritage Advisory Committee will be held on 20 August 1997.

Meeting closed at 9.00pm.

ITEMS FOR ADOPTION

Nil.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Local Traffic Committee - 18 July 1997

Minutes of the Local Traffic Committee held in the Council Chambers, Windsor, on Friday 18 July 1997, commencing at 9.30am.

PRESENT: Councillor R Searle (Chairperson)
The Hon K Rozzoli, MP
Mr J Christie, Office of P Gibson MP
Mr G Smith, Roads & Traffic Authority
Sen Constable J Dobija, NSW Police Service

APOLOGIES: Mr V Bowden, Department of Transport

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

1. **MINUTES**

1.1 The Minutes of the previous meeting held on 20 June 1997, were confirmed.

2. **BUSINESS ARISING OUT OF PREVIOUS MINUTES**

2.1 **Bowen Mountain Road, Bowen Mountain - Traffic Conditions - K Dobson. 212/R PT02**

Representations regarding traffic conditions on Bowen Mountain Road, Bowen Mountain, in the vicinity of 46 Bowen Mountain Road.

Report

The road forms a right angle at this location and as such needs to be negotiated at a reasonably slow speed in the vicinity of 20-30kph dependent on weather conditions.

The corner is signposted with a warning sign on each approach. An advisory speed sign is to be erected as well as chevrons and possibly raised pavement markers on existing barrier lines to further define the corner.

Deferred from the meeting held on 20 June 1997, pending site inspection on this date in company with both Mr K Dobson and Mrs W Holmes representing the Bowen Mountain Association Traffic Management Committee; Mr K Dobson tendered apology for inability to attend.

Committee Recommendation

That guide posts be erected on the outside curve of the subject location on Bowen Mountain Road.

2.2 Lieutenant Bowen Drive, Bowen Mountain - Traffic Conditions - Hawkesbury City Council. 1204/R PT02

QWN 4.5, Local Traffic Committee, 20 June 1997 - representations regarding traffic conditions on Lieutenant Bowen Drive, Bowen Mountain, in the vicinity of Bowen Mountain Pre-School.

Deferred from the meeting held on 20 June 1997, pending site inspection on this date in company with Mrs W Holmes, representing the Bowen Mountain Association Traffic Management Committee.

Committee Recommendation

1. Resolution of this matter is to be achieved by public education as to safety awareness in the first instance.
2. "Slow Down" or similar signage as determined, be erected under the existing Pre-School sign.

2.3 Scheyville/Old Stock Route Roads, Oakville - Traffic Conditions. 1514/R PT02 & 1936/R PT02

Advising of increased incidence of vehicles "cutting the corner" when undertaking a north-east traffic movement from Old Stock Route Road onto Scheyville Road, with consequent risk of collision with west-bound traffic on Scheyville Road.

Report

At its intersection with Old Stock Route Road, the geometry of the intersection of Scheyville Road is that of a slight up-hill right curve, with traffic gravitating to the right, closely against the path of oncoming traffic.

Deferred from the meeting of 20 June 1997, pending submission of a plan of traffic management presented at this meeting.

Committee Recommendation

1. The proposed median island on Old Stock Route Road, south of Scheyville Road be extended in a northerly direction, with appropriate reflective marking.
2. The centre-line of Scheyville Road be extended/relocated on the approach to Old Stock Route Road to give a distinct intersection.

ORDINARY MEETING

Reports of Committees

3. CORRESPONDENCE

3.1 **Windsor Street, Richmond - Traffic Signal Phasing - Richmond Chamber of Commerce. 2343/R PT04**

Requesting provision of right turn phasing on the traffic signals at the intersection of Windsor/East Market Streets to allow west bound traffic to undertake a right turn into East Market Street towards Francis Street.

Committee Recommendation

That the application not be supported.

3.2 **Tour Operation - R W Banister-Jones. GT230/002 PT05**

Seeking approval to proposed routes for motorcycle tours within the Hawkesbury City locality, this approval is required by the Department of Transport.

Committee Recommendation

No objection to the proposal.

3.3 **Putty Road, Colo Heights - School Zone - Roads & Traffic Authority. 1927/R PT03**

Advising that installation of a School Zone on Putty Road, Colo Heights, at Colo Heights Public School will be investigated.

