



general
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committee

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environment

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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Item: **24**

ITEM: 24 **Proposed Extensions to Trading Hours for North Richmond Hotel - 13 Bells Line of Road, North Richmond**

FILE NUMBER: MA170/98/EVD/ENI29NAX.V02

Applicant: Traltef Pty Ltd
Applicants Rep: N/A
Owner: Traltef Pty Ltd trading as North Richmond Hotel
Stat. Provisions: Hawkesbury Local Environmental Plan, 1989
Area: 1901m²
Zone: Business Special 3(b)
Advertising: Adjoining owners and Windsor Police - 8 objections received
Date Received: 10 August 1998

Key Issues: Noise
 Public interest
 Privacy and Security
 Behaviour of patrons

Action: Approval subject to conditions

REPORT:

An application has been received to extend hours of trading to the North Richmond Hotel from 5:00am - 12 midnight to 5:00am - 2:00am for Friday and Saturday only.

The applicant has stated that they wish to extend Friday and Saturday trading a further 2 hours because they have been approached by customers finishing work after midnight saying that there are no other premises at North Richmond open for them to enjoy themselves with their friends. At present, a courtesy bus transports patrons from the North Richmond Hotel to various hotels and clubs in Richmond. However, those patrons have no means of transport back to North Richmond.

The applicant has stated that the associated car park will be closed by midnight and that patrons will exit the hotel fronting Bells Line of Road. A driveway is located between the hotel and adjoining residences connecting to Pitt Lane. The courtesy bus will be stationed within the adjoining car park to the west.

The subject land (corner allotment) is surrounded by the following land uses:

- industrial to the north
- commercial/ retail shops to the west,
- residential to the south, and,
- service station/convenience store to the east.

Submissions

The application was advertised to those residents within Pitt Lane, Flinders Place and Shortland Close (see map). Eight (8) objections were received. The main points of objections are:

- correlation between the availability of alcohol and street violence/vandalism.
- excessive noise emanating from the hotel with live band music.
- devaluing of property therefore affecting the saleability of dwelling units.

The Windsor Police were requested to provide some comments. Their statement is provided below and is a submission to the Department of Gaming & Racing:

1. *Inquiries have been conducted from information supplied in relation to the subject premises.*
2. *There is nothing recorded which would raise doubt as to the integrity of the Applicant/Financially Interested person to be associated to the subject Licence.*
3. *There is NO Police objection to the Grant of the variation of trading hours to 1:30 am on Friday & Saturday nights only, provided that a condition is placed on the Licence that no person be permitted entry after 12 midnight on those nights. This condition is requested as the applicant has stated in his application that the variation is requested to accommodate his regular clientele.*

Council approval

No Council records are available granting extended trading hours for the North Richmond Hotel. Outside the Sydney metropolitan area, of which North Richmond is located, the adopted closing time has been 12 midnight by the Licensing Court of New South Wales. Within the Sydney metropolitan area, of which Richmond is located, the closing time is 3:00 am Monday - Saturday and 12 midnight on Sunday. This application seeks to modify the existing closing time of 12 midnight to now close at 2:00 am.

Alcohol and street violence

In general, this matter has been discussed on numerous occasions. A Liquor Consultative Committee has been in operation since mid 1995, where all licensees are invited to discuss amongst other things, vandalism and anti-social behaviour. Based on the NSW Police Service submission, nothing would suggest inappropriate behaviour at the North Richmond Hotel. No complaints have been received concerning the existing operations of the North Richmond Hotel.

Noise

It is considered that, given the proximity to residential areas, the residents concerns can be addressed by imposing appropriate conditions, such as those stated by the NSW Police Service.

The concern regarding loud music can be controlled by prohibiting amplified music being played after 12 midnight. This is the current situation. Further to this, no person shall be permitted entry after 12 midnight, as the applicant has stated in his application that the variation is requested to accommodate his regular clientele.

Devaluing of properties

With respect to devaluing properties, no evidence has been provided to substantiate this. Furthermore, the North Richmond Hotel was established well prior to the newly created residences in the vicinity.

