



Hawkesbury City Council

ordinary meeting business paper

date of meeting: 8 December 1998

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

Table of Contents

Meeting Date: 8 December 1998

Page 2

ITEM	SUBJECT	PAGE
------	---------	------

AGENDA

-	Prayer	
-	Apologies	
-	SECTION 1 - Minutes of Meetings	
	Mayoral Minutes	9
-	SECTION 3 - Report of the General Purpose Committee	
	Environment	
40:	Conversion of existing heritage listed cottage to a "Refreshment Room" - Lot 1 DP862897 No. 78 Greens Road, Lower Portland - Modification of development consent under Section 96 of the Environmental Planning and Assessment Act 1979 DA330/97/EVD/ENK24NAX.V01	13
41:	Two (2) lot residential subdivision and erection of a single storey dwelling on the vacant lot - Lot 24 DP794424 No. 7 Bayliss Place, North Richmond M89/98/EVD/ENK24NAX.V04	14
42:	Proposed Villa Development Comprising 15 x 3 Bedroom Units - No. 84 Grose Vale Road, North Richmond DA175/98/EVD/ENK24NAX.V05	15
43:	"Bellbird Retreat" - Proposed convalescence, rest and recuperation facility with associated health retreat - Burralow Road, Kurrajong Heights DA126/98 PT02/EVD/ENK24NAX.V06	18
44:	Attached Dual Occupancy - 44 Arkell Drive, Bligh Park M493/98/EVD/ENK24NAX.V10	19
45:	Attached Dual Occupancy - 13 Sunderland Crescent, Bligh Park M492/98/EVD/ENK24NAX.V11	20
46:	78 Greens Road, Lower Portland - Additional nine caravan sites for relocatable homes M 319/98/EVD/ENK24NAX.V13	25
47:	Bells Line of Road - Possible Upgrading 0243/R, GR110/001 Pt2/GMA/ENK24NAX.G09	26

ORDINARY MEETING

Table of Contents

Meeting Date: 8 December 1998

Page 3

48:	Hawkesbury-Nepean Catchment - Water Issues GE020/012 PT03/GMA/ENK24NAX.G16	26
49:	Draft Local Environmental Plan Amendment No. 100 - Lots 25, 26, 27, 28, 29, 30 and 175 DP32260 and unformed lane, Corner Woods Road, Bradley Road and George Street, South Windsor LEP10/97, GC285/028/EVD/ENK24NBX.V02	26
50:	Proposed 16 Lot Subdivision of various lots - Hadden Farm, East Kurrajong Road, Wilberforce - Land and Environment Court Appeal SA0013/97/EVD/ENK24NBX.V03	27
51:	Proposed Waste Management Service Strategy GW010/022/EVD/ENK24NBX.V07	27
52:	Container Deposit Legislation - Week of Action GW010/025/EVD/ENK24NBX.V08	28
53:	Draft Local Environmental Plan - Former Hawkesbury Hospital Site LEP002/97 PT01/EVD/ENK24NBX.V12	28
54:	Draft LEP - Exempt and Complying Development and other Amendments LEP 6/98/EVD/ENK24NBX.V14	29
55:	Windsor Court House P1630/0005 PT02/EVD/ENK24NBX.V15	32
56:	Clarendon - Filling at Showground DA132/96/GMA/ENK24LAX.G18	33
57:	Right of Carriageway for Flood Free Access - Lot 1 DP197134 No. 19 North Street and Lot 2 DP246975 No. 7 Palmer Street, South Windsor BA1480/97/EVD/ENK24LBX.V17	33

Infrastructure

19:	Claremont Street, Richmond - Proposed One-Way Traffic Flow 356/R PT02/ENG/INK24NBX.E01	34
20:	Upgrade of Electrical Cabling in Governor Phillip Reserve by User Groups PK/205/ENG/INK24NBX.E03	34
21:	Martin Road, Scheyville - Proposed Closure 1344/R Pt2/ENG/INK24NBX.E02	34

ORDINARY MEETING

Table of Contents

Meeting Date: 8 December 1998

Page 4

22:	Cessation of Commercial Size Garbage Service for Rubbish Removal from Thompson Square on Weekends. P2021/60/ENG/INK24NBX.E04	35
23:	Noxious Weeds Act Review GE020/013/ENG/INK24NBX.E05	35
24:	Amendment to Plan of Management for Powell Park - 1163 Bells Line of Road, Kurrajong Heights PK/052 & P243/1235/ENG/INK24NBX.E07	35
25:	Reclassification of Several Parcels of Community Land and Operational Land P1908/1530, P309/75, P210/550, P1316.950 & LEP10/98/ENG/INK24NBX.E08	35
26:	Use of Richmond Park for Music Events PK/202/ENG/INK24NBX.E09	37
27:	Roberts Creek Road 1816/R Pt2/ENG/INK24LBX.E10	37
Organisation and Resources		
24:	Monthly Financial Report - October 1998 FO11/005 PT04/FNC/OGK24NAX.F03	37
25:	Fruits of the Hawkesbury Arts Festival 1998 GC030/007 PT05/CSV/OGK24NBX.C01	37
26:	South Windsor Tennis Complex GC283/034 PT07/CSV/OGK24NBX.C02	38
27:	Leasing of 128 Francis Street, Richmond P613/1190 PT02/CSV/OGK24NBX.C07	38
28:	Hawkesbury Heritage Farm GC283/107 PT07/CSV/OGK24NBX.C04	38
29:	Redevelopment of Properties Acquired in The Driftway GC281/067 PT02/CSV/OGK24NBX.C05	38
30:	Richmond Lawn Cemetery GC283/118 PT03/CSV/OGK24NBX.C08	39
31:	Extinguishment and Creation of Easement - 42 Golden Valley Drive, Glossodia P708/1190 PT02/CSV/OGK24NBX.C09	40

ORDINARY MEETING

Table of Contents

Meeting Date: 8 December 1998

Page 5

32:	Acquisition of Park Crown Reserve 52492 for Road Purposes - Singleton Road, Wilberforce GC281/074/CSV/OGK24NBX.C10	40
-	SECTION 4 - Reports for Determination	
92:	Documents for Execution Under Seal of Council GC281/073, GC283/105, GC283/009 PT02 & GC283/155 PT01/CSV/ORL08NBX.C02	43
93:	Temporary use of Old Hawkesbury Hospital Emergency Centre P731/3005 PT04/CSV/ORL08NBX.C04	44
94:	Leasing of No. 139 March Street, Richmond GC283/028/CSV/ORL08NBX.C05	45
95:	Sale of land in Groves Avenue, Mulgrave GC285/005 PT04/CSV/ORL08NBX.C07	46
96:	Sale of Lot 2 DP308311 - McMahons Park Road, Kurrajong GC285/034/CSV/ORL08NBX.C08	47
97:	Expressions of Interest - Provision of Legal Services GT020/247/CSV/ORL08NBX.C11	49
98:	Optus Mobile Telecommunications Network GC283/055 PT02/CSV/ORL08NBX.C15	51
99:	Renewal of Lease - 22 Bosworth Street, Richmond - The Women's Cottage (Hawkesbury Area Women's and Kids Collective Inc.) GC283/061/CSV/ORL08NBX.C13	53
100:	Section 632 Local Government Act 1993 - Consumption of Alcohol Prohibited - Glossodia Shopping Centre GP070/001 PT06/CSV/ORL08NBX.C14	54
101:	Darug Celebration of Awareness and Understanding - March 1999 GA010/001 PT04/CSV/ORL08NBX.C17	55
102:	Section 94 Contributions Plan GT200/001/FNC/ORL08NBX.F18	57
103:	Draft Local Environmental Plan 9/98, Amendment No. 111, Portion 15 Parish of Colo, Comleroy Road, Wheeney Creek LEP 9/98/EVD/ORL08NBX.V03	58

ORDINARY MEETING

Table of Contents

Meeting Date: 8 December 1998

Page 6

104:	Draft Local Environmental Plan - Lot 2 DP7001 and Lot F DP374602, Grose Vale Road, Kurrajong LEP11/98/EVD/ORL08NBX.V16	60
105:	Off-leash exercising areas under the Companion Animals Act GC070/005 PT14/EVD/ORL08NBX.V19	64
-	SECTION 5 - Reports for Information	
106:	Aquatic Habitat Protection GD001/004/GMA/ORL08NCX.G06	67
107:	Reports requested by Council - Status as at 8 December, 1998 GC280/005 PT03/GMA/ORL08NCX.G01	68
108:	Storm Damage - August 1998 - Restoration GG021/111/ENG/ORL08NCX.E20	69
-	SECTION 6 - Reports of Committees	
	Youth Strategic Plan Steering Committee Meeting - 23 September, 1998	71
	Friends of the Hawkesbury Art Collection Inc. - 5 November, 1998	74
	Minutes of Hawkesbury Local Economic Development Board - 6 November, 1998	80
	Heritage Advisory Committee - 12 November, 1998	83
	Hawkesbury Sustainable Agriculture Development Strategy - 18 November, 1998	86
	WSROC Limited Board Meeting No. 4 1998 - 19 November, 1998	88
	Local Traffic Committee - 20 November, 1998	96
-	Questions Without Notice	
-	Questions From The Gallery	

oooO END OF TABLE OF CONTENTS Oooo



ordinary

1
section

minutes of meetings



ordinary meeting

Mayoral Minutes

ORDINARY MEETING

Mayoral Minutes

Mayoral Minutes

Ordinary Meeting - 8 December 1998

1. Universal Declaration of Human Rights GC130/016

December 10, 1998 will mark 50 years since the Universal Declaration of Human Rights was adopted by the United Nations General Assembly. In March this year the Prime Minister, John Howard, issued the following statement :

“The occasion of the 50th anniversary year of the adoption of the Universal Declaration of Human Rights is an opportunity for all of us to reinvigorate efforts to ensure that human rights are enjoyed by all people in all countries.

The principles underlying the Declaration are fundamental elements of the decent, fair and tolerant society which is Australia.

On behalf of the Australian Government, I pledge my country will continue to do all it can to promote and protect the rights enshrined in the Declaration and ensure they become a reality throughout the world.”

The Australian Local Government Association has written to encourage Councils to participate in the matter.

The Declaration is a call for the protection of basic social values that have been so profoundly violated during the Second World and other wars in which men and women for Australia fought to uphold.

I have arranged for copies of the Declaration to be forwarded to all schools in the district and requested that it be distributed and made the subject of information and discussion at school meetings.

It is recommended that this Council as representatives of the people of the City of Hawkesbury :

1. notes that 10 December is International Human Rights Day and the 50th anniversary of the Universal Declaration of Human Rights.
2. affirms the commitment of the Council and the people of the City of Hawkesbury to the Universal Declaration of Human Rights and its fundamental principle that all human beings are born free and equal in dignity and rights; they are endowed with reason and conscience and should act towards one another in a spirit of common humanity, without distinction of any kind such as race, colour, sex, language, religion or birth;

ORDINARY MEETING

Mayoral Minutes

3. notes that in its 30 articles the Universal Declaration lays down basic human rights principles protecting individual and community freedom, providing for democracy, setting out basic standards of living and promoting racial harmony and cultural diversity. These principles are fundamental to our way of life.
4. pledges the Council and people of the City of Hawkesbury to continue to work to realise all human rights for all members of our local community as fundamental elements of the decent, fair and tolerant society to which all Australians are committed;
5. celebrates the human rights achievements of the last fifty years but deplores the fact that appalling violations of human rights continue around the world - may human rights become a reality in the next fifty years;
6. encourages the Australian Government to continue to promote human rights around the world.

Councillor Rex Stubbs
Mayor

oooO END OF MAYORAL MINUTES Oooo



ordinary

section
3

report
of the
general
purpose
committee

ORDINARY MEETING

Mayoral Minutes

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 24 November 1998, commencing at 9.45am.

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

Apologies for absence were received from Councillor, R G Calvert, W J Mackay P J Minturn, C A Paine 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 Allan and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on 27 October, 1998, be confirmed.

Councillor Paine arrived at the meeting at 10.10am.

Councillor Calvert arrived at the meeting at 12.00 noon.

Councillor Paine left the meeting at 5.15pm.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

- 40: Conversion of existing heritage listed cottage to a "Refreshment Room" - Lot 1 DP862897 No. 78 Greens Road, Lower Portland - Modification of development consent under Section 96 of the Environmental Planning and Assessment Act 1979 (DA330/97/EVD/ENK24NAX.V01)**

Mrs Vicki Moseley, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the modification under Section 96 of the EPA Act 1979 to permit live entertainment and the serving of alcohol be determined by deleting condition 9 and amending condition 8 as follows:

8. *The development shall be conducted at all times so as not to interfere with the amenity of the neighbourhood. Live entertainment may be provided in association with the refreshment room. Noise emissions from the refreshment room, including live entertainment, shall comply with the provisions of the "Environmental Noise Control Manual", Environment Protection Authority, NSW. In particular noise is not to exceed 5dB(a) above the background noise when measured at the boundary of the closest residence.*

- 41: Two (2) lot residential subdivision and erection of a single storey dwelling on the vacant lot - Lot 24 DP794424 No. 7 Bayliss Place, North Richmond (M89/98/EVD/ENK24NAX.V04)**

Mr Robert Ryan, applicant, addressed the Committee.

Mr David Perry, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 4.00pm. Councillors present at the inspection were the Mayor R P Stubbs and Councillors L Allan, A W Baczynskyj, H J M Books, M E Lawson, C A Paine, R D Searle, and L C Sheather.

That the application be refused with appropriate reasons to be reported to the Ordinary meeting.

ADDITIONAL INFORMATION

The following reasons for refusal have been proposed in accordance with the General Purpose Committee recommendation:

Recommendation

1. The proposed subdivision is out of character with lot sizes and lot layouts in the surrounding area.
2. Approval of the subdivision could create a precedent that could lead to similar applications in the surrounding area.
3. The proposed dwelling, in the location proposed, could adversely affect the amenity of the adjoining residents.
4. The location of the proposed dwelling does not provide access to the rear yard of the proposed Lot 242 with the result that any future carport or garage would have to be located in front of the proposed dwelling which could adversely affect the visual quality of the two dwellings as viewed from adjacent properties and from Bayliss Place.
5. Approval of the proposed development would not be in the public interest.

Councillor Paine arrived at the meeting at 10.10am

42: Proposed Villa Development Comprising 15 x 3 Bedroom Units - No. 84 Grose Vale Road, North Richmond (DA175/98/EVD/ENK24NAX.V05)

Mr Don Shaddick, solicitor representing the applicant, addressed the Committee.

Mr Geoff Beardsley, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 3.30pm. Councillors present at the inspection were the Mayor R P Stubbs and Councillors L Allan, A W Baczynskyj, H J M Books, M E Lawson, C A Paine, R D Searle, and L C Sheather.

That:

- A The development application for the erection of 15 x 3 bedroom units at No. 84 Grose Vale Road, North Richmond be approved subject to the following conditions:
1. The development shall be carried out generally in accordance with the approved stamped plans except where varied by conditions of this consent.
 2. Submission prior to release of the building application of a report from a geotechnical engineer certifying that areas which have been backfilled as a result of remediation works are suitable for construction of residential development. Ninety-eight percent (98%) compaction levels should be achieved in these areas.
 3. Application being made under the Local Government Act for the demolition of the existing building. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.
 4. Submission of a building application, plans and specifications complying with the Building Code of Australia.
 5. A contribution of \$34,037.41 (thirty four thousand and thirty seven dollars and forty one 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.

6. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at pre-development levels.
7. Parking spaces, access ways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.
8. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
9. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
10. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.
11. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
12. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
13. 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.
14. 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.
15. The retaining wall located along the rear boundary is to be located so as to retain the existing boundary fence and vine.
16. 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.
17. No burning of demolition or construction material being carried out on the site.
18. 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.

19. The window located in bedroom 2 of Units 9, 10, 11 and 12 is to be relocated to the wall facing south west in each unit. Details to be provided with the building application.
20. The internal layout of Units 4 and 5 are to be redesigned so that living areas have direct access to the courtyard areas. Details to be submitted with the building application.
- B. Further information be reported to Council in respect of discussions between the applicant and objectors and the location of the driveway.

ADDITIONAL INFORMATION

Mediation with Adjoining Residents

A meeting was held on 1 December, 1998 with Tye Armstrong (applicant), Bob Collis (applicant), Geoff Beardsley (resident), Paul Smith (resident) and Stephen Enders (Council) to attempt to mediate a suitable result to minimise the impact of the development on adjoining property owners.

In principle, agreement was reached from all parties subject to the following changes to the proposal:

1. Ground floor of Units 8-12 being moved forward a further 1 metre from the rear boundary.
2. The second storey component of Units 9-12 being stepped back a further 3 metres from the rear boundary (total setback 6.22m).
3. Bathroom windows of Unit 9 to contain frosted glass.
4. A restriction being placed on any future subdivision restricting the installation of any additional windows in the north west wall of Unit 9 (first floor only).
5. The buildings be finished in light colours.
6. Provision of 300mm of lattice along the top of the south west boundary fence.

These changes are recommended to be incorporated into any approval.

Relocation of Accessway to the North

Based on the current design of the development the access to the site could be relocated approximately 7-10 metres further to the north. This however would not significantly improve site distance and access to and from the site. It is therefore recommended that the access remain in its current position.

Recommendation

It is recommended that the recommendation of the General Purpose Committee of 27 November, 1998 be adopted with the addition of the following conditions:

21. The first floor bathroom window of Unit 9 is to contain frosted glass.
22. Pursuant to Section 88b of the Conveyancing Act any future subdivision is to contain a restriction prohibiting the installation of any additional windows in the north west wall of Unit 9.
23. The final finish of the buildings are to be in light toned colours. Details to be submitted to Council for approval prior to release of the building application.
24. Provision of 300mm of lattice along the top of the fence along the south western boundary of the site.

43: "Bellbird Retreat" - Proposed convalescence, rest and recuperation facility with associated health retreat - Buralow Road, Kurrajong Heights (DA126/98 PT02/EVD/ENK24NAX.V06)

Mr Richard Peak, Mr Andrew Waterhouse and Mr Michael Rosser, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That this application be refused with appropriate reasons to be reported to the Ordinary meeting.

ADDITIONAL INFORMATION

Recommendation

That the application be refused for the following reasons:

1. The development is inconsistent with the objectives of the Environmental Protection (Scenic) 7(d) zone under Hawkesbury Local Environmental Plan 1989.
2. The proposal is an over development of the site.
3. The application has not demonstrated that the proposed development will not adversely impact upon threatened flora and fauna.
4. The application has not adequately identified potential aboriginal sites on the property or adequately examined the impact of the development on these sites.

5. The land to which the development relates is unsuitable because of the risk of bushfire and the application has not demonstrated satisfactorily how patients, guests, visitors and staff will be evacuated during bush fire events.
6. The intensive fuel management that would be required as a result of the development will have a detrimental impact on the natural values of surrounding lands.
7. The proposed development will adversely impact upon surrounding lands, including the Blue Mountains National Park (Bowen Mountain Crown land addition).
8. The application has not demonstrated that the proposed bores are capable of producing the required yield without any adverse impact on the ground water and other nearby bores.
9. The proposed irrigation area for the sewerage treatment system is insufficient to cater for the development and insufficient information has been provided on the capability of the property to accommodate treated effluent without having an adverse effect on the site, the surrounding area and the ground water.
10. The development does not satisfy the general and specific planing policies of Sydney Regional Environment plan No. 20 relating to total catchment management, environmentally sensitive areas, water quantity, and flora and fauna.
11. The development is out of character with the area and will detrimentally impact upon the scenic quality of the area.
12. The proposed access to the site via Warks Hill Road and Burralow Road is unsuitable and the development will significantly increase the amount of traffic along Warks Hill Road and Burralow Road.
13. The development will adversely affect the existing and future amenity enjoyed by the residents of Warks Hill Road and Burralow Road.
14. The development is not in the public interest.
15. The development is not in keeping with the village character of Kurrajong Heights.

**44: Attached Dual Occupancy - 44 Arkell Drive, Bligh Park
(M493/98/EVD/ENK24NAX.V10)**

Mr Scott Allan, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 4.45pm. Councillors present at the inspection were the Mayor R P Stubbs and Councillors L Allan, A W Baczynskyj, H J M Books, M E Lawson, C A Paine, R D Searle, and L C Sheather.

That the application be refused and that the Member for Hawkesbury be requested to invite the Minister to consider the application.

ADDITIONAL INFORMATION

Recommendation

That the application be refused for the following reasons:

1. The proposal will result in the over shadowing of private open space and living areas of 46 Arkell Drive.
2. The proposal will result in the overshadowing of the private open space area of 8 Hobbs Street.
3. The proposed two storey dual occupancy development is incompatible with the character of the existing single storey street scape of the area.

45: Attached Dual Occupancy - 13 Sunderland Crescent, Bligh Park
(M492/98/EVD/ENK24NAX.V11)

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 5.00pm. Councillors present at the inspection were the Mayor R P Stubbs and Councillors L Allan, A W Baczynskyj, H J M Books, M E Lawson, C A Paine, R D Searle, and L C Sheather.

A. The application be approved subject to the following proposed conditions:

Advisory

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (prepared by R & P Collis numbered 37698/4 sheets 1 to 3) submitted with Development Application No. MA0492/98 dated 30 September and any supportive documentation, except as otherwise provided by the conditions of this consent.

Note: modifications to the approved plans will require the lodgement and consideration by this organisation of a separate application pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979.

2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. No excavation or site works shall be commenced prior to the issue of the construction certificate.

Prior to Issue of Construction Certificate

5. A monetary contribution is to be paid to Council, pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, towards the provision of the following public facilities in the locality:

(a)	Open Space and Recreation	\$877.95
(b)	Community Facilities	\$1,082.12

The above contributions have been determined in accordance with Hawkesbury Section 94 Contribution Plan. A copy of the Contributions Plan may be inspected at Council's Offices, George Street, Windsor.

Contributions are to be paid prior to issue of the construction certificate.

The amount of contribution payable under this condition has been calculated on the basis of costs as at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be INDEXED at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics. In this respect the attached fee schedule is valid for 3 (three) months.

6. Detailed engineering plans and specifications relating to the work shall be submitted.
7. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.
8. Sill height of the window in bedroom 1 of each unit is to be a minimum of 1.5 metres above the finished floor level of the second storey. Amended plans are to be submitted for approval with the construction certificate.
9. Payment of sewer headworks contribution to Council of \$4820. This contribution shall remain fixed for a period of 3 months after which time it will be recalculated at the rate applicable at the time of payment.

Prior to Commencement of Works

10. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates:
- (a) in the case of work to be done by a licensee under that Act:
 - (i) has been informed in writing of the licensee's name and contractor licence number, and
 - (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or
 - (b) in the case of work to be done by any other person:
 - (i) has been informed in writing of the person's name and owner-builder permit number, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act
- and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.
- Note: A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition sufficient evidence that the person has complied with the requirements of that Part.
11. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation
12. The applicant or person having the benefit of this development consent must give at least two days notice prior to commencement of works to Council of the intention to commence works. This notice is to be given in accordance with form 7 of the Environmental Planning and Assessment Regulation 1998.
13. The applicant shall advise Council of the name, address and contract number of the principle certifier, in accordance with Section 81A 4(b) of the Environmental Planning and Assessment Act, 1997.

14. Sanitary accommodation shall be provided for workmen throughout the course of the building operations in accordance with the Local Government Act 1993 and the Environment Planning and Assessment Act.

During Construction

15. All building work must be carried out in accordance with provisions of the Building Code of Australia.
16. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
- (a) piers;
 - (b) steel reinforcement;
 - (c) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (d) wet area flashing, after the installation any bath and shower fixtures;
 - (e) internal drainage lines prior to covering;
 - (f) external drainage lines, prior to backfilling;
 - (g) on completion of the structure; and
 - (g) landscaping.
17. 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.
18. Construction of Councils standard residential footway vehicular crossing to suit the access to the site with a minimum width of 6m.
19. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
20. The building shall be set out by a Registered Surveyor and a Survey Certificate showing the position of the external walls under construction shall be lodged with Principal Certifying Authority prior to building works proceeding above 1m in height. Attention is drawn to CL.57(2) and CL.57(4) of the Local Government (Approvals) Regulation, 1993, requiring a minimum of 0.900m wall setback and 0.675m eaves and gutter setback from the boundary, and 1.5m (wall) 1.125m (eaves and gutter) for over 2 storey.
21. A Termite Protection Notice, in accordance with AS3660, printed on durable material shall be affixed at the entrance to a crawl space or in the case of slab on ground construction, in the meter box prior to a "Final Inspection" being carried out. The notice shall include information on the form of termite protection employed and the expected service life of the barrier before maintenance is required.

22. The footings shall be pierced or shall penetrate through any fill or unstable foundation material to bear upon a structurally adequate foundation material of a uniform load-bearing value.
23. An automatic fire detection and alarm system shall be installed within the building in accordance with Part 3.7.2 of the BCA for class 1A and 1B dwellings and F2.2a of the BCA for Class 2, 3, 4, 5, 6, 7, 8 9a and 9b. Alarms and Detectors shall be installed by a licensed electrician and multiple alarms shall be interconnected, a certificate of the installation shall be provided prior to occupation of the building or addition; (Note: refer to approved plans, for location marked in red ink).
24. All structural timber members incorporated in the building shall conform to the requirements of Australian Standard 1684-1992 "National Timber Framing Code" or "NSW Timber Framing, Manual".
25. Associated verandah posts where bearing or supporting on brickwork (with or without sandstone cappings) shall be adequately tied down through the brickwork and fixed to the slab in accordance with AS 1684-1992 or NSW Framing Manual.
26. All roofwater shall be drained to the street gutter. Where a ferrule has been provided in the kerb, such drainage shall be connected to it. Drainage across the footpath shall be 100mm sewer grade type.
27. The garage shall be adequately ventilated by means of unobstructed openings of not less than 5,000 mm² as close as practicable to both floor and ceiling levels.
28. Glazing materials used in the building shall be selected and installed in accordance with the relevant provisions of AS1288, "Glass in Buildings - Selection and Installation".
29. The wall/floor intersections (including behind baths and both sides of timber/metal bath front frames) of all wetrooms, the shower recess base and internal shower corners to 1.8m high shall be waterproofed prior to covering.

The complete floor area to suspended timber flooring and upper floors shall be waterproofed in accordance with AS3740.
30. Setback to be a minimum of 5.5m from the front boundary.

Prior to Issue of Occupation Certificate

31. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.

32. Landscaping shall be completed in accordance with the approved landscaping plan and shall be maintained in perpetuity by the existing or future owners and occupiers of the property. In this respect a occupational certificate will not be granted on the application until the landscaping is complete.
33. A suitable landscape watering system shall be installed, to the satisfaction of Council's Tree Preservation Officer.
34. The finished floor level shall be a minimum 225mm above the surrounding finished ground level and the ground around the perimeter of the building shall be graded and drained to the satisfaction of Council's Health and Building Surveyor to ensure the free flow of surface water away from the building.
35. The external surfaces of the building shall be finished in materials having colours that blend with the surrounding landscape.
- B. The above proposed conditions be referred to the applicant for agreement prior to issue of the consent.

46: 78 Greens Road, Lower Portland - Additional nine caravan sites for relocatable homes (M 319/98/EVD/ENK24NAX.V13)

Mrs Vicki Moseley, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the application be refused with appropriate reasons to be reported to the Ordinary Meeting.

ADDITIONAL INFORMATION

Recommendation

That the application be refused for the following reasons:

1. The proposed development is an over development of the site.
2. After consideration of Section 79C(3) of the Environmental Planning and Assessment Act 1979 the Department of Land and Water Conservation advises that the site is unsuitable for the proposed wastewater system involving septic tanks and absorption wells because such a system will cause contamination of the groundwater and is likely to contribute to the degradation of the water quality of the Hawkesbury River.
3. The development is not in the public interest.

- 47: **Bells Line of Road - Possible Upgrading** (0243/R, GR110/001 Pt2/GMA/ENK24NAX.G09)

COMMITTEE'S RECOMMENDATION

That:

1. The information be received.
2. The matter also be put to WSROC.

- 48: **Hawkesbury-Nepean Catchment - Water Issues** (GE020/012 PT03/GMA/ENK24NAX.G16)

COMMITTEE'S RECOMMENDATION

That the Council invite representatives from the Department to address the February General Purpose Committee meeting and that interested parties be invited to attend the forum.

Councillor Paine left the meeting at 5.15pm.

- 49: **Draft Local Environmental Plan Amendment No. 100 - Lots 25, 26, 27, 28, 29, 30 and 175 DP32260 and unformed lane, Corner Woods Road, Bradley Road and George Street, South Windsor** (LEP10/97, GC285/028/EVD/ENK24NBX.V02)

COMMITTEE'S RECOMMENDATION

That:

1. Council receive the report of the public hearing on 27 August, 1998 and make no changes or alterations to the draft Local Environmental Plan.
2. The draft Local Environmental Plan be forwarded to the Department of Urban Affairs and Planning for gazettal.
3. Council proceed to close the unformed lane running between George Street and Bradley Road at the rear of Lots 25 to 30 and 175 DP32260 Woods Road, South Windsor.

4. When the lane is closed, Council subdivide a strip of land 1.5m wide and the splayed corner from the closed lane and amalgamate this strip of land with Lot 4 DP557101 No. 1 Bradley Road, South Windsor at no cost to the owner of Lot 4 DP447101 No. 1 Bradley Road. Further that Council erect a new dividing fence between the closed lane and the enlarged No. 1 Bradley Road.
5. Discussions take place with the owner of Lot 636 George Street in relation to the splay corner.

50: Proposed 16 Lot Subdivision of various lots - Hadden Farm, East Kurrajong Road, Wilberforce - Land and Environment Court Appeal (SA0013/97/EVD/ENK24NBX.V03)

COMMITTEE'S RECOMMENDATION

That Council note the decision of the Land and Environment Court.

51: Proposed Waste Management Service Strategy (GW010/022/EVD/ENK24NBX.V07)

COMMITTEE'S RECOMMENDATION

That:

1. The consultants report be received.
2. Tenders be called from interested parties, to provide a 240 litre mechanised recycling service to those areas of the Hawkesbury City, that presently receive a garbage collection service.
3. Council accept the offer made by the Western Sydney Waste Board to assist in the preparation of the tender specification and contract documents.
4. Council discontinue the issuing of 140 litre bins and replace the issuing of the smaller garbage bins with the 120 litre size, at the expiration of its current stock. Further that the 120 litre weekly service be provided for everyone in the City with special application required for those that want to retain 240 litre.
5. From the commencement of the new recycling service rate payers will be informed of when they will be receiving the smaller size bin and change will not be allowed until the end of the next financial year by special application.