Committee Recommendation

That the information be received.

4. REPORTS

4.1 **Lennox Street, Richmond - Traffic Conditions - Hawkesbury City Council/Richmond High School. 1218/R PT02**

The Local Traffic Committee at its meeting held on 17 January 1997, resolved that traffic counts be undertaken at the pedestrian crossing on Lennox Street, Richmond, adjacent to Richmond High School, to determine whether traffic is queued from that pedestrian crossing towards Castlereagh Road, during school access times.

Correspondence received from Richmond High School requesting revision of the regulatory signage on the southern side of Lennox Street due to restricted sight distance on egress from the School driveways caused by parked vehicles, was also considered.

ORDINARY MEETING

Reports of Committees

Committee Recommendation

1. That "No Stopping" regulatory signage on the southern side of Lennox Street be adjusted at the following chainages measured from Castlereagh Road:-
 - a. the existing sign at Chainage 120 be relocated to Chainage 110; and
 - b. that existing signage at Chainage 139 and 155 be converted to double-ended signage thereby eliminating parking between those chainages.
2. That the Roads and Traffic Authority be requested to erect a 40kph speed restriction sign on the Castlereagh Road side of the "End School Zone" signage at Chainage 25 measured from Castlereagh Road.

4.2 Railway Road North, Mulgrave - B-Double Route - Roads & Traffic Authority. GT230/004 PT04 & 1821/R PT02

The Roads and Traffic Authority have advised that an application has been received for B-Double operations on Railway Road North, Mulgrave, to access Rescrete Industries.

The access to this location would be via Groves Avenue, which has previously been approved as a B-Double route to Pioneer Concrete. Although part of Railway Road North is unsealed, it is a lightly trafficked road and the extension of a B-Double route from Pioneer Concrete in Groves Avenue through to and including Railway Road North to Rescrete Industries would not affect existing traffic management to any great extent.

Committee Recommendation

That the full length of Groves Avenue and that part of Railway Road North from Groves Avenue to Rescrete Industries be approved as a B-Double route.

Mrs D Aspinall left the meeting at this stage.

4.3 Union Lane, Windsor - Traffic Conditions - Hawkesbury City Council. 2119/R PT02

Following completion of the extension of Union Lane, Windsor, from Fitzgerald Street to Johnston Street, seeking declaration of one-way traffic as well as installation of appropriate regulatory signage.

Committee Recommendation

That one-way south-bound traffic movement be declared over the extension of Union Lane and that "Give Way" regulatory signage be installed at the northern intersections of Union Lane with Fitzgerald and Johnston Streets.

4.4 Pitt Lane, North Richmond - Traffic Conditions - Hawkesbury City Council. 1605/R PT02

Seeking revision of parking arrangements on Pitt Lane, North Richmond, due to the proposed formalisation of the kerbside blister on Pitt Lane, at its southern intersection with Riverview Street and delineation of the travelling lane.

Committee Recommendation

That existing "No Parking" signage on the western side of Pitt Lane, North Richmond, between the carpark entrance and Riverview Street be replaced with "1 Hour Parking" signage.

4.5 North Richmond Traffic Study - Bells Line of Road - Hawkesbury City Council. GT230/025 PT01

Arising from the North Richmond Traffic Study, a plan depicting re-alignment of the eastern end of the service road running parallel to the northern side of Bells Line of Road, North Richmond, to provide right-angle traffic movement onto Bells Line of Road, was presented.

Committee Recommendation

1. That the proposed re-alignment be approved, with "No Stopping" regulatory signage to be erected on the northern side of the service road at a point opposite Chainage 24.908 as depicted on Plan MR 184-200 extending in an easterly direction to the eastern kerb return at the main carriageway of Bells Line of Road.
2. That one-way eastbound traffic movement be declared over that service road.

5. QUESTIONS WITHOUT NOTICE**Mr J Christie. 0258/R PT03**

- 5.1 Advised of traffic conflict caused by merging traffic on Bourke Street, Richmond, south of Lennox Street.

Committee Recommendation

That appropriate lane delineation marking be carried out on Bourke Street south of Lennox Street.