Parking

The applicant has stated that to mitigate noise impacts to the residences to the southern side boundary, the car park will close by 12 midnight on Friday and Saturday only. Therefore, patrons will need to park at the adjacent car park located to the west of Pitt Lane, possibly restricting patronage. As a consequence, this may minimise potential conflict. Patrons intending to stay longer than 12 midnight will have to either move their vehicles or park elsewhere prior to entering the hotel before midnight.

Street parking is currently being carried out in Pitt Lane.

RECOMMENDATION:

That the application be supported subject to the following conditions:

1. Operating hours shall be restricted as follows:

Sunday to Thursday: 5:00am to 12 midnight

Friday & Saturday: 5:00am to 1:30am the following day.

2. No amplified music is permitted after 12 midnight.
3. No persons are to be admitted to the premises after 12 midnight and all advertising material is to clearly indicate that fact.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 24 Oooo

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Item: **25**

ITEM: 25 **Proposed Extensions to Trading Hours for the Commercial Hotel - 193 Windsor Street, Richmond**

FILE NUMBER: MA017/98/EVD/ENI29NAX.V03

Applicant: Mr IF Swain
Applicants Rep:
Owner: Ian Henry & Judith Swain
Stat. Provisions: Hawkesbury Local Environmental Plan, 1989
Area: 942m²
Zone: Business General 3(a)
Advertising: Adjoining owners and Windsor Police - No objections received
Date Received: 9 July 1998

Key Issues: Privacy and security

Action: Approval subject to conditions

REPORT:

An application has been received to extend hours of trading to the Commercial Hotel from 5:00am - 12 midnight to 5:00am - 3:00am for Monday to Saturday, only. No additional information has been received.

The subject land is located within the commercial area of Richmond and opposite the Richmond Park facing Windsor Street. The Council car park is located at the rear of the property. The Commercial Hotel has been identified as a heritage item under Schedule 1 of Hawkesbury Local Environmental Plan, 1989.

Submissions

The application was advertised to adjoining owners with 1 (one) submission being received, which reads:

I have no objection in regards to the hotel (193 Windsor Street Richmond) wishing to extend its trading hours. However, I do have a point of concern and that is the security of my property. In the early hours of the morning (after midnight) the risk of damage and or vandalism to property increases, especially where alcohol is concerned.

The hotel has a rear entrance from Woodhill's car park that patrons often use. The rear section of the dividing fence between the hotel and my property is virtually nonexistent. Due to its state of disrepair, it provides no deterrent to hotel patrons that are tempted to trespass on my property.

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I am not an unreasonable man. I have replaced the front section of fence several times over the years. The recent time it was replaced (approx. 12 months) I had to bear the total cost myself because the adjoining refused to contribute anything.

My only request is that the landowners of 193 Windsor Street Richmond replace the rear section of fence, at no cost to me, to deter their patrons from entering from my property.

Comment - the existing adjoining fence is constructed of galvanised iron sheeting and requires upgrading to prevent trespassing. The adjoining owner's concerns are noted. In this respect, whilst fencing is a civil matter, it is considered that, as the in conjunction of extended trading hours, a new fence is a reasonable request. This can be conditioned.

A response from the Windsor Police was received. Their statement is provided below and is a submission to the Department of Gaming & Racing:

- 1. Inquiries have been conducted from information supplied in relation to the subject premises.*
- 2. There is nothing recorded which would raise doubt as to the integrity of the Applicant/Financially Interested person to be associated to the subject Licence.*
- 3. There is NO Police objection to the Grant of the variation of Trading Hours for the Hotel from 5am to Midnight, Monday to Saturday, to 5am to 3am, Monday to Saturday, providing that the Licensee and his Staff have satisfied the Court as to the requirements of the responsible service of alcohol policy.*

The following list is a record of trading hours as approved by the Licensing Court of New South Wales:

Name of Premises	Existing Hours
Cougars	Monday to Saturday 12 midday - 3:00am the following day
Jupiters	Monday to Saturday 12 midday - 3:00am the following day
Royal Hotel	No Details
Commercial Hotel	No Details
Richmond Inn Hotel	Monday to Saturday 12 midday - 3:00am the following day
Richmond Golf Course	No Details
Richmond Ex-Servicesmen's Club	No Details

At its Ordinary Meeting of 8 July 1997, Council initiated a recommendation to adopt a policy seeking a common closing hour for all licensed premises within the City. This initiative is currently being monitored through the 'Liquor Consultative Committee' with members including:

- the Members of Parliament,
- the NSW Police Service,
- Licenced Premises operators, and,
- Other interest groups.