6. There be an investigation into the introduction of a kerb side clean-up service to its ratepayers, and report its findings to Council by March 1999 with costs to be incorporated into the 1999/2000 budget.

52: Container Deposit Legislation - Week of Action (GW010/025/EVD/ENK24NBX.V08)

COMMITTEE'S RECOMMENDATION

That:

1. Council support the Local Government and Shires Association in their week of action to introduce Container Deposit Legislation.
2. Council set up its own Container Deposit Legislation depot in the Windsor Mall Rotunda on 3 December 1998 which will be attended by Council's staff.
3. Council gives 10 cents for each glass, aluminium, and PET drink container that is taken to the depot, and that a maximum of \$2.00 per person in returns be given on the day.
4. Council solicits signatures from the community in support of Container Deposit Legislation on the day, and forwards the completed petitions to The Honourable Mr Bob Carr, Premier of NSW.
5. Council writes to the NSW Premier and The Honourable Pam Allan MP, Minister for the Environment, seeking their commitment to a reintroduction of container deposits on beverage containers.

53: Draft Local Environmental Plan - Former Hawkesbury Hospital Site (LEP002/97 PT01/EVD/ENK24NBX.V12)

COMMITTEE'S RECOMMENDATION

That:

1. No hearing be held pursuant to Section 68 of the Environmental Planning and Assessment Act (Amended) 1979.
2. Council not exercise its delegation under Section 69 for a Director General's Report to the Minister.
3. The plan be referred to the Department of Urban Affairs and Planning for final gazettal.

54: Draft LEP - Exempt and Complying Development and other Amendments (LEP 6/98/EVD/ENK24NBX.V14)

COMMITTEE'S RECOMMENDATION

That:

1. Council prepare and adopt for the purpose of exhibition a draft Local Environmental Plan in accordance with the attached draft plan.
2. Council exercise its delegations in accordance with Sections 65 and 69 of the Environmental Planning and Assessment Act 1979 using Best Practice Guidelines, January 1997.
3. An environmental study is not required.
4. The draft plan be placed on public exhibition for a period of two (2) months.
5. The matter be further reported to the Ordinary meeting.

ADDITIONAL INFORMATION

At the General Purpose Committee meeting of 24 November, 1998 Council considered a draft LEP for Exempt and Complying Development and a number of other minor amendments to Hawkesbury Local Environmental Plan 1989.

A number of issues were raised regarding the draft LEP. These include:

- Should Home Activities be included as complying development?
- Is there a need for telecommunication facilities to require consent?
- What is meant by the term industrial unit and for the purpose of complying development should the proposed area be greater than 300m²?
- Is the definition of tourist facility appropriate for all zones?

Each of these issues are discussed below:

Home Activities

Concern has been raised regarding the appropriateness of defining home activities as complying development. The original report proposed to allow home activities which did not employ any staff, involve any manufacturing process, and not involve any retail sales as complying development.

The classification would still allow hairdressers, swim instructors, beauticians etc. to operate as a home activity and gain approval under the complying development provisions. Concern has been raised that all these types of activities involve increased levels of traffic generation above that of a normal dwelling and therefore have the potential to impact on the amenity of an area. For this reason it is felt that home activities should not be included as complying development.

There are however a number of activities which have very little impact on the amenity of an area and involve minimal increase in traffic. Examples of such businesses would be plan drawers, people who work from home using the Internet, mobile accountants etc. These types of businesses have minimal impact on the amenity of an area and there is no reason why these types of uses should not be exempt development and thus not require approval at all.

Under Draft LEP 97 which proposes a number of general amendments it is proposed to delete the definition of "Home Activity" and adopt the definitions of "Home Occupation" and "Home Industry" as defined in the EPA model provisions.

"Home Occupation" is defined as follows:

"home occupation" means an occupation carried on in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling which does not involve -

- (a) *the registration of the building under the Factories, Shops and Industries Act, 1962;*
- (b) *the employment of persons other than those residents;*
- (c) *interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, water products and grit, oil or otherwise;*
- (d) *the display of goods, whether in a window or otherwise;*
- (e) *the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident); or*
- (f) *the sale of items (whether goods or materials) or the exposure or offer for sale of items, by retail;*

"Home Industry" is defined as follows:

"home industry" means an industry carried on in a building (other than a dwelling-house or a dwelling in a residential flat building) under the following circumstances:

- (a) *the building does not occupy a floor space exceeding 50 square metres and is erected within the curtilage of the dwelling-house or residential flat building occupied by the person carrying on the industry or on adjoining land owned by that person; and*
- (b) *the industry does not -*
 - (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;*
 - (ii) *involve exposure to view from any adjacent premises or from any public place of any unsightly matter; or*
 - (iii) *require the provision of any essential service main of a greater capacity than that available in the locality.*

These two definitions distinguish between those activities which have minimal impact on the amenity of an area and those which have the potential to have a more significant impact.

It is suggested that these two definitions be adopted for the purpose of the LEP and that "Home Occupation" be included as Exempt Development and "Home Industry" be included as Local Development. It is also suggested that a limit on the extent of the exemption for a Home Occupation be that the activity can only be exempt if it does not generate the need for parking or any significant increase in traffic visiting a property.

Telecommunication Facilities

Telecommunication facilities may be considered as a public utility undertaking and it is considered appropriate not to require consent for this type of development. It is considered that the definition of public utility undertaking be modified to include telecommunications facilities.

Industrial Unit

A question has been raised to what exactly does industrial unit mean. Is it an extension to an existing industrial development or does it include a new industrial building. Also, regarding the limits to complying development it was considered that 300m² was relatively small and a larger area may be more appropriate.

The issue regarding what an industrial unit means can be easily clarified by amending this term to "industrial building". Under the EPA Act "building" includes a new building and additions to a existing building. However the aggregate size of any industrial building on a single allotment should be limited so as not to allow a developer to construct a number of buildings under the complying development provisions which would otherwise be deemed complying development if constructed as a single development.

To accommodate small extensions of existing buildings and allow for an average size industrial building to be approved as complying development it is suggested that the maximum area for an industrial development to be considered as complying development be increased to 600m².

Tourist Facilities

The draft LEP proposes to amend the definition of "tourist facility" to reduce the possibility of having defacto shops approved as tourist facilities. Concern has been raised that this definition is still too broad and allows for inappropriate development proposals being submitted in certain zones.

The problem which arises with tourist facilities is that there is a very large number of different types of activities which fall under the definition of a tourist facility. The scale of a tourist facility may also vary significantly from for example one or two cabins to hundreds of cabins.

A site's capability to accommodate a certain type or scale of development also varies significantly even within the same zone. Therefore it is difficult to categorise tourist facilities by scale and type and then limit them to particular zones.

It is considered important to maintain flexibility in terms of being able to consider applications for tourist facilities, particularly considering the importance of this industry to the Hawkesbury area.

If Council wished to provide more guidance to prospective tourist operators in the area a set of guidelines could be developed as a development control plan. The plan could set down criteria which developments must meet before Council can approve a proposal. These criteria could vary from zone to zone and be based on the environmental standards which Council wishes to achieve.

Alternatively a new definition could be created which would distinguish between tourist facilities in rural/scenic protection areas and urban areas. The development of a development control plan is considered the preferred option as this type of plan could address specific issues in more detail.

Amended Recommendation

That:

1. Council prepare and adopt for the purpose of exhibition a draft Local Environmental in accordance with the attached draft plan except that:
 - (a) the definition of "Home Activity" be deleted and the definition of "Home Occupation" and "Home Industry", as set out in the Environmental Planning and Assessment model provisions be included.
 - (b) "Home Occupation" be included as exempt development in Schedule 6 except when it involves on-site parking or additional traffic visiting the site.
 - (c) "Home Industry" be included as local development.
 - (d) The term "Industrial Unit" be amended to read "Industrial Building" and criteria for this type of development be increased to 600m².
 - (e) The draft LEP be amended to include "Telecommunication Facility" in the definition of public utility undertaking.
2. Council exercise its delegations in accordance with Sections 65 and 69 of the Environmental Planning and Assessment Act 1979 using Best Practice Guidelines, January 1997.
3. An environmental study is not required.
4. The draft plan be placed on public exhibition for a period of two (2) months.
5. Council prepare a draft development control plan for tourist facilities.

55: Windsor Court House (P1630/0005 PT02/EVD/ENK24NBX.V15)

Mr Graham Edds, architect, and representatives of the Attorney General's Office addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the information be received.

Supplementary Reports

56: Clarendon - Filling at Showground (DA132/96/GMA/ENK24LAX.G18)

Mr David Lawrence, President - Hawkesbury Equestrian Centre, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 4.00pm. Councillors present at the inspection were the Mayor R P Stubbs and Councillors L Allan, A W Baczynskyj, H J M Books, M E Lawson, C A Paine, R D Searle, and L C Sheather.

That the information be received.

57: Right of Carriageway for Flood Free Access - Lot 1 DP197134 No. 19 North Street and Lot 2 DP246975 No. 7 Palmer Street, South Windsor (BA1480/97/EVD/ENK24LBX.V17)

Mr Danny Crisp and Mr E Phipps, residents, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That options be investigated for vehicular flood free access and discussed with relevant owners and the matter be reported back to Council.

Councillor Calvert arrived at 12.00 noon.

SECTION 2 - INFRASTRUCTURE

- 19: Claremont Street, Richmond - Proposed One-Way Traffic Flow (356/R PT02/ENG/INK24NBX.E01)**

COMMITTEE'S RECOMMENDATION

That:

1. Under the Roads Act, 1993, one-way eastbound traffic flow be declared over Claremont Street, Richmond; and
2. The issue of parking restrictions on Claremont Street in the vicinity of Bourke Street, Richmond be further investigated.

- 20: Upgrade of Electrical Cabling in Governor Phillip Reserve by User Groups (PK/205/ENG/INK24NBX.E03)**

COMMITTEE'S RECOMMENDATION

Subject to the four user groups agreeing to repay their respective portion of the costs, the upgrading of the electrical cabling be undertaken utilising current maintenance funds.

- 21: Martin Road, Scheyville - Proposed Closure (1344/R Pt2/ENG/INK24NBX.E02)**

Mrs Thuiller, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That there be a further report to the Ordinary meeting.

ADDITIONAL INFORMATION

1. Closure can be undertaken by means of a removable structure to permit access in the event of an emergency
2. Accident history: The NSW Police Service has advised of two major vehicle accidents, one in each of 1995 and 1996.
3. The request for closure was received from the owner of the property on the south western corner of the intersection of Martin and Boundary Roads. This owner would have the furthest distance to travel should Martin Road be closed.

Recommendation

That under the Roads Act 1993 Martin Road, Scheyville be closed at its intersection with Boundary Road.

- 22: Cessation of Commercial Size Garbage Service for Rubbish Removal from Thompson Square on Weekends.** (P2021/60/ENG/INK24NBX.E04)

COMMITTEE'S RECOMMENDATION

That the information be received and the current service be retained until a meeting has been held with the retailers and further reported to next Ordinary meeting of Council.

- 23: Noxious Weeds Act Review** (GE020/013/204/ENG/INK24NBX.E05)

COMMITTEE'S RECOMMENDATION

The Hawksbury River County Council be requested to outline the effects that changes to the Act will have in this Council's area including any proposed community consultation program.

- 24: Amendment to Plan of Management for Powell Park - 1163 Bells Line of Road, Kurrajong Heights** (PK/052 & P243/1235/ENG/INK24NBX.E07)

COMMITTEE'S RECOMMENDATION

That the plan of management for Powell Park, Kurrajong Heights be amended to allow for the provision of lease agreements over the reserve or part thereof, and that the draft plan and proposed lease agreement be advertised in accordance with the provisions of the Local Government Act 1993.

- 25: Reclassification of Several Parcels of Community Land and Operational Land** (P1908/1530, P309/75, P210/550, P1316.950 & LEP10/98/ENG/INK24NBX.E08)

COMMITTEE'S RECOMMENDATION

That:

1. A draft local environmental plan be prepared in respect of Lot 315 / DP 214758, Lot 524 / DP 214758, Lot 42 / DP 217499 and Lot 274 / DP 217501 to reclassify from community to operational land. Further, that once reclassified the site be offered for sale.
2. Investigation be undertaken into the possibility of purchasing land adjacent to the existing small park in Panorama Crescent, Freemans Reach.

ADDITIONAL INFORMATION

The General Purpose Committee recommended on 24 November, 1998 that action be taken to reclassify land at Glossodia from Community to Operational.

The Department of Urban Affairs and Planning has previously advised that it prefers Council to use its delegation for the Section 65 Certificate and the Section 69 Report for most matters provided the Best Practice Guidelines are used. Therefore the recommendation on this matter should be amended as follows:

Recommendation

That:

1. A draft local environmental plan be prepared to reclassify the following lots, being public land, from community land to operational land in accordance with the Local Government Act 1993 and Environmental Planning and Assessment Act 1979:

Lot 315, DP214758, No. 188 Spinks Road, Glossodia
Lot 524, DP214758 No. 15 Chestnut Drive, Glossodia
Lot 42, DP217499, No. 25 Boomerang Drive, Glossodia
Lot 274, DP217501, No. 132 Mitchell Drive, Glossodia
2. The environmental study be not required as the matter is of a minor nature;
3. Council use its delegations for the issue of the Section 65 Certificate and the Section 69 Report under the Environmental Planning and Assessment Act, 1979 and that the Best Practice Guidelines January 1997 be used by Council, using its delegated powers to prepare local environmental plans involving land that is owned or controlled by Council;
4. The Department of Urban Affairs and Planning be advised of Council's decision pursuant to Section 54(4) of the Environmental Planning and Assessment Act, 1979;
5. Upon gazettal of the local environmental plan, reclassifying the lots from community land to operational land, the lots be sold; and
6. Investigation be undertaken into the possibility of purchasing land adjacent to the existing small park in Panorama Crescent, Freemans Reach.

26: Use of Richmond Park for Music Events (PK/202/ENG/INK24NBX.E09)

COMMITTEE'S RECOMMENDATION

That approval in principle be given to Hawkesbury Skills for the use of Richmond Park for music activities as described pending further application which would be required for the larger and more organised activities.

Supplementary Reports

27: Roberts Creek Road (1816/R Pt2/ENG/INK24LBX.E10)

Mrs Jacki Griffiths, supporting the proposal, addressed the Committee.

Ms Jill Reilley, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the information be received.

SECTION 3 - ORGANISATION AND RESOURCES

24: Monthly Financial Report - October 1998 (FO11/005 PT04/FNC/OGK24NAX.F03)

COMMITTEE'S RECOMMENDATION

That the information be received.

25: Fruits of the Hawkesbury Arts Festival 1998 (GC030/007 PT05/CSV/OGK24NBX.C01)

COMMITTEE'S RECOMMENDATION

That the information be received.

26: South Windsor Tennis Complex (GC283/034 PT07/CSV/OGK24NBX.C02)

COMMITTEE'S RECOMMENDATION

That Hawkesbury Leisure Centres Incorporated be offered the leasing of South Windsor Tennis Complex, subject to the principle terms and conditions outlined in this report and that any necessary documentation be completed under Seal of Council.