Senior Constable J Dobija. 1343/R PT03

- 5.2 Advised of inordinate delay occasioned to east bound traffic on March Street, Richmond, on the approach to traffic signals at the intersection of March/East Market Street, caused by right turn traffic compounded by left-turn phasing on traffic signals holding traffic during pedestrian "Walk" phase.

ORDINARY MEETING

Reports of Committees

Committee Recommendation

That a concept plan providing for an indented dedicated left-turn lane within Richmond Park Reserve be submitted for the Committee's further consideration.

Councillor R Searle. 0515/R PT04

- 5.3 Advised of representations received from Richmond Inn Hotel/Motel and Ampol Road Pantry, seeking review of the median island on East Market Street, Richmond, between March and Lennox Streets.

Committee Recommendation

That no further action be taken in respect of this matter.

Mr T Shepherd. 0515/R PT04 & 1343/R PT03

- 5.4 Advised of representations received from Mr P Gibson MP, regarding pedestrian/vehicle conflict on the eastern pedestrian crossing situated at East Market/March Streets, Richmond.

Committee Recommendation

That existing pavement marking be reviewed and up-graded as necessary.

NEXT MEETING

The next meeting of the Local Traffic Committee will be held at 10.00am on Friday 15 August 1997.

The meeting terminated at 11.54am.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Hawkesbury Local Economic Development Board - Friday 1 August 1997

Minutes of the Meeting of Hawkesbury Local Economic Development Board held in the Committee Rooms of Hawkesbury City Council on Friday 1 August 1997, commencing at 8.10am.

PRESENT: Councillor L Allan (Chairperson); Mr S Benfield; Mr P Rasmussen; Ms D Hewetson; Group Captain M Lax; Mr B Seldon; Mr B Lindsay and Mr C Dalli.

APOLOGIES: Mr R Tolson.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on Friday 4 July 1997, were confirmed.

GENERAL BUSINESS

1. Windsor Road

It was reported that the Roads and Traffic Authority (RTA) has commenced investigating a scheme to improve the capacity and performance of the intersections of Windsor Road at Pitt Town Road and Schofields Road. An allocation of \$50,000 towards the Study has been made which is due for completion by about March 1998. The RTA will then consider funding the options recommended in the Strategy. It was also noted that the Old Windsor Road upgrade has commenced.

The latest information from the RTA was received and noted and it was resolved to continue to pursue as a high priority, the upgrading of Windsor Road.

2. Meeting with Member for Macquarie, Mr Kerry Bartlett MP

Mr Bartlett was invited to the Meeting to discuss with the Board his vision for the Hawkesbury area and the future of RAAF Richmond.

Mr Bartlett encourages the Hawkesbury area to maintain its uniqueness in terms of the environment, culture, lifestyle and its industry focus, ie. agriculture/horticulture, and tourism. In terms of the future of RAAF Richmond, Mr Bartlett provided an overview of the Defence Efficiency Review and emphasised the current position resulting from the review which is that the Base may be reviewed by the Government in the period 2001 to 2005. However, he acknowledged the significant capital improvements proposed over the next few years which suggests the Government is not intent on closing the Base at this stage. Other issues discussed with Mr Bartlett included the second Sydney airport, commuter airport proposal for Richmond, tourism marketing, Richmond water reuse project and labour market issues. In respect of labour market issues, the absence of a level playing field in terms of costs of production and in particular labour in competing with imports was the subject of considerable discussion and Mr Bartlett invited a submission from the Board on this matter. Mr Bob Seldon undertook to prepare in conjunction with the Executive Officer, a submission in relation to labour market concerns.

ORDINARY MEETING

Reports of Committees

3. Buy Local/Import Replacement Program

The submission from Mr Graham Currie to prepare a comprehensive productivity audit and establish a Buy Local/Import Replacement Program for the Hawkesbury area was considered and in view of the cost and minimal perceived benefit, it was resolved not to pursue the project at this time.

4. Local Business Development Advisory Committee

The Minutes of the Meeting of the Local Business Development Advisory Committee held on Friday 25 July 1997, were tabled at the Meeting.