No recommendation has been made yet, regarding restricted hours.

Assessment

The Council car park is located at the rear of the property to the north. Sufficient area is available for parking, after normal business hours.

It is considered that, being located within the commercial area of Richmond and with appropriate conditions, the amenity of the area will not be compromised.

Whilst there is some correlation between alcohol and anti-social behaviour, it is considered that given the location, and with conditions, minimal disturbance would be experienced. In this respect, no objections have been received in this matter from the Police or adjoining owners.

The application to extend hours of trading is supported with appropriate conditions.

RECOMMENDATION:

That the application be approved subject to the following conditions:

1. Operating hours shall be restricted to the following:

Monday to Saturday: 5:00am to 3:00am the following day,
Sunday: 5:00am to 12 midnight.
2. No persons are to be admitted to the premises after 2:30am and all advertising material is to clearly indicate that fact.
3. New boundary fencing shall be provided, at the applicants expense, at the rear of the premises adjoining Lot 2 DP 557654, 197 Windsor Street, Richmond.
4. Prior to the hours coming into operation the Windsor Street facade is to be painted/restored in accordance with the building's heritage.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 26 **Proposed dual occupancy and subdivision of Lot 62 DP242486
No. 12 Gregory Street, North Richmond**

FILE NUMBER: DA134/98/EVD/ENI29NAX.V05

Applicant: Mr and Mrs Giannopoulos
Applicants Rep: Not advised
Owner: as above
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 470.9sqm
Zone: Residential 2(a)
Advertising: Notification to 8 adjoining owners from 26 May 1998 to 11 June 1998.
 Amended plans were readvertised to 12 owners from 4 August 1998 to 18
 August 1998. 5 objections were received.
Date Received: 20 May 1998

Key Issues: Privacy
 Overshadowing
 Increased Traffic
 Amenity

Action: Approval subject to conditions

REPORT:

A development application has been received subdivide Lot 62 DP242486 and to erect an attached dual occupancy on the newly created vacant lot on this site at North Richmond.

The proposal consists of a two storey dwelling containing three bedrooms. On the ground level each dwelling consists of a family room, lounge room and laundry. The second storey contains the three bedrooms and a bathroom. The family/lounge rooms open to the private courtyard at the rear of the site.

The proposed dual occupancy is to be constructed of brick with concrete roof tiles. One covered and one uncovered space has been provided for each dwelling.

An application for a two lot subdivision has also been submitted proposing lots sizes of 470.9sqm (dual occupancy proposal) and 541.1sqm (existing dwelling).

The site

The subject site has a total area of the 1012sqm and is located on the corner of Gregory and Michael Streets. Existing on the subject land is a two storey dwelling of brick construction with associated outbuildings including bird aviaries and an inground pool. The application proposes the remove the swimming pool. The existing dwelling will be located on proposed Lot 621 and the dual occupancy will be located on Lot 622.

Surrounding development consists mainly of single storey dwellings with associated outbuildings. Some two storey development is also located in the general locality on Michael and Gregory Streets.

Statutory Situation

The land is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan 1989(HLEP 1989) and dual occupancy development is allowable within this zone with Council's consent.

Council's Development Control Plan for Dual Occupancy/Duplex Development also applies to this proposal.

In relation to the proposed subdivision the minimum area allowable for each new lot created is 450sqm in accordance with Clause 12(1)(a) of HLEP 1989.

Public Notification

Adjoining owners of the site were notified of the initial proposal and seven (7) objections were received. Amended plans were lodged and were placed on public exhibition for an fourteen (14) additional days. Five submissions objecting to the proposal were received. The objections are summarised below.