27: Leasing of 128 Francis Street, Richmond (P613/1190 PT02/CSV/OGK24NBX.C07)

COMMITTEE'S RECOMMENDATION

That:

1. No. 128 Francis Street, Richmond be leased to Hawkesbury Podiatry in accordance with the above terms and conditions and the Seal of Council be affixed to any necessary documentation.
2. The premises be listed for sale with the lease.

28: Hawkesbury Heritage Farm (GC283/107 PT07/CSV/OGK24NBX.C04)

COMMITTEE'S RECOMMENDATION

That the 1999 rental of \$15,600 (fifteen thousand six hundred dollars), payable by Hawkesbury Heritage Farm Pty Ltd be waived subject to a review of the Agreement at the end of 1998/99 financial year.

29: Redevelopment of Properties Acquired in The Driftway (GC281/067 PT02/CSV/OGK24NBX.C05)

COMMITTEE'S RECOMMENDATION

That:

1. Stage 1 of the proposed redevelopment of properties acquired in The Driftway and Reynolds Road, South Windsor be initiated with tenders called for the works as outlined in this report.
2. Stage 2 of the project be supported in principle at this stage with the proposal to be reported back to Council for determination at an appropriate time.

3. Funding be provided from the Internal Loan within the Waste Management Reserve with rental revenue to off-set debt servicing costs associated with the original purchase of the properties.

ADDITIONAL INFORMATION

As outlined in the report, the project shows a 16.64% yield of income on construction, on the basis of an estimated rental return for each property of \$320 (three hundred and twenty dollars) per week or \$16,640 (sixteen thousand six hundred and forty dollars) per annum and a construction cost of \$100,000 (one hundred thousand dollars).

The return on investment is estimated at 5.7% and it is pointed out that the above market purchase price for the properties, due to the provisions of the Just Terms Compensation Legislation, is factored into this return. The combined rental of approximately \$33,000 (thirty three thousand dollars) will off-set the debit servicing on the investment which is approximately \$10,000 (ten thousand dollars) per annum in interest. Interest rates are expected to remain low over the short to medium term.

It is also pointed out that the redevelopment works proposed are expected to achieve an immediate capital gain and an improvement in the amenity of the area.

30: Richmond Lawn Cemetery (GC283/118 PT03/CSV/OGK24NBX.C08)

COMMITTEE'S RECOMMENDATION

That Council enter into a Leasing Agreement with Liverpool Presbyterian Cemetery Trust in respect of Richmond Lawn Cemetery subject to the following principle terms and conditions:

1. Lease period being 25 (twenty five) years with an option to renew for a further 25 (twenty five) years.
2. Rental for the first 2 (two) years to be \$10,400 (ten thousand, four hundred dollars) per annum with rental to be re-negotiated after this period at the commencement of operating the crematorium. However, any negotiated rental must not fall below the initial level.
3. The Trust to carry \$10 million (ten million dollars) public liability insurance indemnifying the interests of Council.
4. The Trust being responsible for any out-goings in respect of the site including land rates and taxes, water rates and charges etc.
5. The Trust obtaining development consent for the proposed improvements i.e. construction of a crematorium, chapel and funeral home.

Further, that application be made to the Minister for Land and Water Conservation to lease the site to the Trust and all relevant documents be completed under Seal of Council.

**31: Extinguishment and Creation of Easement - 42 Golden Valley Drive, Glossodia
(P708/1190 PT02/CSV/OGK24NBX.C09)**

COMMITTEE'S RECOMMENDATION

That:

1. The existing easement for drainage 3.05 wide in Lot 293 in Deposited Plan 214757 be extinguished.
2. A new easement for drainage variable width be acquired on the basis of Nil compensation being payable to the owners Mr and Mrs Verstegen or any subsequent owners. Council to be responsible for all reasonable survey and legal costs.
3. All necessary documents be completed under the Common Seal of Council.

**32: Acquisition of Park Crown Reserve 52492 for Road Purposes - Singleton Road,
Wilberforce (GC281/074/CSV/OGK24NBX.C10)**

COMMITTEE'S RECOMMENDATION

That:

1. Council acquire by Compulsory process that part of Crown Reserve 52492 at Singleton Road, Wilberforce, as required for Road purposes.
2. Application be made to the Minister for Local Government for approval to proceed with the acquisition, in accordance with the Land Acquisition (Just Terms) Compensation Act, and for the consent of the Governor to publish an acquisition notice.
3. Upon acquisition the land be dedicated as "Public Road".
4. Upon acquisition of the land, Council accept the transfer of the existing Crown road to it's control, and be responsible for all future maintenance of such.
5. All necessary documents be executed under the Seal of Council.

QUESTIONS WITHOUT NOTICE:

1. Councillor Allan advised that the give way sign at the intersection of Southee Road was not visible to drivers and requested that this matter be investigated as it was dangerous.

The Mayor advised that this matter would be investigated.

2. Councillor Sheather advised that he had received representations regarding properties for sale on McMahons Road with building entitlements. He enquired if Council were approving pump-outs on Comleroy Road.

The General Manager advised that Council was not approving new subdivisions with pump-outs however if there were existing lots they could be approved.

3. Councillor Searle advised Council in relation to Item 21 of this business paper that this matter was presented to the Local Traffic Committee by Mr Evans who lives in Martins Road.

The General Manager updated Council on the current status of the Genasys Software System.

The meeting terminated at 6.40pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 2 February, 1999.

.....
Mayor



ordinary

4
section

reports
for determination

ORDINARY

Meeting Date: 8 December, 1998

Item: **92**

ITEM: 92 Documents for Execution Under Seal of Council

FILE NUMBER: GC281/073, GC283/105, GC283/009 PT02 & GC283/155
PT01/CSV/ORL08NBX.C02

REPORT:

Residential Tenancy Agreement
GC283/105

Between Council and Roslyn Cameron for Unit 11 John Tebbutt Mews, Richmond, being a three (3) bedroom villa, for a term of six (6) months at rental of \$190.00 (one hundred and ninety dollars) per week.

Deed Granting Easement
GC281/073

As a condition of building approval, (BA841/95 and BA420/95) a 2.5 metre wide easement for drainage was required to be created over Lots 4 and 5 in DP205986, being No's 69 and 71 Bowen Mountain Road, Bowen Mountain. Nil compensation is payable, however Council is to be responsible for reasonable survey, legal and registration costs.

Assignment of Lease
GC283/009 PT02

Assignment of Lease for Shop 5 Hobartville Shopping Centre from Mr and Mrs Scarr to Mr Michael Simmons and Mr Mark Hinz, due to the sale of the business. Rental is \$866.65 (eight hundred and sixty six dollars and sixty five cents) per month (\$10,400 per annum) plus 17.55% of centre outgoings.

Notice of Termination of Lease
GC283/155 PT01

The lease between Council and Ms Forrester and Mr Webster, in respect of Shop 10, Glossodia Neighbourhood Shopping Centre is to be formally terminated. The Lessees vacated the premises without notice.

RECOMMENDATION:

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

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 92 Oooo

ITEM: 93 Temporary use of Old Hawkesbury Hospital Emergency Centre**FILE NUMBER:** P731/3005 PT04/CSV/ORL08NBX.C04

REPORT:

A request has been received from Hawkesbury Care Inc. (a ministry of Hawkesbury Christian Centre) regarding temporary use of the building on the old hospital site that was previously the emergency centre.

Hawkesbury Care require temporary accommodation from January 1999 whilst building extensions occur at the Hawkesbury Christian Centre.

This organisation currently provides community support through family support, crisis counselling, and emergency assistance, particular food parcels, to local residents.

Hawkesbury Care have indicated that the following conditions are acceptable should the building be made available:

- accommodation will only be available for twelve (12) months after which the premises must be vacated;
- public liability insurance cover of \$20 million (twenty million dollars) will be met by Hawkesbury Care;
- electrical repairs required will be undertaken by qualified electricians at the expense of Hawkesbury Care. In addition, painting and minor repair work required will also be undertaken at no expense to Council;
- Hawkesbury Care will meet all outgoings including electricity and water rates and usage charges relating to the area used; and
- a suitable area will be fenced to restrict access to other areas of the former hospital site.

Should this request be granted, access for Hawkesbury Care staff vehicles would need to be provided at Council's expense via George Street (opposite Catherine Street) to avoid conflict with construction associated with the Home and Community Care building.

RECOMMENDATION:

That temporary use of the former hospital emergency centre be provided to Hawkesbury Care Inc. based on the conditions indicated.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 93 Oooo

ITEM: 94 **Leasing of No. 139 March Street, Richmond****FILE NUMBER:** GC283/028/CSV/ORL08NBX.C05

REPORT:

It is advised that the property described at No. 139 March Street, Richmond was vacated in September by its former long term tenant the Government Insurance Office.

As a result of the advertising of the availability of the premises, a submission has been received from Mr Rodney and Mrs Tracey Leadbeatter for the leasing of the premises for use for the sale of new and second hand goods. The applicants propose to operate a business from the premises involved in the storing, buying and selling of a variety of goods ranging from Bric a Brac to household furniture and the proposed trading name is Tracey's Used Treasures.

Subsequently, it is proposed to lease the premises to Mr & Mrs Leadbeatter subject to the following principle terms and conditions:

- Lease term to be five (5) years commencing 1 January, 1999;
- Commencing annual rental of \$180.00 (one hundred and eight dollars) per week, subject to review to the consumer price index for Sydney on an annual basis;
- The Lessees to be responsible for their own outgoings in respect of the property i.e. electricity, telephone, contents insurance and plate glass insurance;
- The Lessees securing \$5 million (five million dollars) in public liability insurance indemnifying the Council's interest in the site;
- The Lessees providing evidence of personal accident and/or workers compensation insurance;
- A rental bond of \$800 (eight hundred dollars) being paid prior to the commencement of the Lease; and
- The Lessor (Council) being responsible for rates, taxes and water rates in respect of the site and the Lessees paying for any water usage charges.

It is noted that there has been little interest in the site prior to receipt of this submission and investigations have been carried out in regard to the capabilities of the operators and as a result, the submission is supported.

RECOMMENDATION:

That No. 139 March Street, Richmond be leased to Mr Rodney and Mrs Tracey Leadbeatter subject to the principle terms and conditions as outlined in this report and the Seal of Council be affixed to any necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 94 Oooo

ITEM: 95 **Sale of land in Groves Avenue, Mulgrave****FILE NUMBER:** GC285/005 PT04/CSV/ORL08NBX.C07

REPORT:

An offer has been received from McClean Charge Partners - Chartered Accountants on behalf of Rabobi Pty Ltd for the purchase of Council owned land described as Lots 3, 4 and 5 DP749170 Groves Avenue, Mulgrave.

It is noted that the site is located at the rear of the Black Stump Restaurant and McDonalds at Mulgrave and has a total area of 15,243m². The offer is in the amount of \$1.5 million subject to an eighteen month option to purchase for an option fee of \$30,000 (thirty thousand dollars). The option would be deducted from the sale price of \$1.5 million if the sale is to proceed and it is noted that the offerers have requested the eighteen month time frame to secure tenants and obtain development approvals. Also, the offer is inclusive of Council development contributions which amount to \$15,245 (fifteen thousand two hundred and forty five dollars) for intersection improvements to Groves Avenue and Park Road intersections with Windsor Road and the sewer headworks contribution of \$47,100 (forty seven thousand one hundred dollars). It is noted that these are the current contributions listed in the Section 94 Contributions Plan and are payable on development of the site. The offerers advise that they have national tenants interested in locating in the Hawkesbury area and due to commercial confidentiality, are not prepared to name the tenants at this stage however, their proposed development would have a retail/bulky goods retail focus which is consistent with the objectives of the existing Special Business 3(b) Zoning for the site.

Consultant valuers KD Wood and Associates and local real estate agents have been consulted in regard to the offer and they have recommended that as the offer is reflective of the current market value of the site, the amount be accepted.

It is pointed out that the site has been owned by Council for a number of years and despite previous marketing campaigns and expressions of interest in the property from time to time, enquiries have not proceeded to a sale. In view of the extent of the offer, the consistency of the proposed development with the objectives of the zoning and the potential employment and service provision opportunities generated by development of the site, the offer is supported.

RECOMMENDATION:

That the offer outlined in this report from Rabobi Pty Ltd for the purchase of Lots 3, 4 and 5 DP749170 Groves Avenue, Mulgrave be accepted and the Seal of Council be affixed to the necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 95 Oooo

ITEM: 96 **Sale of Lot 2 DP308311 - McMahons Park Road, Kurrajong**

FILE NUMBER: GC285/034/CSV/ORL08NBX.C08

REPORT:

Council's Property Development Strategy identified Lot 2 DP308311 (No. 16A) McMahons Park Road, Kurrajong as surplus to operational requirements and recommended the disposal of the property.

The property has an area of 4,024m², is zoned Residential 2(a1) and adjoins McMahons Park at Kurrajong (see attached plan). Prior to placing the property on the market, it was intended to enhance the potential return by ensuring that services are made available to the site and subsequently an easement for services was negotiated through an adjoining property to achieve this objective. Also, improvements to the right of way access to the site i.e. clearing, and existing fencing were also proposed. However, an offer in the amount of \$190,000 (one hundred and ninety thousand dollars) has been received from Timothy and Jenny Chate, Solicitors from Kurrajong for the purchase of the property. This offer was subject to Council completing, prior to settlement, the works outlined above and as an alternative, they have offered \$188,000 (one hundred and eighty eight thousand dollars) on the basis that they be responsible for the works including providing water services to the site from McMahons Park Road via the easement. The costs of the works proposed has been estimated to be in the order of \$2,500 (two thousand five hundred dollars) and accordingly the later offer is supported i.e. \$188,000.

It was initially intended to dispose of the property via auction and market opinions sought from local agents recently suggested that the property has a value of between \$180,000 and \$190,000 (one hundred and eighty thousand dollars and one hundred and ninety thousand dollars). In view of the fact that the offer is in the highest range of market opinions and if the site was to be auctioned, the commission payable to any agents and auction fees would be in the range of \$6-7,000 (six to seven thousand dollars) it is considered prudent that the offer be accepted.

RECOMMENDATION:

That the offer in the amount of \$188,000 (one hundred and eighty eight thousand dollars) from Timothy and Jenny Chate for the purchase of Lot 2 DP308311 be accepted on the basis that the purchasers are responsible for water connection to the site, clearing the right of way access and fencing repairs and realignment. Further that the Seal of Council be affixed to the necessary documentation.

ATTACHMENTS:

AT-1 Site Plan

ORDINARY

Meeting Date: 8 December, 1998

Item: **96**

oooO END OF ITEM 96 Oooo

ITEM: 97 **Expressions of Interest - Provision of Legal Services****FILE NUMBER:** GT020/247/CSV/ORL08NBX.C11**REPORT:**

Expressions of Interest were recently invited for the provision of Legal Services to the Organisation, for a three year period, with an option to renew for an additional three years.

The objective of the exercise was to appoint one organisation for each of the following categories, with it being noted that the previous three (3) year agreements with legal service providers has expired:

- Category A - Large firms with specialist services in all areas specified;
- Category B - Suburban/Local firms capable of providing most of the services specified.

As a result, twelve submissions were received with ten companies interested in being appointed to Category A and two companies for Category B. Listed as follows are the companies that have expressed an interest, with it being noted that the submission from Corrs, Chambers, Westgarth, was received after the closing time and is not being considered any further.