In relation to the issues raised in the Minutes, it was resolved not to forward a request to the DAMIT Committee requesting that the flood warning signs be removed. Also, the proposed date for the Hawkesbury Business Forum, ie. 15 October 1997 was supported as was the focus of this year's Forum being on Marketing and Quality Customer Services. In terms of the Contracts Register Project, concerns were raised that it is not producing results as originally hoped and subsequently, in an effort to either reactivate or reject the Project, a meeting has been scheduled for Friday 15 August 1997 to discuss this issue exclusively. Persons to be invited to the meeting include the Executives of the three Chambers of Commerce, Mr John Todd from the Hawkesbury BEC, interested Board Members as well as the Local Business Development Committee. The meeting has been scheduled for 5.30pm and should conclude by 7.00pm and will be held in the Committee Rooms of the Council Chambers. Subject to support from the Chambers, the Board may allocate up to \$2,500 towards coordination of the project.

5. Water Forum

Mr Paul Rasmussen presented an overview of the Water Forum he attended on behalf of the Board on 10 and 11 July 1997 at the University of Western Sydney - Nepean Campus.

Some key points he mentioned included there is divided opinion at this stage about the benefits of Wetlands and he also noted that Australian Water Technologies who presented a Paper on the Quality of Water in the Hawkesbury/Nepean System have suggested that the quality of water in the river upwards from North Richmond has improved and from Sackville down is getting worse. It was also reported that farming has had minimal impact on water quality and the problems have been the sewage treatment plants discharging into Currency Creek and South Creek. Mr Rasmussen provided a table of contents of the Papers presented and invites Board Members to contact him if they wish to be provided copies of individual papers.

6. Flood Forum Outcomes

The report outlining the Council's resolution to retain its current 16m residential floor standard requirement until more information is available and after further community consultation, was received and noted.

7. Airport Privatisation

Mr Paul Rasmussen reported that he had received promotional material in relation to a briefing on the second stage of airport privatisation and as the proposal to establish a commuter airport facility at Richmond is not to be considered further until such time as a decision on the second Sydney International Airport is made, it was resolved not to send a delegate to the briefing.

8. Launch of Hawkesbury Investment Prospectus

It was reported that the Launch of the Hawkesbury Investment Prospectus has been re-scheduled and a tentative date for the Launch is Tuesday 16 September (between 5.30pm and 7.30pm in the Council Chambers Foyer).

The re-scheduling is a result of the invitation to the new Director General for the NSW Department of State and Regional Development Mr Loftus Harris, to launch the Prospectus Mr Harris does not commence with the Department until 11 August 1997.

9. NSW RDO Visits

Mr Brian Lindsay reported that the North Western Sydney Regional Development Organisation is currently making arrangements for the proposed visits from Mr Michael Ronaldson - Parliamentary Secretary for Regional Development, ie. 10 and 11 September and a visit to the Region on 19 September from representatives of Supermarkets to Asia.

10. Olympic Opportunities Task Force

It was reported that the Sydney 2000 Pre-Games Training Unit has organised an Expo of products/venues and facilities available in regions interested in hosting Countries for Pre-Games Training.

The Expo is to be held on Tuesday 19 August 1997, at the Country Embassy, Level 44 Grosvenor Place, 225 George Street, Sydney, and will include a reception at 11.00am hosted by the Minister for State and Regional Development, Mr Egan. Invitees would include Consul-Generals Resident in Sydney and at 5.00pm the Minister for Sport and Recreation, Ms Gabriel Harrison, will also be hosting a reception with invitees to include the Competition Managers of the Olympic Sports for SOCOG, National and State Executive Officers of the Olympic Sports and representatives from the Paralympics.

A display is being organised which promotes facilities available in the Hawkesbury and the Region itself for Pre-Games Training and members of the Olympic Opportunities Task Force, will be invited to attend the various receptions.

Mr Franz Venhaus, Equestrian Manager - Sydney 2000 Olympics, has accepted an invitation from the Olympic Opportunities Task Force to attend their next meeting which has been scheduled for Thursday 21 August 1997 and in the Committee Room of the Council Offices, commencing at 5.30pm.

ORDINARY MEETING

Reports of Committees

NEXT MEETING

There being no further business, the meeting concluded at 10.40am and the next meeting will be held on Friday 5 September 1997.

oooO END OF REPORT Oooo



ordinary
meeting

end of paper