- Precedent for two storey development in the area.
- Loss of sunlight from development.
- Increased noise levels from additional people, traffic, air conditioning and construction.
- Increased drainage problems from additional tree planting on the new lot.
- Decrease in property value.
- Inadequate private open space.
- Location of rear upstairs windows will eliminate privacy.
- Inappropriate setback at the rear.
- Design will detract from the area.
- Increased traffic.
- Loss of quality of life.
- Increase in pollution.
- Increase in social problems.
- Lack of privacy from balconies overlooking.
- Increase tree planting will cause disturbance to paved areas.
- Poor radio and television reception.
- Not in keeping with surrounding development.

A petition signed by 24 people was also submitted during the first exhibition period.

These matters are addressed in the planning assessment.

Planning Assessment

The proposed development is permissible with Council approval in the Residential 2(a) zone. The objectives of the zone are:

- (a) *to provide for housing and associated facilities in locations of high amenity and accessibility;*
- (b) *to enable development for purposes other than residential only if it is compatible with the character of the living area and has a domestic scale and character; and*
- (c) *to ensure that development does not create unreasonable demands, in the present or in the future, for provision or extension of public amenities or services.*

It is considered that the proposed development satisfies these objectives.

Subdivision

The proposed lot sizes are 541.1sqm and 470.9sqm. Lot 621 will front Gregory Street and Lot 622 will have road frontage to Michael Street. The minimum allotment size for subdivision in a 2(a) zone is 450sqm. The proposed subdivision complies with this requirement and is recommended for approval.

Development Control Plan - Dual occupancy/duplex housing

Below is a table outlining an assessment of the numerical provisions of Council's Development Control Plan for Dual Occupancy/Duplex housing.

Item	Required	Provided	Complies
Minimum Allotment Size	Minimum of 400m2 for attached dual occupancy	470.9sqm	YES
Floor Space Ratio	Maximum of 0.5:1	0.5:1	YES

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Item	Required	Provided	Complies
Private Open Space / Landscaping	Minimum courtyard area of 50m ² .	Courtyard areas are 55sqm per dwelling.	YES
	At least half of each courtyard must receive sunlight between 9am and 3pm mid winter	Courtyards receive more than 50% sunlight between 9am to 3pm mid winter.	YES
	Landscaping must be compatible with the scale of the building.	Landscaping details have not been provided.	NO
Car Parking/ Access	Minimum of two off street covered spaces.	One covered and one uncovered space per dwelling.	YES
	Covered spaces setback 5.5m from property boundary.	Garages for one car provided for each dwelling setback 5.8m.	YES
	Driveways to be a minimum of 3m wide.	Driveway width is 6m at kerb side.	YES
	Design of garages must be integrated with the dwelling.	Garages have been incorporated into the design of the main dwelling.	YES
Setbacks	Generally 7.5m, however reductions can be support on merit.	5.8m - 6m to garage and 7.2m(Unit1) and 9m(Unit2) to dwelling.	YES
Design Considerations	Where ever possible living areas are to orientated to north.	All main living areas face north.	YES
	Roofs of garages shall reflect roof form of dwelling.	Roof of garage has been incorporated into design of main dwelling.	YES
	New construction should where possible incorporate building material utilised within existing or surrounding development.	The proposed materials are face brick, tile roof and aluminium windows.	YES
Height of Building	Not to exceed two storeys or levels at any one point.	Not greater than two storeys or levels at any one point.	YES

Traffic Generation and Parking

The additional traffic created is not considered to be significant and is well within the capacity of the local traffic network. Two parking spaces, one covered and one uncovered, have been provided for each dwelling, which complies with the development control plan.

Design

Amended plans were lodged on 14 August 1998 which amended the original design to reduce the bulk and scale of the development. The amended plans reduced the width of the first floor of the building, the floor plan and design of the front and rear elevations.

Privacy

The dual occupancy has been designed such that there are no windows on the second storey on the side walls. There is no balcony proposed for the second storey and a pergola is to be erected adjoining the lounge/family room on the ground floor.

The adjoining owners located on Michael Street and Gregory Street have raised concern about residents being able to have a clear view of their backyards.

On the ground floor there will be no overlooking due to the fencing which will be required to be 1.8m high and capped and lapped.