<u>Organisation</u>	<u>Category</u>
Phillips Fox	A
Abbott Tout	A
Morgan Lewis Alter	A
McCabes Lawyers	A
A R Walmsley & Co	B
Dunhill Madden Butler Solicitors	A
Deacons Graham & James	A
Sparke Helmore Solicitors	A
McPhee Kelshaw & Attorneys	B
Blake Dawson Waldron Lawyers	A
Pike, Pike & Fenwick	A
Corrs Chambers Westgarth	A

Enclosed with the business paper as a separate document, is a precis of the submissions received, together with a copy of the selection criteria as outlined in the project specification. It is a difficult exercise to rate each of these organisations, particularly the organisations which are regarded as Top 10 legal firms who offer extensive Local Government experience and have similar structures and fees, as well as having an established Local Government client base. Subsequently, in terms of Category A, there is little differentiation between the capabilities of five of the firms.

It is considered that each of those firms could equally provide the level of service this Organisation requires and given that one of those companies is the existing service provider - Abbott Tout, and as they have provided quality advice and service over a long period of time, it is recommended they be reappointed.

With regard to Category B, submissions were received from AR Walmsley & Co from Cranebrook, and McPhee Kelshaw of Springwood, with it being pointed out that there were no expressions of interest from firms located within the Hawkesbury area for this category. Likewise with Abbott Tout, AR Walmsley & Co have been providing quality and timely legal advice and services to Council over a long period i.e. since 1979 and subsequently their reappointment is also recommended.

It is proposed that the agreements commence on 1 January, 1999 and rest on correspondence, with it noted that the three (3) year option is in Council's favour.

RECOMMENDATION:

That Abbott Tout and AR Walmsley & Co be reappointed as Council's Category A and Category B, respectively, legal services providers for a period of three (3) years with an option to renew for a further three (3) years with the agreement to rest on correspondence.

ATTACHMENTS:

AT-1 Specification (distributed as a separate document)

AT-2 Precis and rating of tenders (distributed as a separate document)

oooO END OF ITEM 97 Oooo

ITEM: 98 **Optus Mobile Telecommunications Network****FILE NUMBER:** GC283/055 PT02/CSV/ORL08NBX.C15

REPORT:

An approach has been received from JGS Consultants on behalf of Optus Mobile Pty Ltd, requesting approval to erect mobile telecommunications installations on the following Council owned sites:

- Oakville Reserve, Oakville Road, Oakville
- Kurrajong Bushfire Brigade Site, Memorial Park, Kurrajong (locate on the drying pole)
- Operations Depot, Old Sackville Road, Wilberforce (locate on existing Telstra installation)

The consultants have also noted that if the Operations Depot site is not supported, consideration be given to co-locating on the existing radio communications pole at the SES Headquarters in Kurmond Road or on the drying pole at the Freemans Reach Bushfire Brigade site in Kurmond Road, Freemans Reach. With regard to the Oakville Reserve site, the consultants have indicated that Optus may be willing to provide flood lighting to the oval provided that they can use one of the proposed stanchions to place equipment on and further discussions have been initiated in this regard.

Optus intends to place equipment on existing poles or if they are not structurally suitable, swapping them with a similar but more substantial pole. Also, they would require an area of land at the foot of each installation to erect the equipment shelters being typically 3m x 3m.

It is pointed out that Optus have offered the following terms and conditions for the sites should they be supported by Council and the radio planning engineers who assess the suitability of each location:

- a commencing annual rental of \$10,000 (ten thousand dollars) paid in advance;
- rental increases to be 5% per annum compounded annually;
- an initial lease period of five (5) years for each site; and
- options of a further three (3) x five (5) years.

In view of improvements the installations would make to telecommunications infrastructure and services in the Hawkesbury area and the lucrative rentals offered for the occupation of Council owned properties, the proposals are supported. The consultants have been advised that development approval would be required for each of the sites selected prior to leases being entered into.

RECOMMENDATION:

That subject to suitability and obtaining development consent, Council lease the sites outlined in this report to Optus Mobile Pty Ltd and in accordance with the principle terms and conditions detailed outlined in the report. Further, that the Seal of Council be affixed to all necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 98 Oooo

ITEM: 99 **Renewal of Lease - 22 Bosworth Street, Richmond - The Women's Cottage (Hawkesbury Area Women's and Kids Collective Inc.)**

FILE NUMBER: GC283/061/CSV/ORL08NBX.C13

REPORT:

The rental agreement between Council and the Hawkesbury Area Women's & Kids Collective Inc for 22 Bosworth Street is due to expire on 31 December 1998 and accordingly negotiations for a new lease were initiated.

A subsidised rental of \$130.00 (one hundred and thirty dollars) per week (\$6760 per annum) has been payable since the commencement of the agreement in January 1993 and following negotiations, the Women's Cottage has agreed to an increase to \$200.00 (two hundred dollars) per week (\$10400 per annum) based on the current rental subsidy from the Department of Community Services, with the group responsible for Council and water rates and charges. It is noted that given the current market rental for similar properties in the area is approximately \$250.00 (two hundred and fifty dollars) per week, the rental is still effectively subsidised. The term of the lease is to be two years commencing the 1st January 1998.

It is pointed out that the site was originally acquired for car parking and as the property is not required for this purpose at present, a continuation of the arrangement with The Women's Cottage is supported.

RECOMMENDATION:

That:

1. Council enter into a formal lease agreement with the Hawkesbury Area Women's & Kids Collective for 22 Bosworth Street, Richmond for a period of two (2) years commencing on 1 January 1998. The rent to be \$200 (two hundred dollars) per week based on the subsidy from the Department of Community Services plus Council and water rates and charges.
2. All documents required to be completed in this matter be executed under the Common Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 99 Oooo

ORDINARY

Meeting Date: 8 December, 1998

Item: **100**

ITEM: 100 **Section 632 Local Government Act 1993 - Consumption of Alcohol Prohibited - Glossodia Shopping Centre**

FILE NUMBER: GP070/001 PT06/CSV/ORL08NBX.C14

REPORT:

Concerns have been expressed on a number of occasions regarding the consumption of alcohol in the court yard of Glossodia Village Shopping Centre. The drinking of alcohol is occurring at various times of the day and night.

It is noted that Council previously resolved on 8 March 1994 to prohibit the consumption of alcohol at the centre between sunrise and sunset under Section 632 of the Local Government act 1993. Further, Alcohol Free Zones are in place, which cover only the footpath at the front of the centre and the car parking area.

It is proposed that the Section 632 Order be extended to prohibit the consumption of alcohol at all times within the centre and that signs be placed prominently within the courtyard area.

RECOMMENDATION:

That in accordance with Section 632 of the Local Government Act 1993, the consumption of alcohol be prohibited within the grounds of the Glossodia Village Shopping Centre at all times.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 100 Oooo

ITEM: 101 **Darug Celebration of Awareness and Understanding - March 1999**

FILE NUMBER: GA010/001 PT04/CSV/ORL08NBX.C17

REPORT:

It is proposed to co-ordinate a series of activities in March 1999 to celebrate "Awareness and Understanding" and to create a greater recognition of the history of the Darug Aboriginal people in the Hawkesbury.

Some activity ideas have been developed in conjunction with the Darug Custodian Aboriginal Corporation with the aim of:

- encouraging awareness and understanding between indigenous and non-indigenous people in the Hawkesbury;
- raising awareness of the history of the Darug people, language and culture; and
- creating a lasting installation to the memory of Yarramundi (also known as 'Yèllomundee')

The main feature of the proposed activities would be the creation of a sandstone carved installation to Yarramundi by a descended - Edna Watson. Surrounding the rock carving it is proposed to plant a bush food garden as well as information plaques about the Darug tribe. The official opening of the installation will involve a speech in the Darug language, dance performance by the Mirri Aboriginal Dancers and children's activities based on indigenous history.

Other events proposed include an art exhibition by local indigenous artists at the Hawkesbury Creative Arts Centre, an Aboriginal art history lecture by Dr Garry Darby and a Darug representative (Shaun Hooper), as well as a museum display of artifacts and a workshop on Researching Aboriginal Family History. Also it is proposed to publish a small publication on "Yèllomundee of the Boorooberongal" to launch at the monument unveiling.

Initial investigations have been made by staff and Darug Custodian Aboriginal Corporation representatives regarding the site of the Yarramundi garden and stone carving artwork. Currently Macquarie Park, Windsor, is the preferred site.

An application for funds under the NSW Ministry of Arts 1998 Indigenous Arts Fund - Quick Response Grants has been made and an indication of the success or otherwise of the application is expected by January 1999. Should the application be unsuccessful, a review of the program would need to be made. The funding required from Council for this project would be allocated from the arts and cultural budget.

ORDINARY

Meeting Date: 8 December, 1998

Item: **101**

RECOMMENDATION:

The proposed "Celebration of Awareness and Understanding" scheduled for 1999 be supported and information received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 101 Oooo

ITEM: 102 Section 94 Contributions Plan**FILE NUMBER:** GT200/001/FNC/ORL08NBX.F18

REPORT:

Council's current Section 94 (S94) Contributions Plan was last reviewed in 1997. A full review of the S94 Contributions Plan has been prepared and is provided as an attachment to this report.

The review of the plan includes reassessed population growth estimates and a revision of the proposed S94 works program. As a consequence of these changes the contribution rates have also been recalculated and included in the plan. In accordance with the Environmental Planning and Assessment Act it is required that the Section 94 Contributions Plan be advertised and placed on public exhibition for not less than 28 days for comment. Any submissions received during the period of public exhibition will be reported to Council before the Plan is recommended for adoption.

RECOMMENDATION:

That Council's "Section 94 Development Contribution Plan", as revised, be placed on public exhibition for comment for a period of not less than 28 days.

ATTACHMENTS:

AT-1 Section 94 Development Contribution Plan (separate document)

oooO END OF ITEM 102 Oooo

ORDINARY

Meeting Date: 8 December, 1998

Item: **103**

ITEM: 103 **Draft Local Environmental Plan 9/98, Amendment No. 111, Portion 15 Parish of Colo, Comleroy Road, Wheeney Creek**

FILE NUMBER: LEP 9/98/EVD/ORL08NBX.V03

REPORT:

Portion 15, Parish of Colo, County of Cork, is zoned incorrectly on Hawkesbury Local Environmental Plan 1989 as National Parks and Nature Reserves 9(a). The land is privately owned and should be zoned in accordance with other privately owned land in the vicinity as Environmental Protection 7(d) Scenic.

The owners, AH & NM Bow, have made representation to Council to have a draft plan prepared to give the current zoning to the land. The land contains an area of 16.19 hectares. A locality plan is attached.

RECOMMENDATION:

That:

1. A draft local environmental plan be prepared to rezoning Portion 15, DP751632, Parish of Colo, County of Cook from National Parks and Nature Reserves 8(a) to Environmental Protection 7(d) Scenic.
2. An environmental study be not required as the draft plan is a minor matter.
3. Council exercise its delegation under Sections 65 and 69 of the Environmental Planning and Assessment Act 1979.
4. The Department of Urban Affairs and Planning be advised of Council's decision pursuant to Section 54(4) of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS:

AT-1 Locality Plan

ORDINARY

Meeting Date: 8 December, 1998

Item: **103**

oooO END OF ITEM 103 Oooo

ITEM: 104 **Draft Local Environmental Plan - Lot 2 DP7001 and Lot F DP374602, Grose Vale Road, Kurrajong**

FILE NUMBER: LEP11/98/EVD/ORL08NBX.V16

REPORT:

Background

Council previously approved, in 1996, two three (3) lot subdivisions over the subject land (SA135/96 and SA127/96). Legal advice obtained recently advised that these consents are not valid as the concurrence of the Director of Urban Affairs and Planning was required and not obtained.

McKinlay Morgan and Associates, Surveyors, have submitted a rezoning application on behalf of the owners of the above lots to allow 6 x 4 hectare lots over the land which is partly zoned as Rural 1(b) (10 hectares) and Rural 1(c1) (4 hectares). The applicant states as follows:

Application is now made to rezone those properties so that Consent to the Subdivision may be allowed.

Rezoning is sought on the following basis:

1. *The current boundary between the 1(c)1 and 1(b)1 zones creates an anomalous situation, whereby each parcel is traversed by the boundary and which provides for 4Ha development in the western portion of the land and 10Ha development in the eastern part, adjacent to Grose Vale Road.*
2. *Previous consents have recognised the development potential of the 1(c) land/vide (SA135/96 and SA127/96 and previously SA23/92) whereby two allotments can be created on land in the western most portion of each parcel and a residual lot in the eastern most part. This is consistent with other approvals obtained for other properties where this has occurred.*
3. *It is considered that the submitted plan clearly demonstrates advantages in environmental and planning outcomes to warrant consideration of rezoning so that development may occur as proposed.*

These advantages are:

- (a) *Reduction in the number of access points onto Grose Vale Road*
- (b) *Provision for Common Services i.e. Electricity and Water, in lieu of individual services, due to the scale of development electricity supply could be by way of underground mains*
- (c) *Less impact in respect of privacy and fencing for those lots adjoining Buckett Place*
- (d) *The proposed total access width of 15 metres as such the layout could provide for future road access, should this be required*

- (e) *Provision for more direct access to preferred dwelling sites and retention of existing vegetation*
- (f) *Better management of the riparian vegetation along Wheeny Creek by not measuring the number of properties fronting the Creek and that the proposed allotments which adjoins Wheeny Creek are well in excess of the zone minimum*

Attached at the rear of the report is the subdivision plan and enlarged extract from the Hawkesbury Local Environmental Plan 1989 map for the area.

There are two ways the subdivision could be achieved to give the 6 x 4 hectare lots either by preparing a draft plan to specifically allow the six lot subdivision or preparing a draft plan to change the zoning boundary between the Rural 1(b) and Rural 1(c1) zones.

It is considered that the latter method should be used and the zoning boundary be relocated along Grose Vale Road, rather than through properties. This amendment would involve one additional larger property and several smaller lots but would not alter to any degree the land uses allowable between the existing Rural 1(b) zone and the proposed Rural 1(c1). At the exhibition time the owners affected by the proposal would have the opportunity to consider the implications of the zoning change.

RECOMMENDATION:

That:

1. A draft local environmental plan be prepared relocating the zoning boundary between the Rural 1(b) and Rural 1(c1) zones at Kurrajong along Grose Vale Road rather than through the properties.
2. An environmental study not be prepared as the matter is of a minor nature.
3. Council exercise its delegation in respect of the draft plan pursuant to the Section 65 Certificate and the Section 69 Report under the Environmental Planning and Assessment Act 1979.
4. The Department of Urban Affairs and Planning be advised of Council's decision pursuant to Section 54(4) of the Environmental Planning and Assessment Act, 1979.

ATTACHMENTS:

AT-1 Subdivision Plan

AT-2 Zoning Plan HELP 1989

ORDINARY

Meeting Date: 8 December, 1998

Item: **104**

ORDINARY

Meeting Date: 8 December, 1998

Item: **104**

oooO END OF ITEM 104 Oooo

ITEM: 105 Off-leash exercising areas under the Companion Animals Act**FILE NUMBER:** GC070/005 PT14/EVD/ORL08NBX.V19

REPORT:

Further to previous reports to Council regarding the implementation of the Companion Animals Act, as from the 1 December 1998, Council is required under Section 13 Clause 6 of the Act, to have one declared off-leash area available to the public at all times, for the exercising of their dogs without the constraints of a lead or leash.

There are no requirements in the legislation to require Council to fence such an area for this purpose.

In all other parks and recreation areas that are not a declared off-leash area, the exercising of a dog off-leash is prohibited unless exempt under the provisions of , Section 13 Clause 5(c)&(d), which allows dogs to be off-leash if they are participating in approved dog show or obedience training or trials.

Accordingly, it is suggested that Poole Park in South Windsor, which is situated opposite the Oasis Recreation Centre, be declared as the off-leash area for the purposes of the legislation. The Act requires that dog waste bags be available for use by the public to dispose of the dog faeces into a bin provided for this purpose.

The selection of Poole park as the declared area has been chosen for the following reasons:

- (a) The park is not used for any other scheduled activities
- (b) It is central to an area that has a large population of dog owners
- (c) It is situated in an area of low traffic flows

RECOMMENDATION:

That:

1. Poole Park be declared an off-leash area under Section 13(6) of the Companion Animals Act.
2. The use of the park for this purpose be monitored for a period of six months, with a further report to Council of the results of the monitoring program after this time.

ORDINARY

Meeting Date: 8 December, 1998

Item: **105**

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 105 Oooo



ordinary

5
section

reports
for information

ITEM: 106 Aquatic Habitat Protection**FILE NUMBER:** GD001/004/GMA/ORL08NCX.G06**REPORT:**

For the first time in New South Wales protection has been provided for the aquatic eco-system of a region with the release of the “*Habitat Protection Plan Number 3 - Hawkesbury-Nepean River System*”.

The plan covers all waters and associated habitats within the Hawkesbury-Nepean Catchment and applies to fin-fish and aquatic invertebrates such as molluscs, crustaceans and worms. It builds on the previous state-wide Habitat Protection Plans dealing with issues such as dredging, fish passage, mangroves and other marine vegetation such as sea grasses.

The Habitat Protection Plan for the Hawkesbury-Nepean aims to:

- extend existing habitat protection plans and complement existing policies, programs and strategies by focussing on fish and habitat of the Hawkesbury-Nepean River system.
- mitigate habitat degradation within the Hawkesbury-Nepean catchment
- assist with the rehabilitation of previously degraded habitat.

The plan addresses in detail a broad range of works, activities and processes that can directly or indirectly affect fish habitats. These include pollution, erosion, sedimentation, dredging, construction of structures such as jetties, bridges, culverts and pontoons, flood mitigation, clearing of riparian vegetation, removal of snags, fishing, water regulation, impedance to fish passage and boating.

The plan recognises the role of total catchment management and integrated management while alerting authorities to their responsibilities in relation to fish habitat protection. The plan was jointly funded by the Hawkesbury-Nepean Catchment Management Trust and New South Wales Fisheries.

The plan’s success will be assessed using performance indicators such as the degree of knowledge of the plan among public authorities in the community, the number of breaches of New South Wales Fisheries habitat related legislation, the value of rehabilitation works funded and completed and changes in the condition and distribution of fish habitats.

RECOMMENDATION:

That this information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 106 Oooo

ORDINARY

Meeting Date: 8 December, 1998

Item: **107**

ITEM: 107 **Reports requested by Council - Status as at 8 December, 1998**

FILE NUMBER: GC280/005 PT03/GMA/ORL08NCX.G01

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.
-------------	------------------------	---	--

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 107 Oooo

ORDINARY

Meeting Date: 8 December, 1998

Item: **108**

ITEM: 108 **Storm Damage - August 1998 - Restoration**

FILE NUMBER: GG021/111/ENG/ORL08NCX.E20

REPORT:

As previously reported an application was made to the Roads and Traffic Authority for funding for the permanent restoration of damage caused during the storms in August 1998 in an amount of \$863,965 (eight hundred and sixty three thousand, nine hundred and sixty five dollars).

The storms were declared by the government as natural disasters and advice has now been received that with the exception of the first \$25,000 (twenty five thousand dollars), formal funding for the remaining restoration works will be provided

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 108 Oooo



ordinary

6
section

reports
of committees

ORDINARY MEETING

Reports of Committees

Youth Strategic Plan Steering Committee Meeting - 23 September, 1998

PRESENT: Clr Stubbs, Ms B Ellis, Ms T Rhimes, Mr D Findlay, Mr S Perry, Mr J Parkin

APOLOGIES: Mr G Skimmon, Ms M Peterson & Ms D Aspinall

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on the 23rd of July 1998 were confirmed by Mr S Perry and seconded by Ms T Rhimes.

BUSINESS ARISING:

1. Youth Transport Project as part of the Prevention of Motor Vehicle Accidents, Transport task force

Ms D Aspinall is still working on Youth Transport Project report and unfortunately could not table the document as she is still unwell.

Ms M Cutts, the Hawkesbury youth of year, attended the National Road Safety Conference with Ms D Aspinall in Canberra which was a great success.

TASK FORCE REPORTS:

1. Crime prevention - Ms B Ellis

The Safer Community/Crime Prevention draft report is still on public display & open to public comment.

The next Crime Prevention meeting is on the 28th of September where initial stages of the funding submission will be presented. Clr Stubbs suggested that a contribution to the showgrounds for lighting could be a funding possibility. Ms Ellis is to advise steering committee members on the closing date for public comment on the Crime Prevention report.

2. Health - Ms T Rhimes

The Health Taskforce and Health Team are waiting for WSAAS funding for a Doctor to service youth at the Richmond Health Service.

The taskforce has met once since the last steering committee meeting. A pamphlet is currently being prepared by the Suicide Prevention Group.

Investigation for sponsorship to hold a depression awareness forum is well in advance. A time frame for such a program will be established early next year.

3. Transport & MVA - Mr J Parkin

Crime rates are still low in relation to motor vehicle theft.

The Youth Bus is recording increased numbers of over 200 travellers on the weekend. The bus drivers are reporting that the routes are working well. Investigations are under way to establish strategies to encourage decorum on the buses. It was noted that there is an alarming incidence of under age alcohol use and abuse. It was suggested that there is a need for further discussion on alcohol use amongst minors.

Planning is under way by the working party to promote the Youth Transport Bus and the introduction of a small fee to encourage ownership of the service by young people and to promote a more responsible attitude by users of the service.

4. Venues & Activities - Mr S Perry

The next Hawkesbury Rocks event will be held at Hawkesbury Showgrounds. The band night will feature a large alternative band from Sydney and small local up and coming groups from the Hawkesbury. Hawkesbury Skills is involved in the planning and preparation of the event. Buses are to be organised to link in with the event. A drivers meeting will be planned prior to the event.

Clr Stubbs to investigate the possibility of establishing some future dates for further events.

It was noted that there is a need to establish some funding for fencing for events.

Funding is also being sought for a skateboard and freestyle BMX bike circuit.

5. Housing and Accommodation - Mr D Findlay

Services have been visited throughout the Hawkesbury with the intention of establishing a task force.

Issues to be reported include:

- a lack of rehabilitation back to society,
- a lack of mental illness services,
- Fairview is constantly full,
- a lack of suitable accommodation for people who are desperate.

It was requested that the Housing and Accommodation chairperson prepare an updated list of crisis accommodation services on a regular basis to the police as they only have a very small number of options.

The establishment of a "Safe House" (as in Gosford) was suggested as a possible way of supporting those who are desperate or referred from the police.

ORDINARY MEETING

Reports of Committees

6. Employment/Unemployment

No Report

GENERAL BUSINESS

1. Discussion occurred arising from a recommendation from the YSP officer to introduce certificates of participation and appreciation of service to the community be awarded by the Mayor to past and previous young people involved with the Youth Strategic Plan, Task Forces, the Youth Page. The YSP committee agreed to proceed with the certificates which will be organised by the YSPO.
2. The Healthy Cities Newsletter will incorporate a page on each task force. The first issue is to include the MTV-Transport report.
3. There was some discussion regarding the need to review some of the strategies identified in the YSP and the Draft Hawkesbury Crime Prevention Strategy to clarify expectations and resource requirements.

NEXT MEETING

There being no further business the meeting concluded at 11:48 am and the next meeting of the steering committee will be held on Thursday 3rd December 1998 from 9am to 11am.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Friends of the Hawkesbury Art Collection Inc. - 5 November, 1998

MINUTES

Attendance:

Clr Rex Stubbs (President), Enid Colquhoun, Bill Wells, Beryl Wells, Brian Jones, Greg Hansell, Sheila Sharp, Margaret Ginnings, Prue Charlton, Claire Luland, Ruth Aldrich, Laurie Wood, Lorna Hatherly.

Apologies:

Clr Christine Paine,
ACCEPTED on the motion of Sheila, seconded Brian.

Previous Minutes

ADOPTED on the motion of Margaret, seconded Ruth. with amendments reflecting the facts

1. that Sheila Sharp was not absent, but merely late to arrive; and that
2. Miss Dorrie Clint had applied for and been accepted as a Life Member.

Business Arising

1. More Great Inspirations

Two hundred and fifty-one people attended the exhibition, apart from opening night which attracted approximately 70. A hundred and seven of those attending were from outside the area. Winners of the people's choice were Greg Hansell/Grace Crosby and Brian Jones/Sheila Sharp. Cheques for \$50 have been sent to the winners. Five works were sold.

Income	
raffle (donated by Greg Hansell)	\$250.00 (won by Rex Stubbs)
catalogue sales	\$220.00
commissions on sales	\$406.25
Total Income	\$876.00
Expenditure	
hire of venue	\$250.00 (donated by Cultural Committee)
prize money	\$200.00
Balance:	\$676.00

Council contribution: liaison with Friends Of the Royal Blind Society; advertising (Hawkesbury Gazette/Courier and The Independent); design and printing of invitations/flyers, catalogues, entry forms, postage, and signage.

ORDINARY MEETING

Reports of Committees

Other partners: FORBS - arranged opening night function/wine tasting; put invitations in envelopes ready for mailing. It was reported that FORBS made \$1700 from the exhibition, and it was agreed that FOHAC's contribution was well worth while, even though the partnership probably resulted in fewer sales for FOHAC and less interest in the art on show.

Further Action: It was agreed to choose a different theme for next year (Greg proposed "Objects Of Desire"). Concern was expressed on behalf of exhibitors who had to pay \$10 per entry. The possibility of refunding the entry fee if the work is sold was discussed, along with allowing free entry/catalogue, lower entry fees, and the possibility of acquisitions being made.

2. Dr Garry Darby

Friday 26 March confirmed. Prue reported that the Richmond Uniting Church function rooms are not available. Margaret reported that she has been unable to contact the Koori caterers but has left messages.

Further Action: Margaret undertook to look at other venues, including Richmond CWA, Bligh Park Neighbourhood Centre and Freemans Reach School of Arts, and to make a booking if any of these venues proves satisfactory. It was agreed that FOHAC members would provide light refreshments (champagne on arrival, dessert and coffee after the lecture).

3. Wilbow Quilt

Greg reported that Mrs Hedges has sent a photo of Miss Grace (c. 1925) for whom the quilt was made. Greg proposed a showing of the quilt, perhaps as part of an exhibition themed "Home And Hearth" and including exhibits from the museum and from the Hawkesbury Art Collection.

Further Action: Greg undertook to take the quilt in for valuation and to buy an archive box in which to store it.

4. Youth Art Exchange

The Sister City Committee has responded with a show of interest. It was confirmed that entries will be restricted to works on paper, and that FOHAC members will mount them on black cardboard.

Further Action: Prue undertook to let the Sister City committee know that the exchange will proceed, informing them of the details. Prue undertook to get back to the schools and to ask them if the children would be prepared to donate their works for the purpose of the exchange.

5. Xmas Function/Ferry Trip

This is almost fully subscribed. Bert Moriarty has asked that a map be sent showing where to meet.

Further Action: It was not determined who would action this request.

ORDINARY MEETING

Reports of Committees

6. Changes to Rules And Objects

Notice was given of a motion to be put to a Special Meeting to be held before the December meeting, changing Rule 6c (management by committee)

from:

“The office-bearers shall consist of a President, Vice-President, Treasurer, Executive Officer, Public Officer, and other office-bearers as may be deemed appropriate.” The office-bearers and other members of the Committee shall be elected at each AGM, except the President and the Executive Officer who will be appointed by Hawkesbury City Council.”

to:

“The office-bearers shall consist of a President, Vice-President, Treasurer, Executive Officer, Public Officer, and other office-bearers as may be deemed appropriate.” The office-bearers and other members of the Committee shall be elected at each AGM, except the Executive Officer who will be appointed by Hawkesbury City Council.”

The notice was given by Margaret Ginnings, Greg Hansell and Sheila Sharp. Reasons given for proposing the change are:

“ that the position of President must be filled by the most competent member of the Association. This may not necessarily be a person who has been appointed by Council. As the original concept of the rules was to have an elected committee to assist with the promotion of the City Art Collection etc. it could prove - in the future - to be detrimental to the objects of the association to - perhaps - have a President who was not totally committed to FOHAC and its aims as stated in our rules.”

Further Action: Margaret undertook to give the necessary 21 days notice via the newsletter.

7. Xmas Stall

100 Notepads and fridge magnets have been printed by Council for sale at the stall. Sign is underway. Sheila proposed potting up and decorating succulents available at a special price from Ross Miller's nursery.

Further Action: it was RESOLVED on the motion of Enid, seconded Prue that the stall committee be authorised to make all decisions necessary for the running of the stall.

8. Clint Collection

a) Acknowledging of benefactors

Prue reported speaking to Custodians of the State Library of NSW Foundation who have various categories of membership recognising financial contributions: fellow (\$3,000 for individuals/\$15,000 for institutions/corporations), senior fellow (\$10,000/\$25,000), benefactor (\$15,000/\$50,000), major benefactor (\$50,000/\$100,000) and governor

ORDINARY MEETING

Reports of Committees

benefactor (\$100,000/\$250,000). They are recognised in the magazine on payment, and on the honour board. It's really up to the committee to choose its own way of doing it. Naming rights... whatever. With bequests, donors are recognised for half the amount on announcement of intention (because sometimes they don't actually hand it over when the time comes.)

- b) Security at the Creative Arts Centre. Prue has not received a response from Building Services Manager. Rex undertook to pursue the matter. Sheila reported that a simple heat-sensitive buzzer is available from Dick Smith, and undertook to conduct further investigations.

Treasurer's Report

General A/C: \$2735.85

Donations: \$194.34

TD(i): \$5036.92

TD(ii): \$5096.82

Correspondence

In:

- Kay Ellis, resigning due to moving to Queensland.
- Terry Hayes, with thanks for Hon Life Membership and congratulations to Brian for Clint exhibition.
- Yvonne Whalan, Sister City Committee, expressing support for Youth Art Exchange
- Light & Shade (MTAS newsletter).
- Arts Council of NSW re grant program.
- Further Action: Brian took Arts Council grant literature with a view to putting together an application to fund a future exhibition.

Out:

- Dorothy Phipps, thanking her for her assistance at Carnivale.
- Dr Garry Darby, confirming lecture for Friday 26 March

General Business

1. Membership

- a) The membership form has been redesigned giving Enid's details and without a watermark (to allow for photocopying). Next printing will be redesigned to include space for phone number. Prue asked Enid to forward all membership details to her for the file, which must be kept by the Executive Officer according to the rules.