On the second storey there are six windows proposed along the rear elevation of the duplex. Four of these windows consist of bathroom and/or toilet windows. It is usual for these windows to be frosted to provide privacy for the users. This can be imposed as a condition of development consent. The two additional windows are located in bedroom three of each dwelling and it is reasonable to assume that curtains or blinds would also be fitted for the users own privacy. The effect on the adjoining owners from this window is considered to be minimal.

A small arched window is also proposed on both side walls as a feature and will have the effect of breaking up the bulk of the building. It is considered appropriate to require these windows to be glass bricks or the like, rather than clear glass.

Overshadowing

The proposed development has adequate sunlight and complies with the Development Control Plan. Over shadowing of the adjoining allotments as a result of this development will not be significant or unreasonable.

Amenity and Character of the Area

Single storey dwellings are the predominant type of development within the immediate vicinity of the subject site. However dual occupancies and medium density developments are allowable within this zone and can be found in Michael and Yvonne Streets.

There will be additional noise and additional cars leaving and entering the site which is considered to be acceptable for residential development and will not compromise the existing amenity of the area. Essentially the impact will be of one additional dwelling in addition to that which would be expected with subdivision only.

The proposed development does differ from the established character of the locality, however the proposal will not change the residential nature of the area, nor is it likely to lead to a significant change in character.

Conclusion

The proposed development is consistent with the objectives of the zone and satisfies Council's DCP for dual occupancy/duplex development. The proposal is also consistent with the most recent Metropolitan Strategies released by the Department of Urban Affairs and Planning which promote compact cities and infill development where services, facilities and infrastructure are available.

It is considered that this proposal is acceptable infill development and the application is recommended for approval.

Note - this development application was lodged prior to 1 July 1998 therefore the provisions of the Environmental Planning and Assessment Act 1979 and Local Government Act 1993 prior to 1 July 1998 apply with respect to development and building approvals.

RECOMMENDATION:

That:

- A. The subdivision application be approved subject to standard conditions.
- B. The development application for a two storey attached duplex be approved subject to the following conditions:
 - 1. The development be carried out in general accordance with the approved stamped plans dated 20/7/98 and documentation submitted with the development application except where amended by the following conditions.
 - 2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
 - 3. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of prior to the release of the building application.

4. A contribution of \$1,629.25 (one thousand six hundred and twenty nine dollars and twenty five cents) being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
5. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
6. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
7. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m.
8. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
9. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments.
10. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the building application.
11. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m and at least lapped and capped.
12. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
13. The swimming pool being removed and the area backfilled and compacted to a minimum of 98% standard compaction. Test results are to be submitted to verify the compaction.
14. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
15. No burning of demolition or construction material being carried out on the site.
16. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without Council's approval.

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17. The construction of Council's standard layback vehicular crossing to Lot 622 in accordance with Council's standard plan.
18. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of nutrients, litter, vegetative debris or other water borne pollutants. Details shall be submitted and approved prior to any works commencing.
19. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director of Environment and Development.
20. The bathroom and toilet windows on the second floor of Units 1 & 2 shall be glazed with frosted glass. Details to be submitted with the building application.
21. The feature window on the side walls shall be not glazed with clear glass. Frosted glass, glass bricks or the like shall be used and details to be submitted with the building application.
22. The subdivision is to be registered prior to the release of the building application.

ATTACHMENTS:

AT-1 Plan of objectors

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oooO END OF ITEM 26 Oooo

ITEM: 27 Pre-Treatment Facility Proposed for South Windsor Waste Landfill**FILE NUMBER:** GT070/003/GMA/ENI29NAX.G01**REPORT:**

Recently there have been discussions with representatives from the Western Sydney Waste Board (of which Hawkesbury is a member) regarding the establishment of a pre-treatment facility at South Windsor. The proposal comes following the preparation and adoption of the Board's Regional Waste Plan that promotes and supports widespread behavioural change to the management of waste. Specifically in relation to this proposal, the Board intends to have recycled materials augmented by other materials from traditional wastes that can be recovered through a pre-treatment process that will considerably reduce the amount of waste going to landfill and have the additional materials available for use.

The technology proposed is not new and has been used throughout Europe for some time. It would appear that due to the past ease with which landfill sites were obtained and operated in Australia that the technology (which has a cost) was not utilised.