ORDINARY MEETING

Reports of Committees

b) Applications have been received from

- Cathy Sparshott, clerk, of 370 Spinks Road, Glossodia;
- Carol and Geoff Roberts, of 95 The Terrace, Windsor (double);
- Ms Lucy G. Sullivan, of 11 Pitt Street, Windsor; and
- Mrs Jean Purden, of 61 The Terrace, Windsor (senior)

the applicants having been duly nominated and seconded, it was agreed that all five be admitted as members.

c) It was noted that Honorary Life Members do not have their own card. Prue offered to provide one, but pointed out that the cost of this is approx \$35.00. Prue went on to explain that all printing etc. done for FOHAC is costed and charged against the cultural development budget, and funds spent on FOHAC are therefore not available for other cultural development purposes. So \$35 spent on an Hon Life Member card is \$35 which is not available for any other group, event, or purpose. In order that the committee's finances may be put on a firmer footing, Prue has asked that FOHAC be given its own budget, within the cultural development budget. The committee may then decide how these funds may best be allocated to assist the committee in its work.

Further Action: Prue undertook to bring to the next meeting an idea of the costs associated with, for example, the making of signs, cards, catalogues and other sundry items.

2. Gallery Update

- a) Following an advertisement in the Gazette, a sub-committee inspected the old hospital site and prepared a submission to be put to Council. Prue reminded the committee that the advertisement was a call for comment in relation to the *zoning* of the site and not a call for suggestions for its future use. However, Rex thanked all involved, including Michael Ginnings, for their work in putting the submission together.
- b) Rex reported that it is unlikely that the \$2.9m applied for from the Federal Government will be forthcoming. It is more likely that \$300,000 will be spent by the Council on urgent works to prevent further decay, and that applications will be called for re commercial use.

3. Post Office Box

RESOLVED on the motion of Brian, seconded Greg that a post office box be rented from Windsor Post Office.

4. In The Steps Of The Masters

- a) Greg reported that he will be conducting a tour for the Hawkesbury Historical Society on 14 November. Ruth offered to assist, with Enid as emergency back-up. It was suggested that Terry Hayes may be able to assist. Brian commented that with seventy members it was a shame so few had expressed interest in becoming volunteer guides for the tour, which is of both educational and commercial value to the association and the community.

ORDINARY MEETING

Reports of Committees

- b) Prue reported that an application for funding has been made to the Centenary of Federation Federal Grant program. The amount applied for is \$20,000, to be used to produce a map and signage for approximately ten sites.

4. Renting Of Office Space

It was RESOLVED on the motion of Brian, seconded Enid, that an offer be made for exclusive use of the front room at the Creative Arts Centre, at rent of \$5 per week, payable three months in advance, with two keys to be provided and kept in the custody of Greg Hansell and Brian Jones.

Further Action: Prue undertook to put the offer in writing and send to the centre management committee C/- Mollie Hulbert.

The meeting closed at 10.45 pm

Next Meeting: Thursday 3 December at 7.30 pm

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Minutes of Hawkesbury Local Economic Development Board - 6 November, 1998

Held in Committee Rooms of Hawkesbury Council Chambers

Present: Councillor L Allan (Chairperson), Mr R Tolson, Mr P Rasmussen, Mr S Benfield, Group Captain P Richards and Ms D Hewetson.

Also present: Mr G Banting, Mr C Dalli and Mr M Ryan

Apologies: Councillor R Calvert, Mr R Jones and Mr B Seldon

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on Friday 2nd October, 1998, were confirmed.

GENERAL BUSINESS:

1. Commuter Airport Proposal

It was reported that the Consultant's Brief for the concept plan to be developed for the Commuter Airport Proposal at Richmond, has been distributed.

It was noted that four organisations have been asked to respond to the Brief, with submissions due on Tuesday 17th November, 1998, and following an initial review of the responses, arrangements will be made for the respondents to be interviewed by the Board at its next meeting.

2. Access to Water for Agricultural and Horticultural Purposes

A copy of the Board's response to the discussion paper titled "Water Sharing in NSW Access and Use" was tabled and discussed at the meeting.

The information contained within the Board's response to the New South Wales Department of Land and Water Conservation was received and noted.

Reference was also made to the recommendations contained in the Final Report of the Healthy Rivers Commissions - Independent Inquiry into the Hawkesbury/Nepean River System. Concern was expressed that the proposal to divert water from South Creek to the Penrith Lakes Scheme would have on farming interests in the Hawkesbury. Subsequently, it was resolved to advise the healthy rivers commission of our concerns in this regard and request that in considering this option, the interests of the Hawkesbury would be acknowledged and consulted. Also, the Board's representatives Mr Rob Tolson and Mr Paul Rasmussen have been requested to brief the Mayor in relation to the Board's concerns in this regard with a view to the proposal being also addressed at the Mayoral level.

3. Hawkesbury Sustainable Agricultural Development Strategy

The Director of Environment and Development addressed the Board on the recommendations of the Hawkesbury Sustainable Agricultural Development Strategy and the strategy working parties initial prioritisation for funding respective recommendations.

The Board subsequently resolved to advise HSADS of its support for the recommendations contained in the Strategy and, in particular, to acknowledge that the Board recognises that security of access to water and the quality of available water and the importance of integrated local infrastructure are for the future economic growth of the area. Also, HSADS is to be advised that the Board's priorities are more at the strategic/facilitator level on issues such as access to water and infrastructure and, therefore, is not in a position to market and promote the benefits and agriculture and horticulture to the community. However, the Board would be pleased to take a supportive role and assist in seeking funding through GROW North Western Sydney for an Agricultural Liaison Officer.

4. Urban Land Strategy

The Director of Environment and Development outlined the Urban Land Strategy recently reported to Council and, in particular, the areas Council has requested be included in the Urban Development Program. It was noted that these areas include land at North Richmond, North Bligh Park, Vineyard, Pitt Town and Wilberforce and that the Department has indicated that they are looking to release 80,000 lots within Western Sydney with discussions continuing on criteria for inclusion in the release program.

5. GROW North Western Sydney

A briefing was provided to Board Members on the origins, role and some of the projects that GROW North Western Sydney is currently considering.

The information was received and noted and Board Members are encouraged to bring to the attention any projects they consider meeting the objectives of employment generation and providing training opportunities for the Hills/Hawkesbury area.

6. 1998/99 Priorities Status Report

The current status of the Board's Priorities was received and noted and it was reported that the Hawkesbury Business Profile has been updated and is ready to be circulated.

7. Membership and Structure of the Board

Discussion took place in relation to options for the structure and membership of the Board in light of the Commerce, Visitors and Development Board not proceeding at this stage. Subsequently, it was agreed that a report be prepared for the next meeting of the Board to discuss options for the structure and membership of the Board.

ORDINARY MEETING

Reports of Committees

8. Agendas

It was requested and subsequently agreed that Agendas are to be distributed to Board Members at least one week prior to meetings.

9. SEGRA Conference

It was reported that the Board and Council were represented at the recent Sustainable Economic Growth for Regional Australia Conference and enclosed with the Minutes is a copy of the Conference Program. Any Board members requiring copies of the papers presented should contact the Board's Executive Officer who was expecting to receive from the Conference Co-ordinators copies of the majority of the papers presented.

10. Next Meeting

There being no further business the meeting concluded at 10am and the next meeting of the Board will be held on Friday 4th December, 1998, in the Committee Rooms of the Council Chambers, commencing at 9.30a.m.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Heritage Advisory Committee - 12 November, 1998

Minutes of the Heritage Advisory Committee held on Thursday 12 November 1998, commencing at 6.00pm.

PRESENT: Professor I Jack, Mr B Flakelar, Mr C Grinter, Mr M Hatherly, Mr P Pleffer, Ms J Somerville (Heritage Advisor)

Professor I Jack was elected chairperson for this meeting.

1. APOLOGIES: Mr G Edds, Mrs J Barkley Jack

2. CONFIRMATION OF MINUTES

The minutes of the previous meeting held on Thursday 10 September 1998 were adopted.

3. BUSINESS ARISING OUT OF PREVIOUS MINUTES

3.1 Alfresco Dining Area at Thompson Square

Philip Pleffer advised that Council's Asset Services and Recreation Department had engaged Robert Staas, Heritage Conservation Architect, to assist in preparing alternative plans for the dining area.

3.2 Springhill Farm, Beddeck Street, McGraths Hill

Jyoti Somerville advised that she had had further discussions with the owner of the property. The owner is currently examining the costs of stabilising the barn and is to hold further discussions with Council.

3.3 Ebenezer Villa, 105 Tizzana Road, Ebenezer

Philip Pleffer advised that a Heritage Recording of the cistern had been prepared by Ann Bickford, Heritage Consultant. The recording stated that the cistern was of local significance.

The Committee considered that it was important that the heritage values of the cistern and heritage listed dwelling be fully considered in the determination of the applications for the proposed pool and conservatory.

4. CORRESPONDENCE

Nil

5. HERITAGE ADVISOR INSPECTION/REFERRAL UPDATE

Jyoti Somerville gave reports on site inspections carried out on 12 November 1998. The report included:

Proposed sign for Thompson Square, Windsor

Council has received an “integrated” development application for a sign identifying Thompson Square. The application was tabled at the meeting for comment.

The Committee recommended that the proposed sign be of the same dimension as other similar signs in the City and that Thompson Square be the dominant feature in the wording of the sign. The Committee recommended that the words “Welcome to Windsor” be changed to “Thompson Square” and that the other text be altered to suit. It was also suggested that the sign be relocated to the south of the existing monument and appropriately setback to allow persons to read the sign from the footpath.

Jyoti Somerville advised that she would include these comments in her advice to Council’s Building and Development Branch.

189 George Street, Windsor

Inspection was carried out to examine unauthorised works to a heritage item. Works included changes to the building’s facade, alterations to original columns, changes to floor levels, and inappropriate tiling of entrances. Works have been halted and further discussions are to take place between the builder and Council to rectify the unauthorised works and minimise the impact of the changes on the heritage significance of the building.

12 Charles Street, North Richmond

Inspection regarding a request to demolish a heritage listed cottage. Jyoti Somerville advised that a development consent had been granted over the subject property for a car sales yard on the basis that the cottage be conserved. Jyoti believed that the building had heritage significance and was capable of being conserved.

At the completion of the Heritage Advisor Update the Committee formally congratulated Jyoti on her recent advices and reports to Council, owners of heritage items and the Committee.

6. PROPOSED WINDSOR TOWN CONSERVATION AREA

Graham Edds and Colin Grinter are to prepare a report for the next meeting on the area from Fitzgerald Street to New Street. Professor Jack is to amend the maps presented at the previous meeting. Philip Pleffer is to prepare a report on the area from Thompson Square to Fitzgerald Street.

ORDINARY MEETING

Reports of Committees

7. Management Guidelines for Cemeteries

This item is to be carried forward to the next meeting.

8. GENERAL BUSINESS

8.1 Proposed Pumping Station at Thompson Square

Philip Pleffer advised that a meeting is planned for next month with representatives from the Department of Land and Water Conservation and Jyoti Somerville to discuss the design of the proposed pumping station.

8.2 Slab Barn, 46 Windsor, McGraths Hill

Philip Pleffer advised that due to the recent heavy winds some roof sheets of the barn had blown onto Windsor Road and that the remaining structure was in danger of collapsing. The barn was therefore pulled down by Council and has been stored at the McGraths Hill Sewerage Treatment Plant. It is proposed that the barn will be reconstructed on the property in a location outside the road reservation which affects the property.

The Committee recommended that the reconstruction of the barn be supervised by a conservation architect and that a time frame be provided for the works.

9. NEXT MEETING

The next meeting of the Heritage Advisory Committee will be held on Wednesday 9 December 1998.

Meeting closed at 8.30pm.

ITEM FOR ADOPTION

1. That the reconstruction of the slab barn at 46 Windsor Road, McGraths Hill be supervised by a conservation architect and that the Heritage Advisory Committee be provided with a time frame for the works.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Hawkesbury Sustainable Agriculture Development Strategy - 18 November, 1998

Held at 7.00pm in the Council Chambers

1.0 PRESENT:

Mr R Tolson, Mr B McKinlay, Mr N Shedden, Mr W Shields, Clr(Dr) Stubbs, Clr Paine, Ms C Gillespie(DUAP), Ms J Davis, Ms E Hanlon(HNCMT), David Mason (NSW Agriculture), Mr M Ryan and Mrs R Cumming.

2.0 APOLOGIES:

N Shedden

3.0 CONFIRMATION OF MINUTES

The minutes of the previous meeting were adopted. Moved J Davis, Seconded W Shields.

4.0 CORRESPONDENCE:

R Cumming advised that a letter had been received from the Hawkesbury Local Economic Development Board supporting the recommendation and priorities of HSADS. The letter also congratulated the Committee for their work on HSADS and their commitment to maintaining sustainable agriculture in the Hawkesbury. A copy of the letter was distributed to each Committee member.

5.0 UPDATE ON STRATEGY

M Ryan advised that HSADS had been reported to Council identifying the priority areas for the action plans.

The Committee was also advised that a funding submission was being prepared by the Growing Regional Opportunities(GROW) for Work-North Sydney for an Agricultural Liaison Officer. The officer would be engaged for a twelve month period and would address agriculture/horticulture issues in the Hawkesbury and Baulkham Hills area. It is proposed that the Officer would carry out many of the action plans in HSADS which are not able to be carried by Council due to budgetary constraints.

J Davis advised that the GROWs' objective is to fund a wide range of training and local employment initiatives and measurable outcomes need to be incorporated.

D Mason advised of the projects/strategies that were currently being undertaken by NSW Agriculture and how these complimented HSADS and the GROW Program.

ORDINARY MEETING

Reports of Committees

4.0 DISCUSSION OF NEW ZONES

The first draft of the objectives of the new rural zones were discussed and amendments made where appropriate. R Cumming to incorporate amendments and discuss at the next meeting.

5. GENERAL BUSINESS:

5.1 *Extension to the Environmental Protection 7(d) zone*

M Ryan explained the difficulty in removing the Environmental Protection zone and suggested that the zone can incorporate agricultural objectives. The Committee agreed that it would be better to keep the Environmental Protection Zone particularly due to the sensitivity of the Colo and Macdonald Valley. It was also explained that the Environmental Protection zone could be extended into areas that are currently zoned Rural 1(b) and whilst the zone boundary will not change the name and objectives would.

A map is to be prepared for the next meeting showing the zone boundaries.

6.0 NEXT MEETING

Wednesday 18 November 1998.

Meeting concluded at 8.20pm.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

WSROC Limited Board Meeting No. 4 1998 - 19 November, 1998

ORDINARY MEETING

Reports of Committees

ORDINARY MEETING

Reports of Committees

ORDINARY MEETING

Reports of Committees

ORDINARY MEETING

Reports of Committees

ORDINARY MEETING

Reports of Committees

ORDINARY MEETING

Reports of Committees

ORDINARY MEETING

Reports of Committees

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees

Local Traffic Committee - 20 November, 1998

Present: Councillor R Searle (Chairman)
Mr J Christie - Office of P Gibson MP
Mr D Russell - Roads & Traffic Authority
Mr D Lamont - Roads & Traffic Authority
Sgt G Thompson - NSW Police Services
The Hon K Rozzoli, MP

Apologies: Mr S Wilkinson - Department of Transport

Also Present: Mr C Daley - Director Asset Service and Recreation
Mr T Shepherd - Administration Officer, Asset Services and Recreation
Ms R Fuller - Senior Secretary, Asset Services and Recreation

1. MINUTES

1.1 Minutes of the meeting held on 16 October 1998 were confirmed.

2. CORRESPONDENCE

2.1 *Roads & Traffic Authority - Armoured Vehicles - Dedicated Parking GT230/002 Pt6*

The Roads and Traffic Authority has requested provision of dedicated parking spaces for armoured and overt soft skin vehicles [any vehicle not specifically armoured] carrying cash and other valuables. A report to the Minister of Industrial Relations (Cash in Transit Report) regarding the transport and delivery of cash and other valuables industry handed down by The Hon Mr Justice R J Peterson contains, among others, the recommendation that “there be a lifting of parking restrictions for armoured and overt soft skin vehicles”.