The Waste Board intends to have five of these pre-treatment facilities within the region with the first proposed at South Windsor. This facility would serve the population of Hawkesbury and parts of Penrith and Blacktown. The addition of the areas from Penrith and Blacktown is to obtain the critical quantity of waste that is necessary to fully utilise the capacity of the pre-treatment plant and its financing.

The pre-treatment plant will comprise of a relatively large industrial type building within which there is:

- a receiving hall where garbage trucks unload
- a separation area for bulky waste and whitegoods
- a rotary drum that undertakes the pre-treatment
- a separation of the pre-treated waste through a screening process and the resultant materials.

The benefits of the pre-treatment are:

- to increase the life of the landfill
- stability in gate fees with a potential reduction in the current Section 72 levy. There is however, an increase at the commencement to have the pre-treatment take place.
- future cost benefits
- overall environmental benefits
- synergies with the University.

Consultants for the Waste Board estimate that the current landfill operation has a life of 18.5 years. They expect this to be increased to over 23 years using the pre-treatment method and notwithstanding the increased volume of waste. With best practice management and operations it is possible that the site could be used for a considerably longer period.

The Council's current gate fees amount to approximately \$23 per tonne. The fee has been rising at the rate of around 3% annum and is well below the gate fee charged at Waste Services Eastern Creek landfill that is currently \$31.45 per tonne.

The Council's gate fee will need to increase in the near future to cover increased environmental costs including post-closure management.

The impact of the pre-treatment facility financially will be in the order of \$4.00 to \$7.50 per tonne increase for Hawkesbury. A copy of the Waste Board's report to the Council on this matter which is annexed to the Business Paper provides further detail in this regard and clearly indicates a positive benefit.

For the University in the region the proposal provides opportunities for research and clearly is in line with other University proposals for urban management (wetlands, EarthWise Centre), and would meet the requirements for best practice in waste/resource management and in doing so, provide an additional focus for the district.

The facility would have impacts in additional traffic to the site. These movements, mainly trucks, would be along the main road system with the exception of the short length of The Driftway and only be a relatively small increase on the current volumes. There is the potential for noise and odour impact with these being addressed in an environmental assessment that would need to be undertaken and submitted for the Council's consideration. This would be part of a development application. Preliminary assessment indicates that the proposal would not significantly increase the environmental impacts of the total development compared with the existing approved development.

The position of the Council at this time is to decide if it wishes to continue as part of the Waste Board, in which case the proposal for the facility should be supported in principle, or alternatively, seek to leave the Waste Board on the basis that the Council does have a self-contained waste operation. This is not likely to have medium to long term costs or environmental benefits, nor meet the Government's waste management strategies.

RECOMMENDATION:

That Council advise the Western Sydney Waste Board that it concurs in principle with its proposal to establish a pre-treatment facility at South Windsor and in doing so, include the treatment of some waste from the Penrith and Blacktown areas as outlined in the Board's report of September 1998.

ATTACHMENTS:

AT-1 Western Sydney Waste Board - Proposed Pre-treatment Facility, South Windsor Landfill - September 1998 - distributed separately

oooO END OF ITEM 27 Oooo

ITEM: 28 **Signage on Council's Car Parks****FILE NUMBER:** GP001/001 PT20/EVD/ENI29NBX.V04

REPORT:

Most of Council's car park signage has not been updated for the past seventeen years, which offers limited information regarding location and restrictions to the public and is need of upgrading to 1998 standards. This will require a complete new structure and signage to be erected at entrances and exists of all car parks concerned.

The new signage will incorporate the name of the car park, a revised parking restriction, and a list of infringements for parking contrary to the time limitations.

The most significant change to the present signage and system, will be to bring all Council free car parks into line with a 2 (two) hour limit, which will be a uniform time limit throughout the City and be more user friendly than the present 1, 2 and 3 hour variations.

Funds have been allocated from the current budget of abandoned vehicles.

RECOMMENDATION:

That:

1. All car park signage be replaced and upgraded to the standard of 1998 signage through out the City.
2. All car parking in the City which have time restrictions, be for a period of 2 (two) hours

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 28 Oooo