The government, in principle, has accepted the recommendations of the “Cash in Transit Report”.

While the recommendation of the “Cash in Transit” report is the wholesale lifting of parking restrictions for armoured and overt soft skin vehicles engaged in the transport of cash and other valuables, the RTA has raised concerns for the safety of pedestrians and other road users should such a recommendation be implemented across NSW.

To facilitate a process of accommodating armoured and overt soft skin vehicles the following process is to be implemented by all RTA Traffic Committee representatives.

- that for all Traffic Committees for all Local Government areas in NSW, the RTA Traffic Committee representative table as an item for consideration by the committee “the provision of dedicated kerbside parking spaces for armoured and overt soft skin vehicles

ORDINARY MEETING

Reports of Committees

engaged in the carriage of cash and other valuables at all financial institutions within the Council's jurisdiction", and that the above process be made in consultation with the appropriate local cash handling companies; and

- that a progress report for each Council jurisdiction be compiled and forwarded to the Director, Road Safety and Traffic Management by 30 November 1998.

Report

- 1 The proposal is not supported as on-street parking is at a premium within both the Windsor and Richmond business districts.
- 2 For security reasons, it is presumed that security firms would require as a minimum dedicated parking 6.00am-6.00pm, Monday-Friday.
- 3 With the exception of St George Bank, Richmond, all banks/credit unions within Windsor and Richmond have rear off-street access; these institutions may have to make alternate arrangements regarding staff parking.

Recommendation:

1. That the Roads & Traffic Authority be advised:
 - (a) that the proposal is not supported;
 - (b) should the proposal ultimately receive legislative effect, the intent of that legislation be such that dedicated on-street parking be a last resort, in consultation with local Councils, not a blanket approach; and,
- 2 that the local Members of Parliament be requested to make appropriate representations on behalf of Council to the Minister for Transport and the Minister for Industrial Relations.

2.2 Attorney-General's Department - Local Court Houses - Disabled Parking

Correspondence has been received from the Attorney-General's Department advising of implementation of that Department's Disability Strategic Plan and requesting dedicated on-street disabled car parking within fifty (50) metres of Richmond and Windsor Court Houses.

Report

1 Windsor Court House

- a) a pram ramp is located at the intersection of Court/Pitt Streets, however, from that point a disabled person is faced with a steep up-hill grade, including eight (8) steps, to the front entrance to the Court House;

ORDINARY MEETING

Reports of Committees

- b) discussions with the Department indicate that arrangements can be made for access by disabled persons from the rear of the Court House and this is reflected in the recommendation below;
- c) a sketch plan was presented to the meeting.

2 ***Richmond Court House***

- a) Given the lack of pram ramp and the steep cross-fall on the Windsor Street frontage to the Court House disabled access would be impractical on this frontage.
- b) Disabled parking can be provided on the eastern side of West Market Street, south of the rear entrance to Richmond Police Station, as per the recommendation below
- c) Installation of disabled parking at this point will result in the loss of one 1 hour parking space; it is felt that this loss will not be of any great impact given the proximity of Orange Grove Mall car-park.
- d) Modification to the existing layback servicing the rear of the Court House, as well as kerb and gutter will be required to permit access from the road pavement to the footpath.
- e) A sketch plan was presented to the meeting.

Recommendation

1 ***Windsor Court House***

That the following regulatory signage be erected on the northern side of Pitt Street, Windsor over the chainages indicated measured from Court Street:

Chainage	Regulatory Signage
36.5-42.0	Disabled Parking - (unrestricted)
42.0-48.0	No Stopping

2 ***Richmond Court House***

- a) That the following regulatory signage be erected on the eastern side of West Market Street Richmond over the chainages indicated measured from Windsor Street;

Chainage	Regulatory Signage
40.8-46.3	Disabled Parking (unrestricted)

ORDINARY MEETING

Reports of Committees

- b) That appropriate modifications be undertaken to the existing layback servicing the rear entry to Richmond Court House, as well as kerb and gutter to permit wheelchair access from the road pavement to the footpath, with those works to be undertaken within the current Works Program.

3 REPORTS

3.1 *1530 Bells Line of Road, Kurrajong Heights - Kurrajong Heights Bowling and Recreation Club Ltd - Proposed alterations and additions to Clubhouse, MA0377/98.*

Proposed alterations and additions to clubhouse including 51 car parking spaces, 3 disabled car parking spaces and 8 staff car parking spaces.

Mr S Enders, Town Planner attended for this item, giving a brief overview of the application. Discussion ensued re parking spaces.

Recommendation

- 1 That the landscaping at the front of the building be moved to provide a roundabout for vehicles entering and exiting.
- 2 That traffic flow within the car park be made one-way.
- 3 That a designated pedestrian walkway be provided from the car parking area through to the clubhouse to the north of the disabled car parking.

Mr S Enders retired from the meeting.

3.2 *McGrath Road, McGraths Hill - Traffic Conditions - S Gibbs*

Deferred from meeting held on 17 July 1998 - requesting a light load limit restriction to prevent the increasing number of heavy vehicles passing through the McGraths Hill residential area presumably to circumvent traffic signals at the intersection of Windsor and Pitt Town Roads - pending traffic counts to be undertaken approximately one (1) month after completion of roadworks at the intersection of Windsor and Pitt Town Roads to gauge the effect of those completed works on traffic patterns.

Traffic counts were undertaken 27/6/98-7/7/98 (prior to intersection works on Pitt Town Road/Windsor Road) and 13-23 October, 1998 (approximately 1 month after completion of works).

Report

- 1 The following tables compare each traffic count taken on McGrath Road between Windsor Road and Andrew Thompson Drive.

ORDINARY MEETING**Reports of Committees**

A 27/6/98-7/7/98 (10 days)

	Northbound	Southbound	Total
Number of Vehicles/day	1,192	1,185	2,377
Heavy Vehicles/day	63 (5.3%)	59 (5%)	122 (5.1%)

B 13/10/98-23/10/98 (11 days)

	Northbound	Southbound	Total
Number of Vehicles/day	1,281	1,209	2,490
Heavy Vehicles/day	77(6.0%))	60(4.9%)	137(5.5%)

2 From the traffic count conducted in October 1998 compared to that of June/July, it would appear that the works undertaken on Windsor Road have not had any significant impact on traffic volumes/flows.

3 Analysis of data collected at traffic counters at locations listed below indicates that approximately 50% of heavy vehicles either have business within or park in the McGraths Hill residential area. In either case, a load limit is of no effect.

Location	Towards Old Hawkesbury Road	Towards Windsor Road
McGrath Road, between Windsor Road and Andrew Thompson Drive	851	658
McGrath Road between Balmain Road and Old Hawkesbury Road	400	364

Recommendation

That no further action be taken regarding imposition of a load limit on McGrath Road, McGraths Hill.

3.3 *Buckingham Street, Pitt Town - Pedestrian Crossing - Pitt Town Public School 268/R Pt2*

Requesting provision of a pedestrian crossing on Buckingham Street, Pitt town at Pitt Town Public School.

Report

- 1 School Zone (time restricted) exists on each approach to Pitt Town Public School.
- 2 Traffic/pedestrian counts undertaken on 5 November 1998 reveal:

ORDINARY MEETING

Reports of Committees

	Vehicles	Pedestrians	PV
AM	82	66	5412
PM	51	102	5202

- 3 Under “Guidelines for Traffic Facilities” issued by the Roads & Traffic Authority, a Children’s Crossing may be installed where:
- a) the crossing is located on local and lightly trafficked roads where in the one hour duration immediately before and after school hours the traffic flow is greater than 50 vehicles; and
 - b) the crossing would be used predominantly by school children during daylight hours; and
 - c) an undertaking can be obtained from the school principal to arrange the display of “CHILDREN CROSSING” flags or signs during and only during the specified period of operation before and after school hours and when necessary at other times such as school excursions and sports days.

Recommendation

That the Roads & Traffic Authority be requested to install a Children’s Crossing on Buckingham Street, Pitt Town at Pitt Town Public School.

3.4 Roads & Traffic Authority, 14.5 metre long bus application - GT240/003

The RTA has received an application for the operation of 14.5 metre buses through Richmond in a westerly direction from Windsor Street, left into Bourke Street and right into March Street and thence Bells Line of Road.

An inspection has been undertaken with the bus manoeuvring through these streets with no difficulties being encountered. Accordingly it is considered that the application should be supported.

Recommendation

That the application for the operation of 14.5 metre buses from Windsor Street via Bourke Street and March Street to Bells Line of Road in a westerly direction be supported.

3.5 50 KPH Speed Restriction Zones

Report

Council, at its meeting held on 8 September 1998 resolved, in part, that extension of the 50 KPH Urban Precincts be supported and detailed plans showing those areas to be included be prepared for the Local Traffic Committee.

ORDINARY MEETING

Reports of Committees

Plans No M338 sheets 1-12 were discussed.

Under Draft Guidelines for Implementing 50 KPH Urban Speed Limit Extensions, the following procedure is advised by the Roads & Traffic Authority.

- 1 Council establishes a functional road hierarchy for its area.
- 2 Council consults with adjoining Councils, particularly where the common roads may be involved to ensure consistency in implementation.
- 3 Council supplies to the Roads & Traffic Authority (RTA) an electronic list of the proposed roads selected for a 50 km/h speed limit. This selection would normally be carried out via the local traffic committees.
- 4 Council develops a sign posting plan for the installation of the 50 km/h speed limit. The RTA may be able to assist with the plans and will then initiate the installation of the signs.
- 5 RTA, in conjunction with Council, will arrange a public information program to inform residents and motorists about the speed limit.
- 6 Regional RTA personnel will complete a Direction To Restrict for the roads concerned.
- 7 Public information program is implemented prior to the installation of signage and throughout the extension period.
- 8 Signage and markings installed.

Mr D Lamont the Roads & Traffic Authority Manager for implementing the 50 KPH Urban Precincts advised that these works have been programmed for the end of January 1999. There is approximately \$3,000 allocated for promotional purposes which can be made available.

Recommendation

- 1 That the 50 km/h Urban Precincts as depicted, and amended, on Plan No. M338, Sheets 1-12, be adopted.
- 2 That the Roads & Traffic Authority be advised in writing of the list of the proposed roads selected for a 50 km/h speed limit

3.6 Francis Street, Richmond - Proposed Closure

There have been concerns expressed for some time regarding the amount of through traffic utilising Francis Street, particularly those vehicles travelling from North Richmond towards Windsor and the RAAF Base.

Additional concerns relate to Francis Street traversing the Smith Park recreation area and the associated risk of a pedestrian/vehicular collision when park users are crossing from one side of the park to the other. Closure of Francis Street at its western end, adjacent to the Smith Park boundary would eliminate this conflict and force traffic from Old Kurrajong Road to either continue into Windsor Street or alternatively utilise Bells Line of Road rather than using Old Kurrajong Road altogether.

Action could then be taken to further enhance Smith Park and provide formalised parking for people using this recreation area.

Recommendation

1. Under the Roads Act 1993 appropriate investigations be undertaken with a view to closure of Francis Street at its western end adjacent to Smith Park.
2. That a proposal for upgrading of Smith Park be prepared for public exhibition concurrently with the proposed road closure.

3.7 *Grose River Road, Grose Vale/Slopes Road, Kurrajong/Valley Way, Glossodia - Barrier Lines*

As part of the continuing road safety audit, the following locations have been identified as requiring barrier lines due to multi-curve horizontal topography and apparent failure of motorists to stay on the correct side of the road:

Location	Distance
Grose River Road, Grose Vale	For a distance of 900 metres in a northerly direction from Grose Wold Road.
Slopes Road, Kurrajong	Over chainage 750m-2,200m measured in a northerly direction from Kurmond Road.
Valley Way, Glossodia	Over chainage 130m-430m measured in a southerly direction from Tennyson Road.

Recommendation

That barrier lines be marked on each road over distances stipulated.

3.8 *George Street, South Windsor - Reduction of Speed Limit - Hawkesbury City Council*

With the proposed construction of traffic signals at the intersection of Rifle Range Road/George Street, South Windsor and completion of the roundabout at the intersection of Colonial Drive/George Street, the issue of reduction of speed limit from 70 kph to 60 kph on that section of George Street, South Windsor south of Rifle Range Road has been broached.

ORDINARY MEETING

Reports of Committees

Report

- 1 From chainage 450, measured from Rifle Range Road, multiple entry points exists namely Colonial Drive itself, Andy Mac's Hardware Store/Nursery, Mobil Service Station and Thorley Street.
- 2 Thorley Street contains both the Westbus Depot and Headquarters Brigade, Rural Fire Service.

Recommendation

That the Roads & Traffic Authority be requested to investigate reduction of the speed limit from 70 kph to 60 kph on George Street, South Windsor between Rifle Range Road and Blacktown-Richmond Road.

QUESTIONS WITHOUT NOTICE

The Hon K Rozzoli

- 4.1 Enquired as to progress regarding installation of traffic signals at the intersection of Groves Avenue and Windsor Road, Mulgrave.

Mr C Daley advised that tender prices received were considered excessive and that alternate means of construction were being investigated.

Recommendation

That the information be received.

- 4.2 Advised of representations received seeking removal of the bus-zone on the northern side of Kurmond Road, Freemans Reach opposite Hawkesbury High School, as that bus-zone appears no longer in use.

Recommendation

That investigation be undertaken with view to removal of the bus-zone.

Mr J Christie

- 4.3 Advised that RAAF heavy vehicles are utilising Pitt Street, Richmond upon exit from RAAF Base, Richmond in lieu of alternate route.

Recommendation

That this matter be raised with RAAF Base, Richmond.

ORDINARY MEETING

Reports of Committees

Councillor R Searle

- 4.4 Advised of representations received requesting extension of the eastbound merge lane on March Street, Richmond immediately east of Bosworth Street due to traffic conflict arising from the existing short merge lane.

Recommendation

That the Roads and Traffic Authority be requested to extend the subject merge lane to the eastern boundary of No. 155 March Street, Richmond.

- 4.5 Enquired as to whether a response had been received from the Roads and Traffic Authority regarding investigation of traffic management issues in respect of Bells Line of Road/Terrace Road/Grose Vale Road, North Richmond.

Mr C Daley advised that a response had not been received from the Authority.

Recommendation

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

- 4.6 Enquired as to whether a response had been received from the Roads and Traffic Authority regarding reduction of the speed limit on Cabbage Tree Road, Grose Vale.

Mr C Daley advised that a response had not been received from the Authority.

Recommendation

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

5. GENERAL BUSINESS

The Chairman thanked members of the Committee for their efforts over the past year and wished them and their families a happy and safe festive season.

6. NEXT MEETING

The next meeting of the Local Traffic Committee will be held at 10.00am on Friday, 15 January, 1999.

The meeting terminated at noon.

oooO END OF REPORT Oooo

ORDINARY MEETING

Reports of Committees



ordinary
meeting

end of paper